

43,562 SF OFFICE FOR SUBLEASE

TURN-KEY CALL CENTER / OFFICE

BUILDING FEATURES	
Total Building Size	210,000 ± Sq. Ft.
Total Availability	43,562 ± Sq. Ft.
Parking	Surface Lot
Zoning	C-1

Property Highlights

- Turn-key call center available for sublease
- State-of-the-art plug and play, includes all furniture and equipment
- Ample parking on-site via surface lot
- Below market sublease price
- Current configuration holds 500 seats
- Ability to extend lease beyond 10/31/2019 (Lease Expiration Date)
- Easily accessible
- Proximate to many area amenities and the 400 Expressway
- Ideal for: call center, professional office space, corporate headquarters, back office user



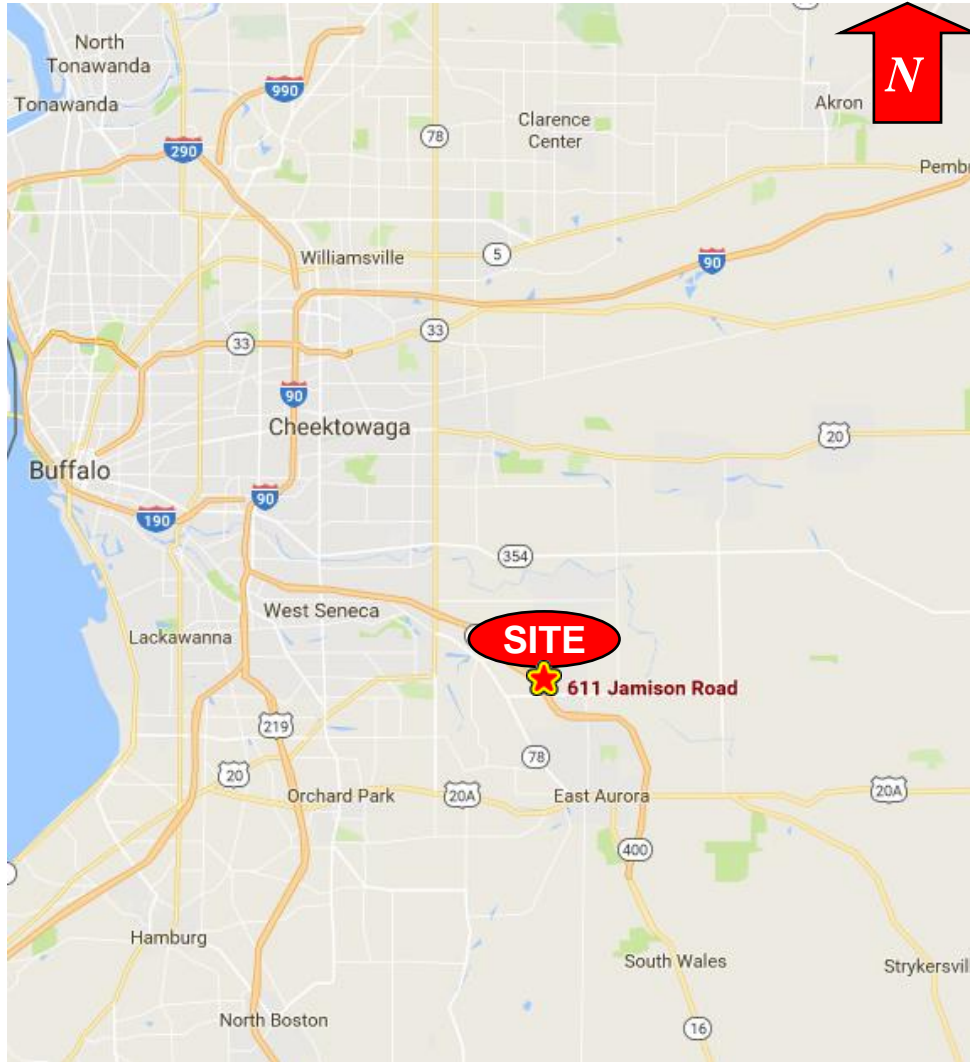
For more information, contact:

RICHARD SCHECHTER
 Associate Real Estate Broker
 716.316.4040 - cell
rschechter@pyramidbrokerage.com

14 Lafayette Square
 Suite 1900
 Buffalo, New York 14203
 phone: +1 716 852-7500

pyramidbrokerage.com

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	588	12,815	43,051
Average Household Income	\$98,656	\$102,712	\$107,209



Location Map

Aerial

