

AVAILABLE

30,785_± SF OFFICE BUILDING

Building Features

Available Space	30,785 ± Sq. Ft. (Entire Building)
Lot Size	3.3 ± Acres
Zoning	M1

Property Highlights

- Entire 30,785 _± SF office building available
- Flexible office layout with the ability to divide into multiple suites
- Open floor plans with perimeter offices
- Suburban office park setting
- Ideally located in an established office park just off Niagara Falls Boulevard
- Neighboring tenants include mixture of local, regional and international companies
- Ideal For: regional sales, office, medical, sales or professional office users, national and regional companies with a WNY presence



Demographics	1 Mile	3 Miles	5 Miles
Population	4,164	40,856	115,172
Average HH Income	\$90,484	\$94,784	\$95,997
Source: ESRI Business Analyst 2025			

EXCLUSIVE CONTACT

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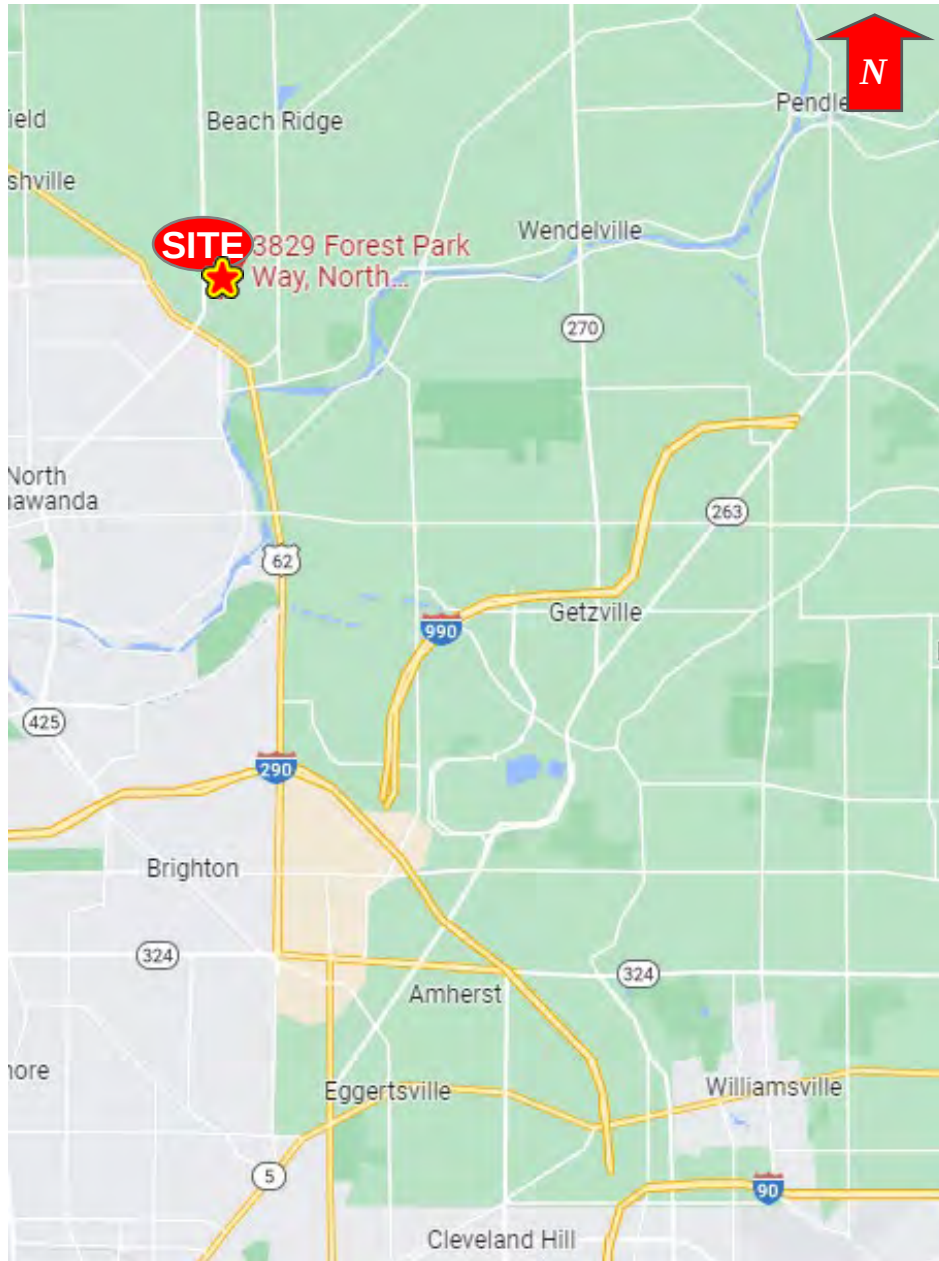


**CUSHMAN &
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**Pyramid Brokerage
Company**

**Woodlands Corporate Center
3949 Forest Park Way
Wheatfield, New York**



Location Map

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Aerial