

FOR SALE

UNIQUE CLASS "A" OFFICE PROPERTY LOCATED ON 119 ACRES

HUNT Commercial Real Estate Corp. ■ 403 Main Street, Suite 400 ■ Buffalo, NY 14203



368 PLEASANT VIEW DRIVE, LANCASTER, NY 14086

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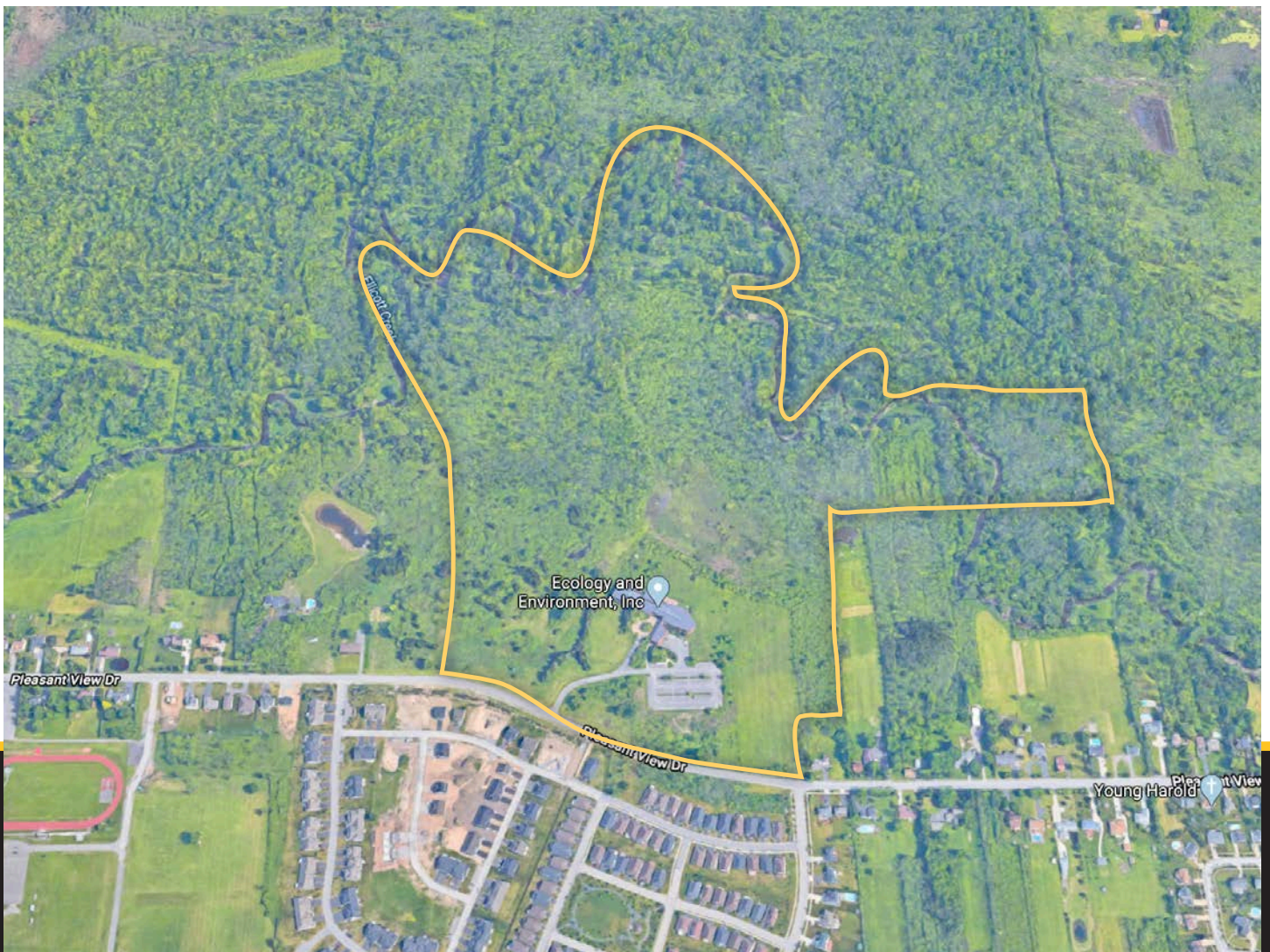
HUNT[®]
Since 1911

COMMERCIAL

368 Pleasant View Drive, Lancaster, NY 14086

PROPERTY PROFILE

This unique first time property offering is comprised of a beautiful two story 59,804 square foot Class "A" office facility built new in 1988 and fully renovated in 1995; constructed of masonry, steel and brick structural frame based on a concrete foundation. This property is situated on 119 pristine acres in the Town of Lancaster, one of suburban Buffalo's fastest growing municipalities. From it's entry off Pleasant View Drive proceeding down the picturesque drive to the building set back you get the feeling you're arriving to a large country estate. That impression is further enhanced as you approach the tree lined circled drive to the stately lobby entrance.



