

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



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Paula Blanchard

Real Estate Salesperson

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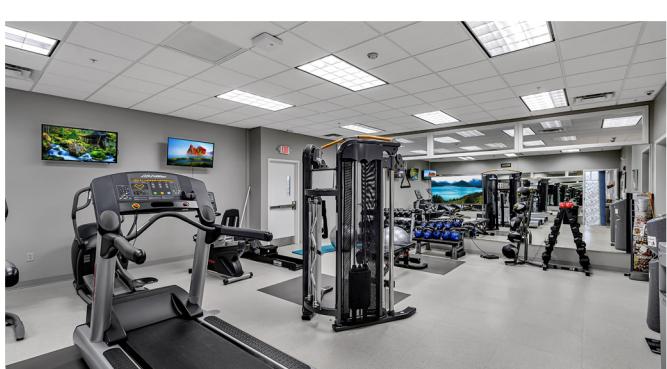
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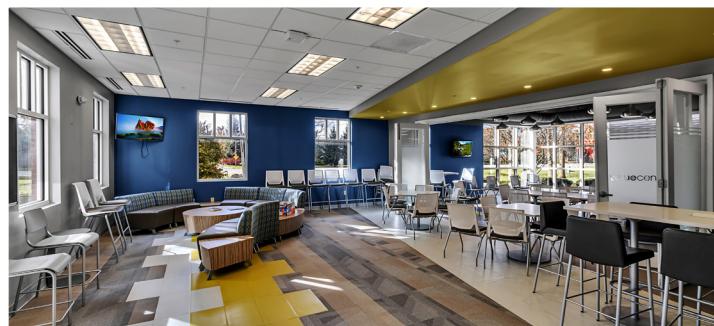
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PROPERTY HIGHLIGHTS

- 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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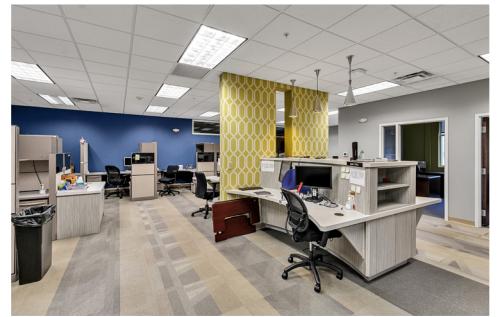
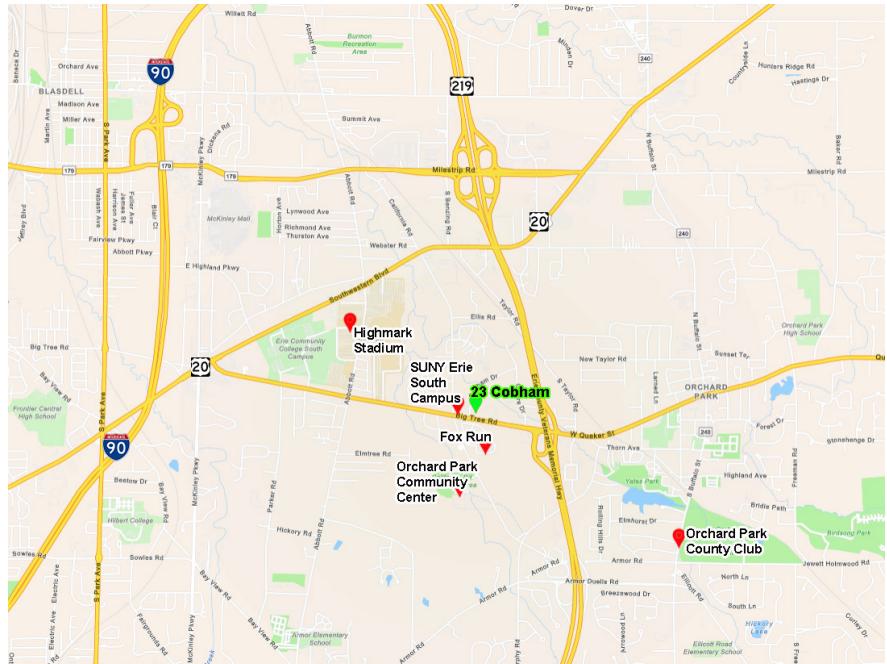
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