

FOR LEASE

EXECUTIVE OFFICE SPACE AVAILABLE

Building Features

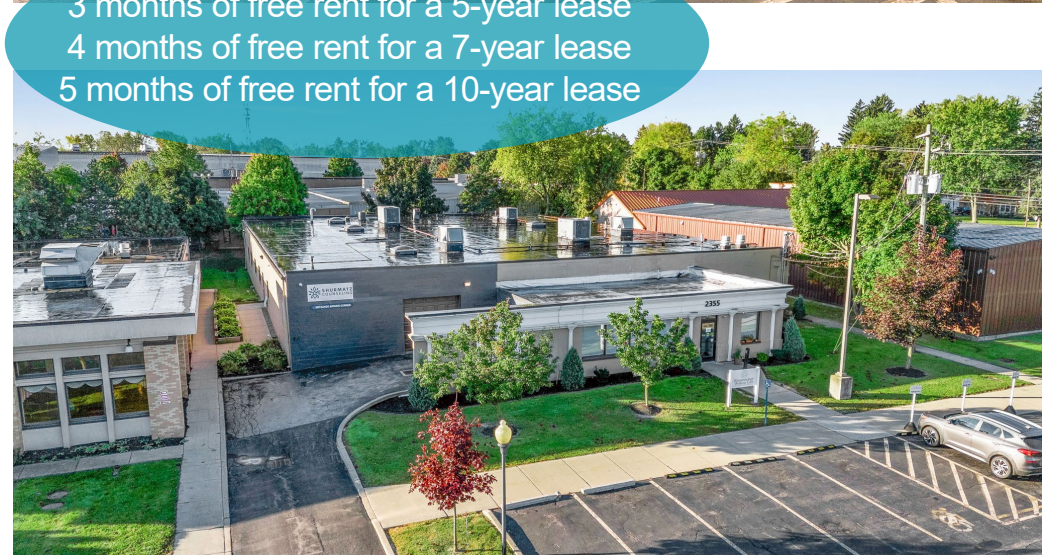
Building Size	13,608± Sq. Ft.
Space Available	350± Sq. Ft. - 9,500± Sq. Ft.
Lot Size	0.60± Acres

Property Highlights

- Professional office/flex space for lease in premier location on Union Road (TC: 25,586 AADT)
- Up to 9,500 SF available, with configurations starting at 350 SF to suit tenant needs
- Overhead door access, heated garage/warehouse, and on-site backup generator
- Easy access to NYS I-90 and located on a bus line for convenient transportation
- Plenty of free on-site parking
- Ideal for: professional and flex office users, non-profit organizations, health and wellness users, and investors

Demographic	1 Mile	3 Miles	5 Miles
Population	9,596	74,755	259,605
Average H.H. Income	\$74,780	\$84,064	\$81,912