As the former headquarters for Ecology and Environment (a leading national environmental firm), the building has some distinctive and unique features such as interior up lighting throughout, Anderson casement windows with ventilation providing magnificent 360 degree views for every season, electric opening skylights situated above exquisite planted atriums, and two (red & blue) scenic and groomed walking trails exclusive to the property, to simply name a few. The overall building has been very well maintained and is in excellent condition throughout.

The entire property availability consists of approximately 119 acres comprised of thirteen (13) parcels. The LEED Certified Class "A" office building with a four (4) bay storage/garage and 190 cars paved and lighted employee parking lot, sits on a 12.42 acre parcel zoned Office/1 & 2 family residential. There is a contiguous parcel of 66.3 acres which is also zoned Office/1 & 2 family residential, however roughly 13 acres of that is developable, has nearly 700' of frontage and immediately adjacent to the 12.42 acre parcel.

The 2019 Lancaster Town & County Taxes for this property were \$64,028. and the 2019 School Taxes were \$81,812. totaling \$145,840 or \$2.43/SF.



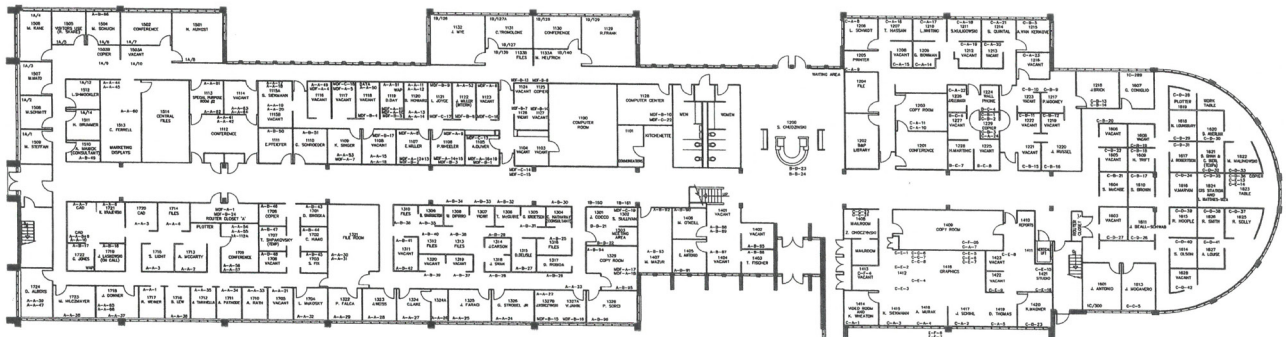


PROPERTY FEATURES

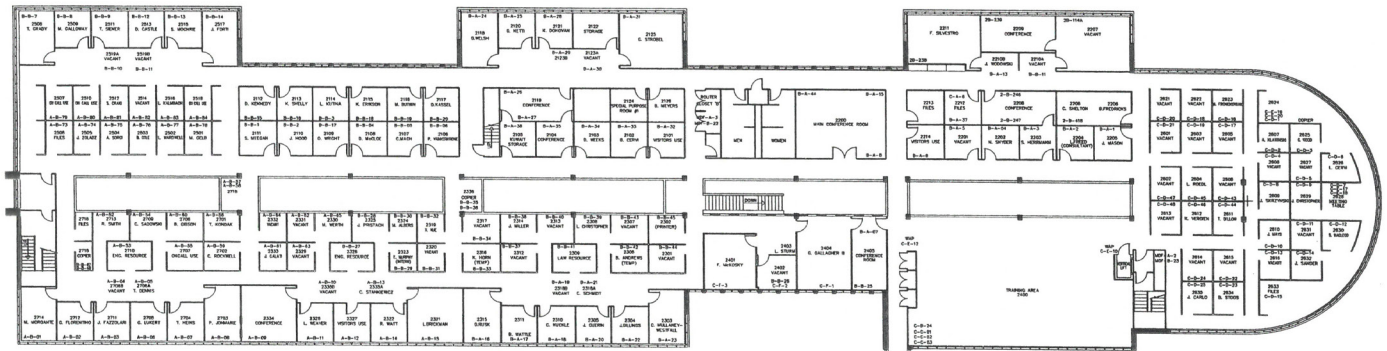
- Perimeter and Interior Private Offices with Cubicle Areas
- Walking Trails of 100+ Acres on Site
- Allsteel Office Furniture and Work Stations (wired and cabled)
- Sky Lights and Plant Atriums
- 50+ Seat Training Room with full AV Capabilities
- Anderson windows with ventilation throughout the building
- Kitchen Appliance Bar with Large Dining Area
- Four Bay Garage and Storage Area
- All Space Renovation in 1995
- 60KW Emergency Generator



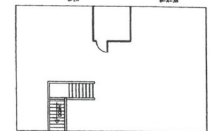
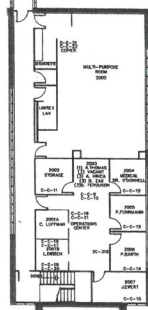




