

FOR LEASE

Parkland Professional Park

3045-3055 Southwestern Blvd., Buffalo, NY



CLASS A OFFICE SPACE IN THE SOUTHTOWNS

This beautifully landscaped office park includes three (3) Georgian-style buildings exhibiting charm and prestige along with two (2) newer single story brick buildings. Because of the variety of buildings, tenants can select space that meets their specific requirements. The buildings provide an exceptional build-out allowance and common area services including cleaning and building maintenance, as well as snow and trash removal. The landlord's on-site office allows for superior tenant/landlord services. Landlord will build out suites based on exact criteria and space requirements.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	3,462	46,985	136,468
Total Households	1,427	19,741	58,098
Ave. Annual Income	\$81,063	\$77,513	\$68,462

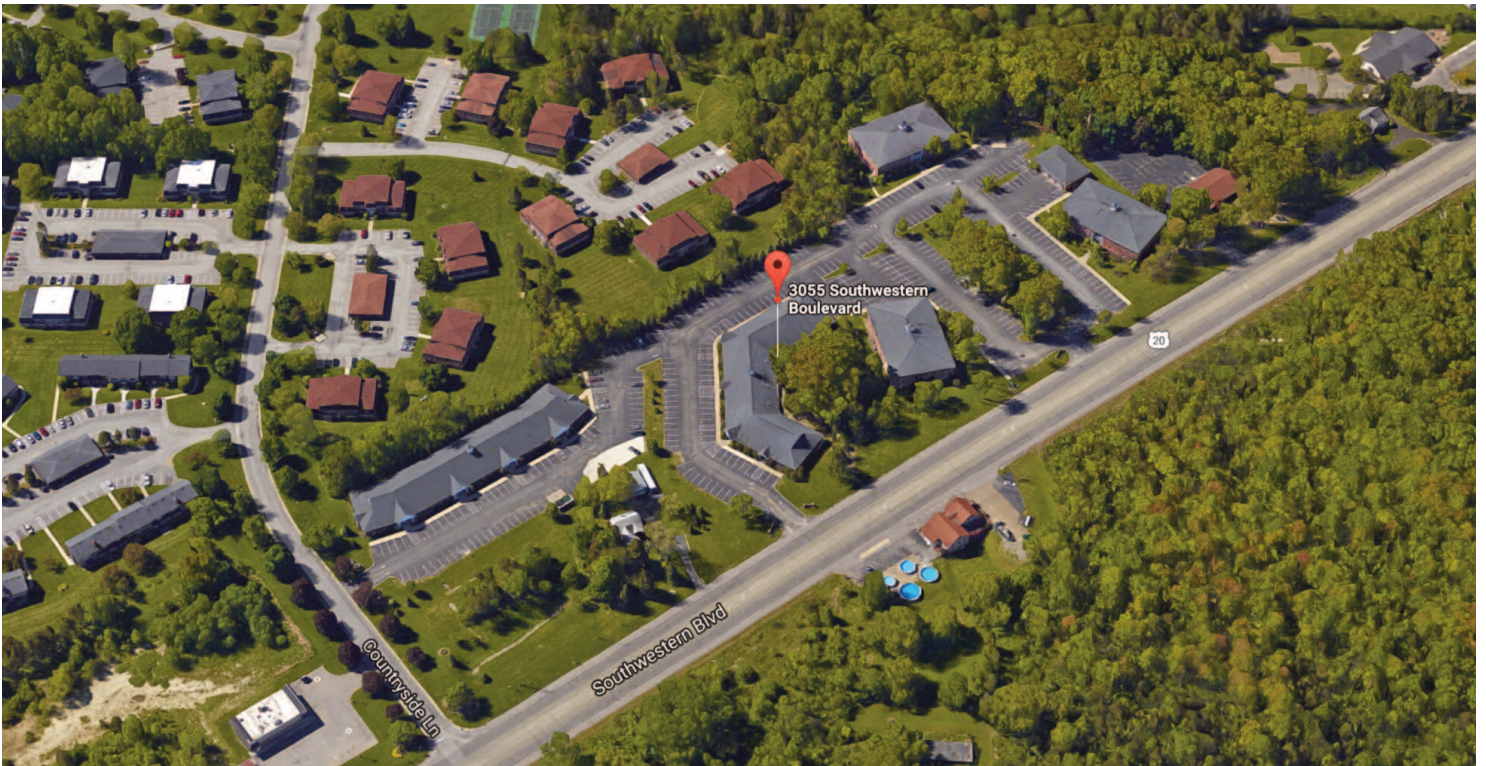
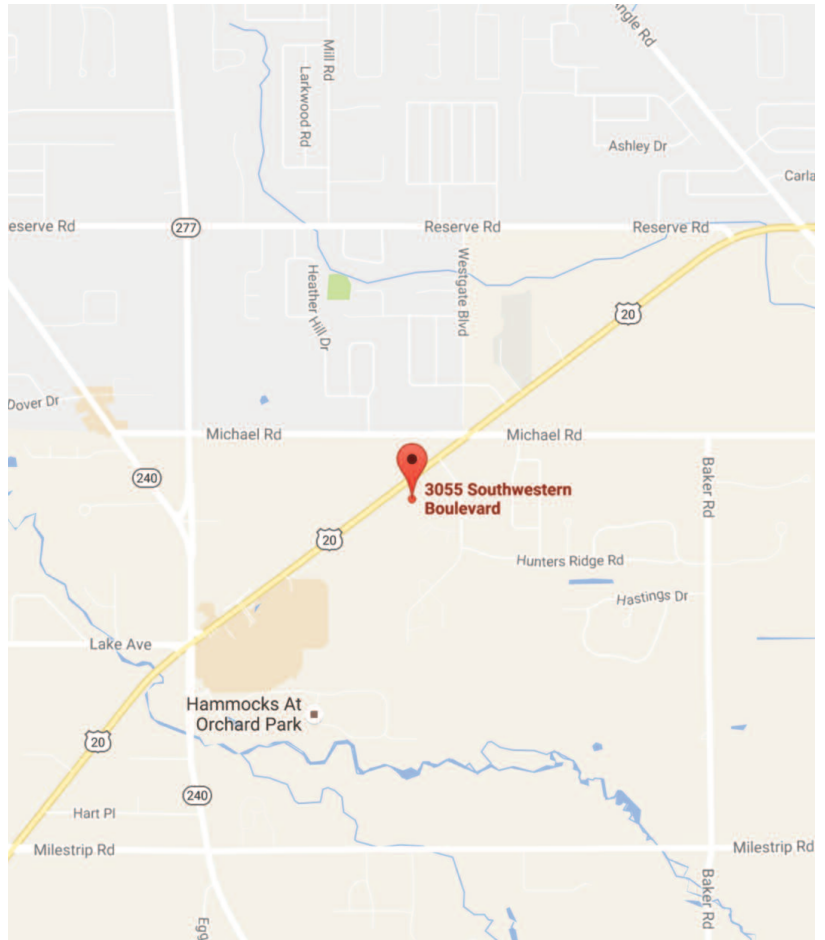
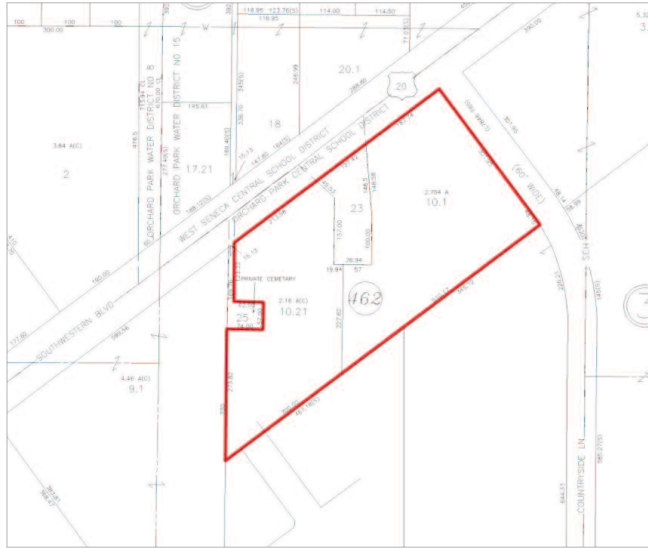
PROPERTY OVERVIEW

Lot Size	4.5 +/- acres
Total Building SF	36,743 +/- SF
Leasable SF Range	1,600 SF-6,300 SF
Year Built	2002
Parking	On site



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