Source: ESRI Business Analyst 2025

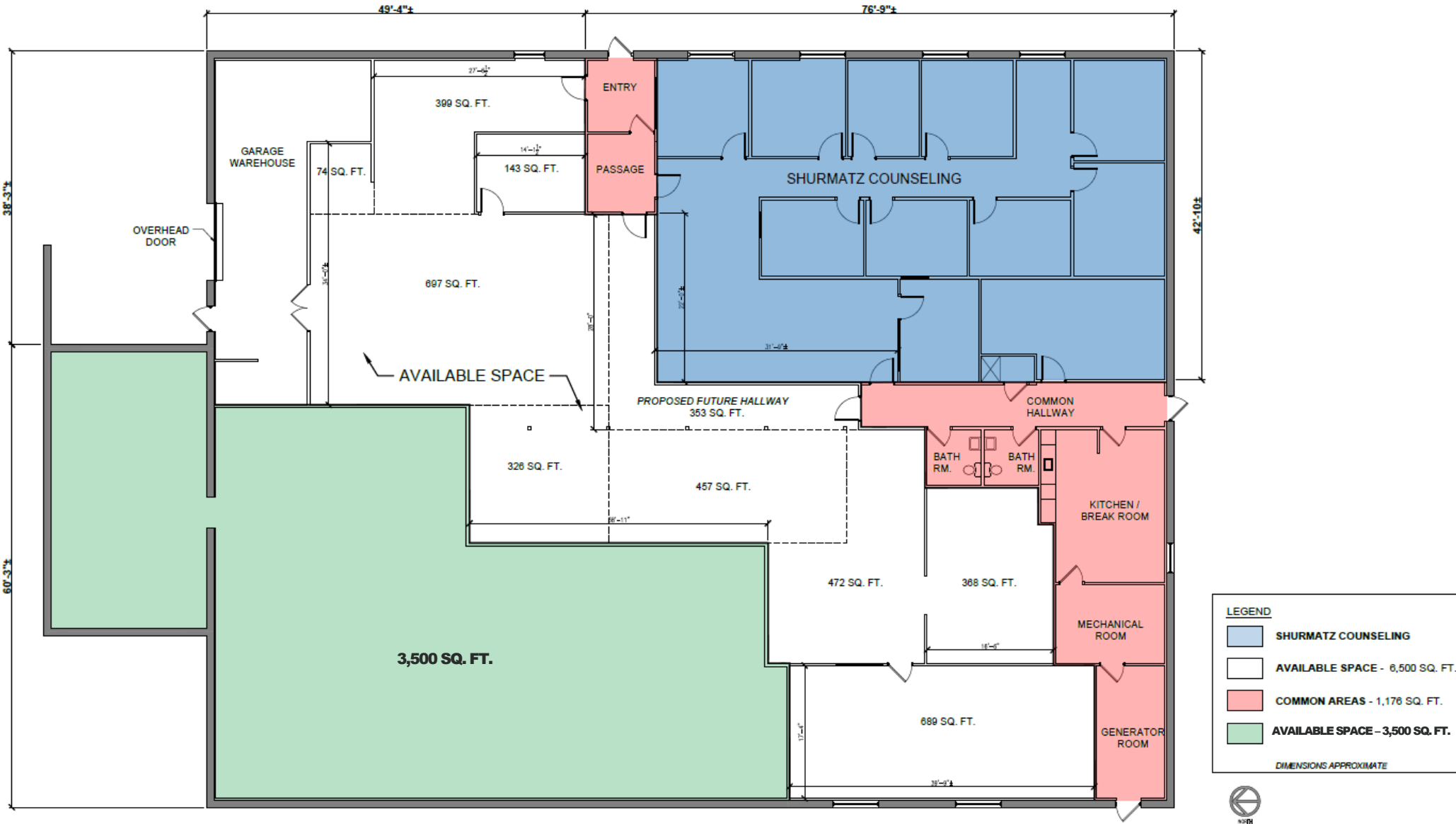


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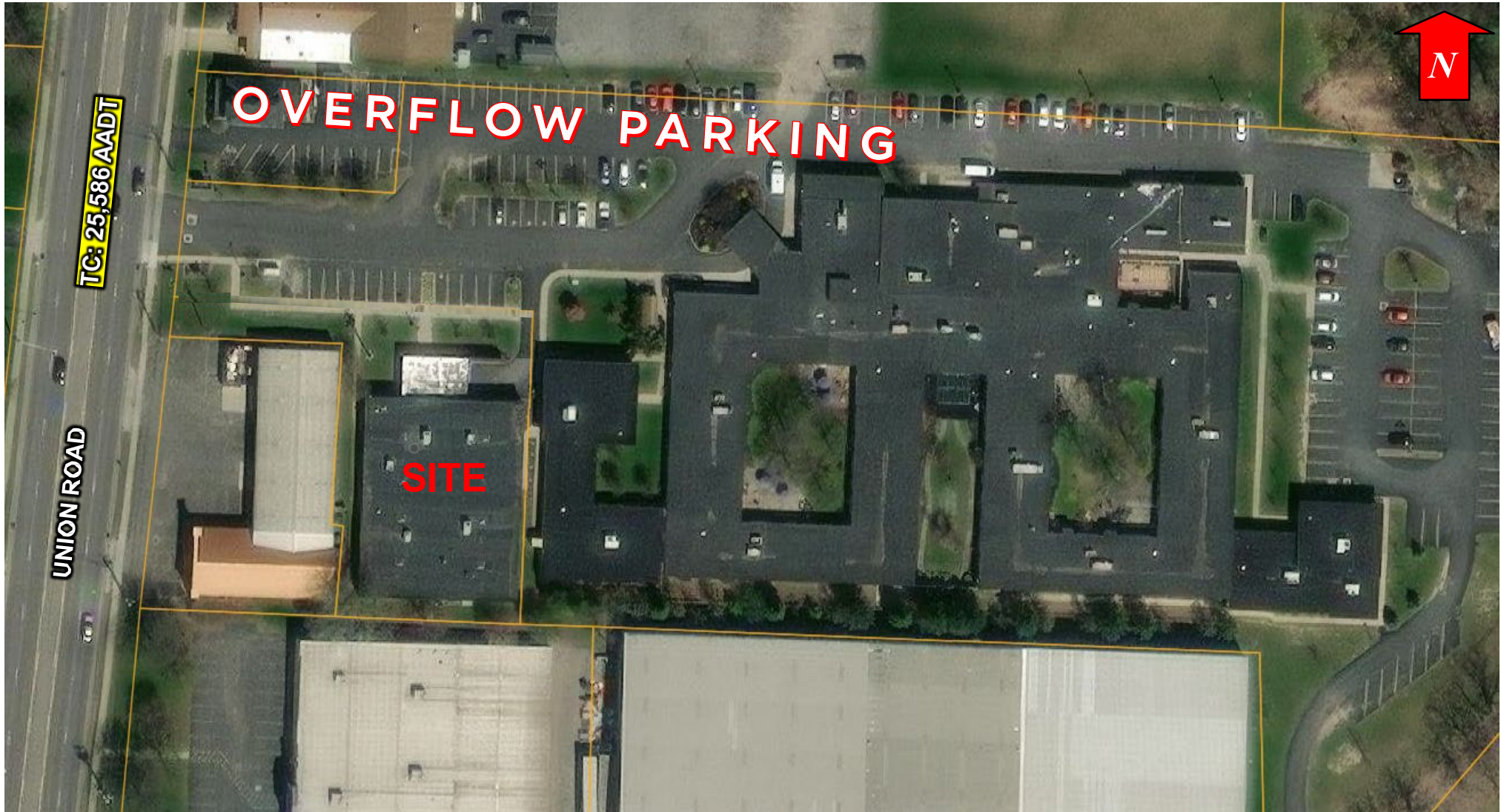