FIRST FLOOR PLAN
ECOLOGY AND ENVIRONMENT HO
 NOT TO SCALE CURRENT AS OF APRIL 24, 2015



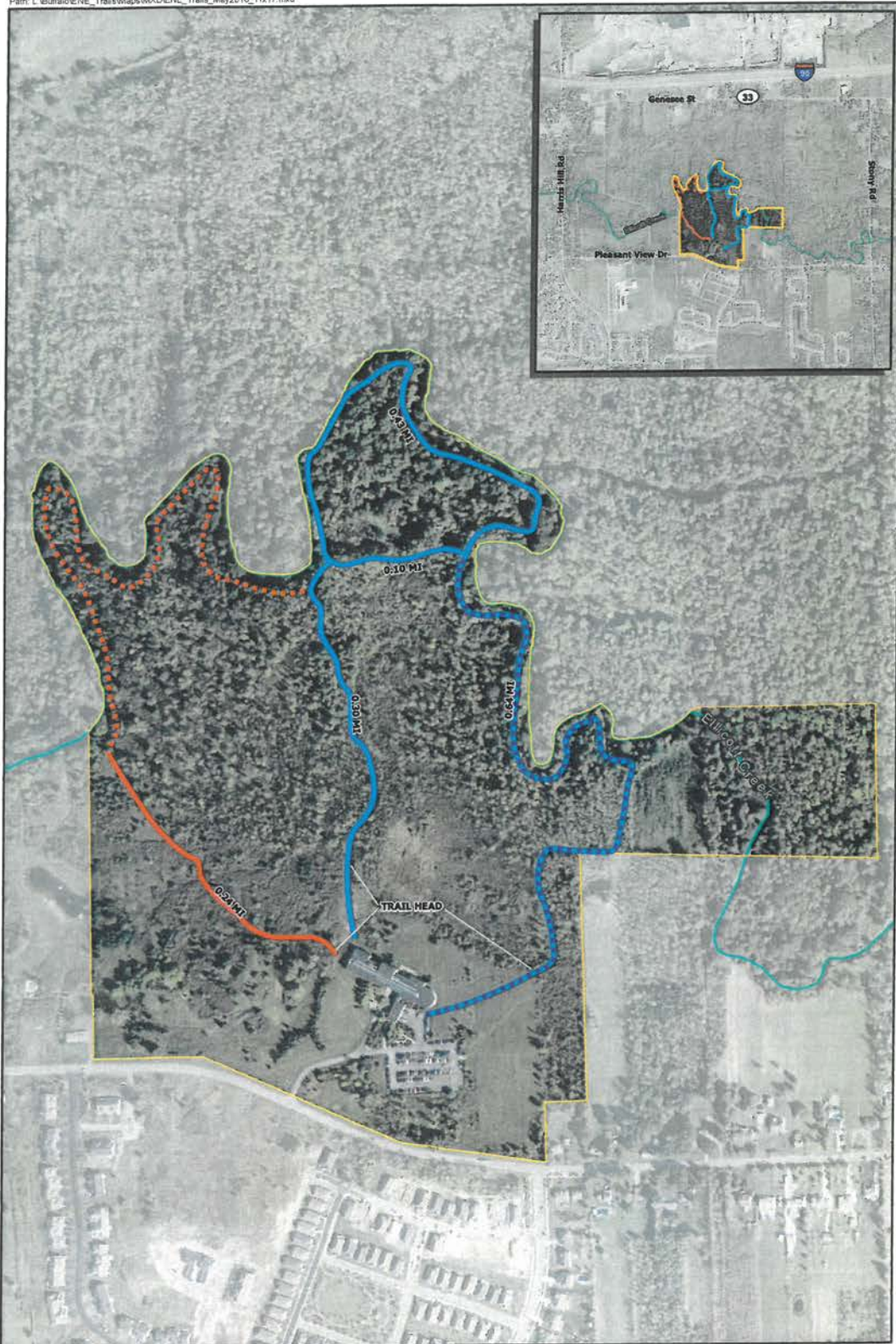
SECOND FLOOR PLAN
ECOLOGY AND ENVIRONMENT HO
 NOT TO SCALE CURRENT AS OF APRIL 24, 2015



THIRD FLOOR PLAN
PENTHOUSE MECHANICAL ROOM
ECOLOGY AND ENVIRONMENT HO
 NOT TO SCALE

Property Walking Trails Map

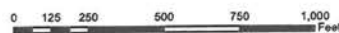
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Legend

- Blue Trail - Maintained Wetland Trail
- Red Trail - Maintained Upland Trail
- - - Blue Trail - Maintained Wetland Trail (Closed)
- - - Red Trail - Unmaintained Wetland Trail (Closed)
- Ecology & Environment, Inc. Property

Ecology & Environment, Inc. Trail Routes





**PLEASE CALL FOR FURTHER INFORMATION,
PRICING, OR TO SCHEDULE A TOUR.**



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