



455 Cayuga Road

Buffalo, New York 14225

Property Highlights

- Office and flex space available
- Private entrances for added convenience and security
- Ideal for various business types
- Private in-suite bathrooms and spacious offices
- Ample on-site parking for staff and visitors
- Well-maintained grounds with high visibility
- Minutes from Buffalo Niagara International Airport
- Close proximity to NYS Thruway entrances and the Kensington Expressway, offering excellent connectivity

Property Overview

This location offers a great balance of office and flex space for businesses looking to grow in a convenient, well-connected area.

Offering Summary

Lease Rate:	\$12.00 SF/yr (Gross)
Available SF:	10,847 SF
Property Type:	Office/Industrial

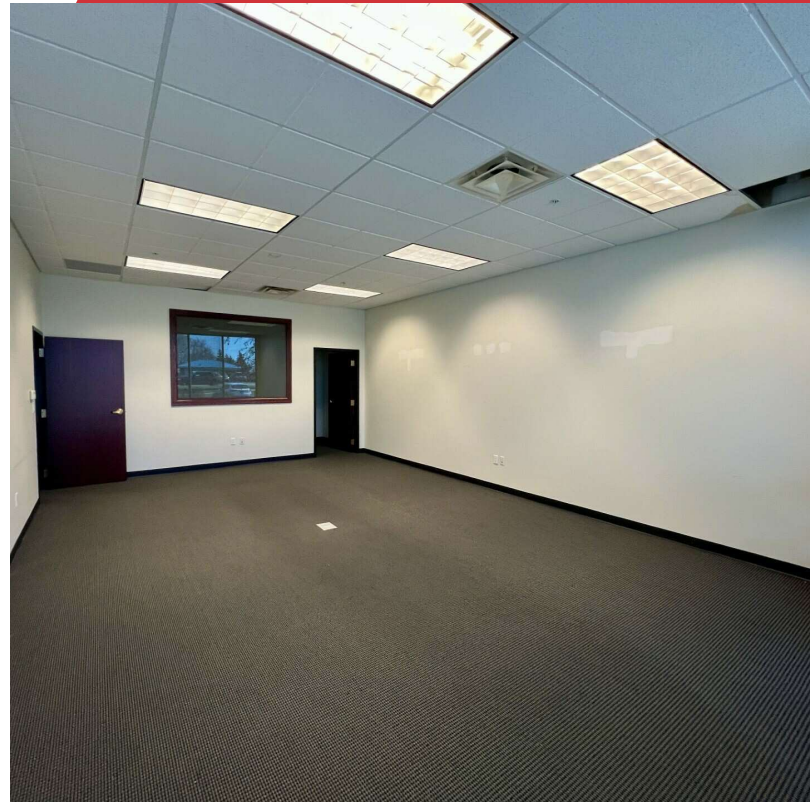
For More Information

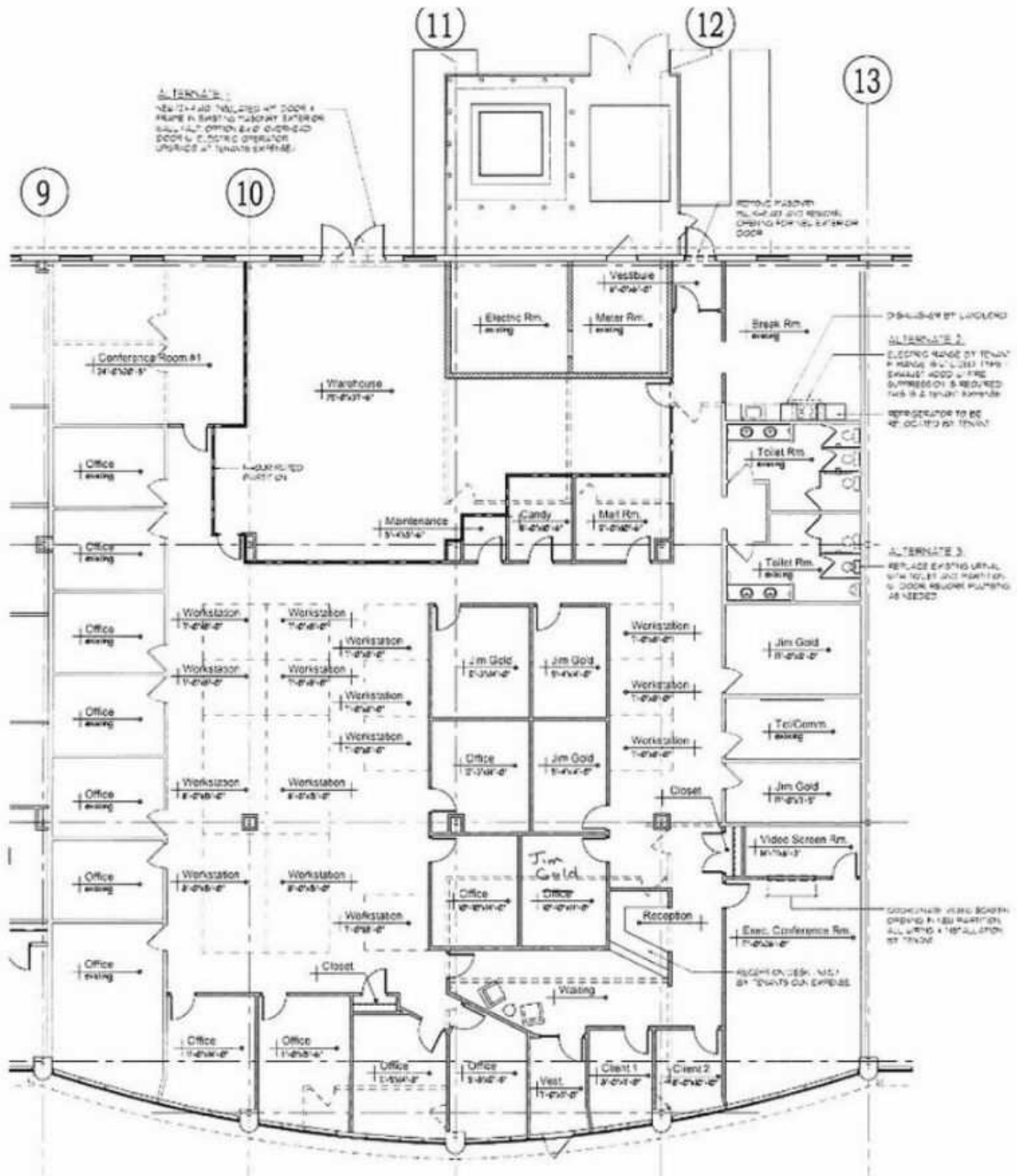
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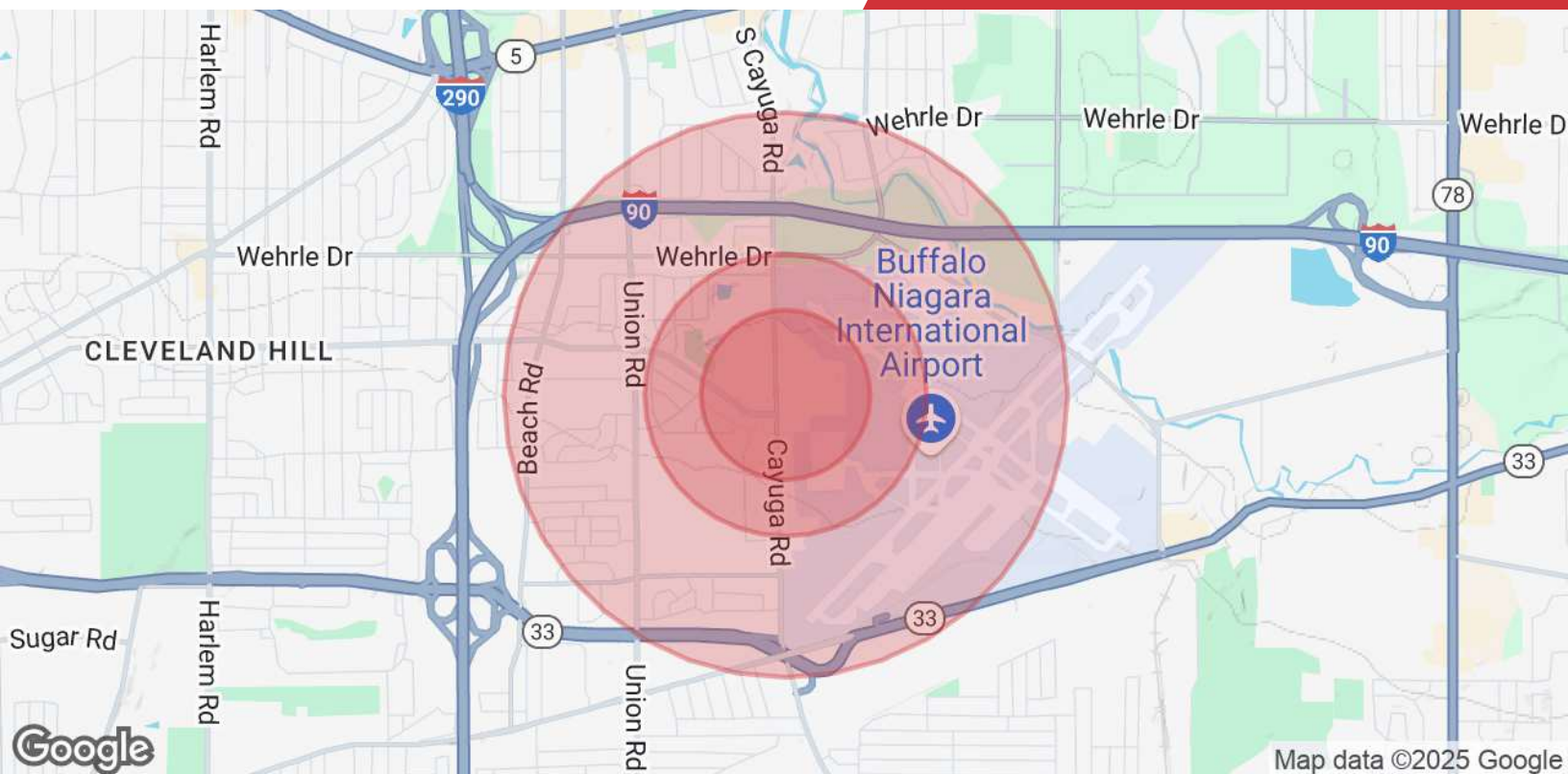




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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	593	1,490	7,521
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	44	44	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	268	673	3,516
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$88,711	\$89,392	\$87,575
Average House Value	\$148,703	\$156,306	\$201,789

Demographics data derived from AlphaMap