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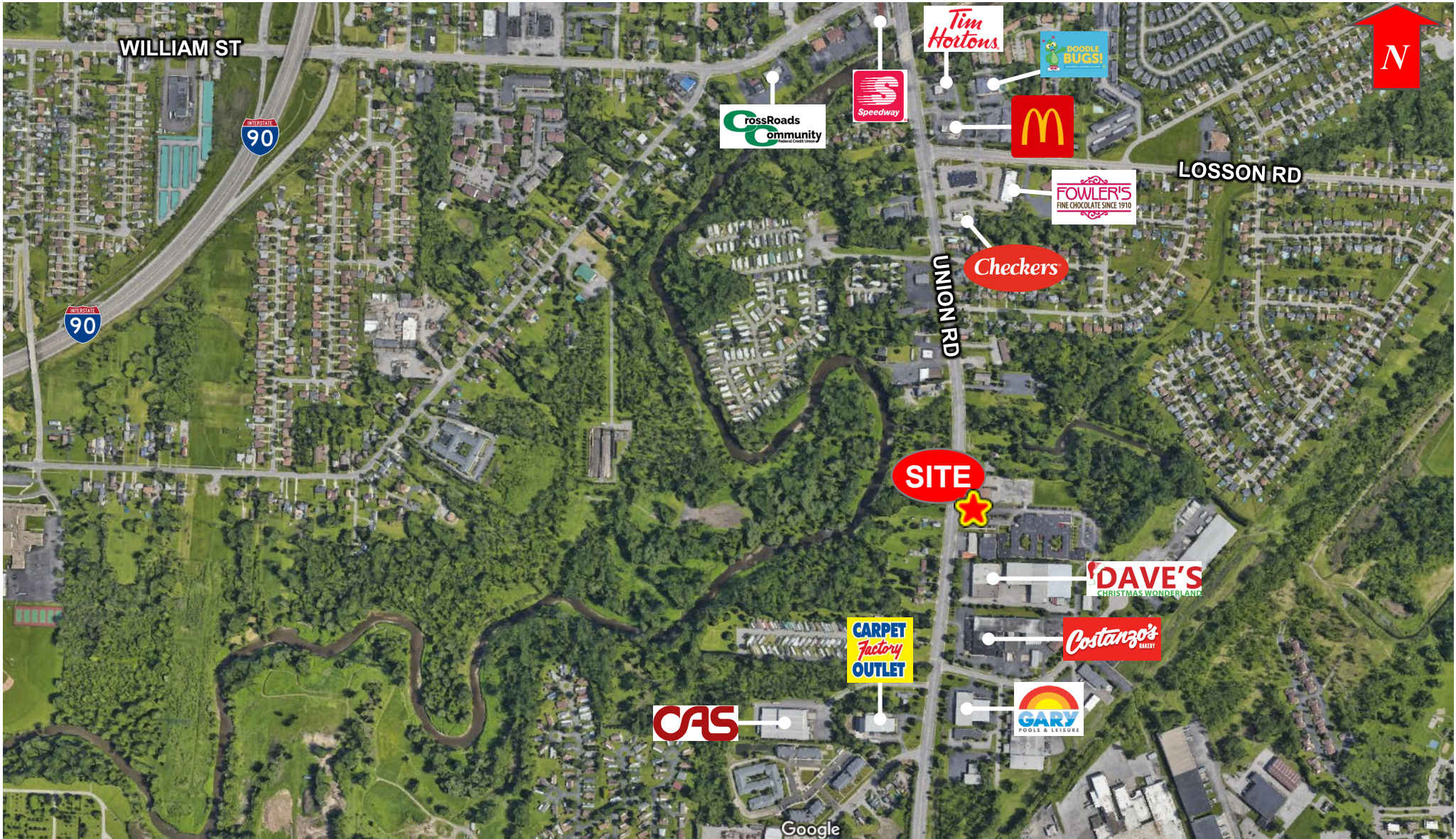
Floor Plan



Property Photos



Aerial



Location Overview