

FOR LEASE

25,000 Sq. Ft. State-Of-The-Art Professional Offices
23 Cobham Drive, Orchard Park, NY 14127



344 Delaware Ave, Suite 200, Buffalo, NY 14202

Paula Blanchard

Real Estate Salesperson

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Joseph Deck, SIOR

Associate Real Estate Broker

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PROPERTY HIGHLIGHTS

- Class A office space with data center, well suited for a range of professional and medical uses
- High end contemporary finishes throughout
- Two floors with atrium and elevator
- 40-rack data center built to SOC2 compliance standards
- Scalable data center buildout includes dedicated cooling system, networking equipment, redundant power supply, security controls, and fire suppression
- Spacious executive offices
- Extensive open areas suitable for collaboration, shared workstations, social areas, & flexible seating arrangements
- Multiple large conference rooms and breakout meeting spaces
- 1st floor collaboration area with open kitchen
- Full gym facility with locker rooms and showers
- 175kw generator powers entire building
- Lack of load bearing walls provides significant flexibility in floor plan modifications.
- Conveniently located just off Route 219 with premium frontage in Quaker Office Park
- 121 parking spaces



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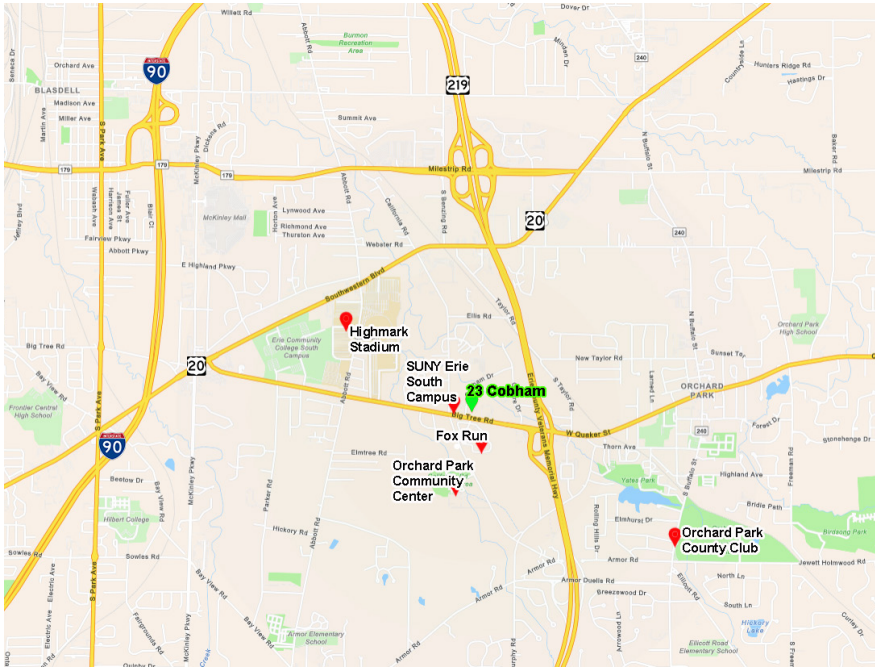


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