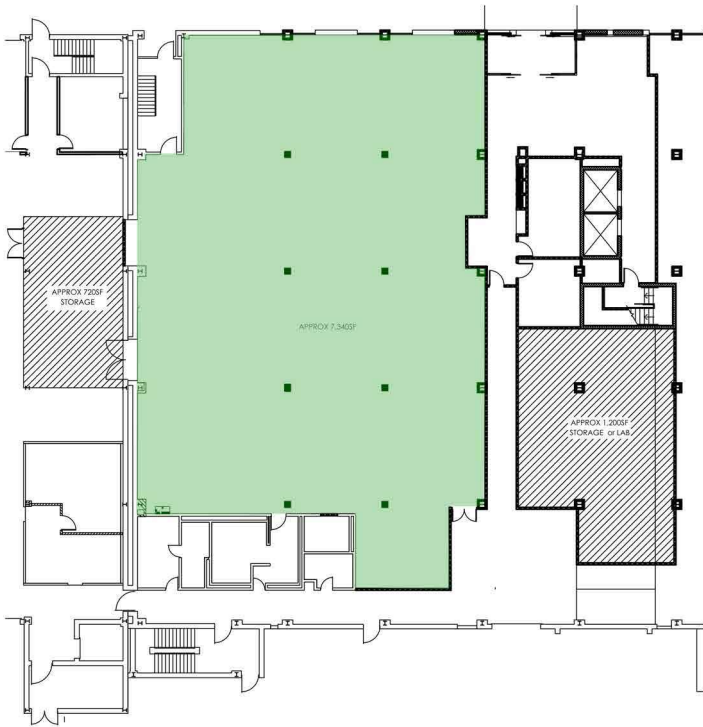


# FOR LEASE

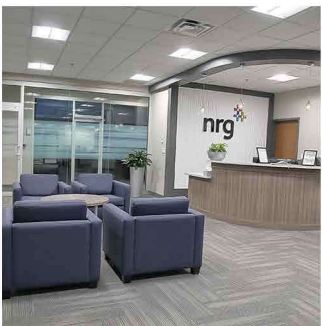
4433 GENESEE STREET - 1ST FLOOR  
APPROX. 7,340 SF



- 7,340 square feet of customizable build to suit space
- Front entrance located off brand new class "A" shared lobby and the back entrance is just steps away from the loading dock.
- Tenants have access to shared conference & restrooms throughout the Business Park, cafeteria, and fitness center.



## A BETTER PLACE TO WORK



Calspan Business Park is the place where innovation begins. Our unique facility features modernized office suites, an oversized fitness center, 24/7 security, conference center and cafeteria. Enjoy peace of mind knowing that the park is maintained by a friendly and capable onsite staff. Located across from the Buffalo Niagara International Airport, the Calspan Business Park is easily accessible from downtown Buffalo and the surrounding suburbs.

### FEATURES AND AMMENITIES

- Large fitness center, 24/7 security, ample onsite parking and auditorium. conference center.
- Spectrum, Verizon, and Level3 services on-site.
- Access to D'Avolio cafe, outdoor courtyard and business park wide events.

### UTILITIES

All utilities are included in the gross lease, excluding janitorial services.

CLASS A & BUILD TO SUIT



GET IN TOUCH  
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