

# **Calspan** *Business Park*



4411 GENESEE STREET  
APPROX. 60,000SF AVAILABLE

# ABOUT CALSPAN BUSINESS PARK

## EVERYTHING YOUR BUSINESS NEEDS

Calspan Business Park, is a full-service real estate development firm located in Buffalo, New York. Established as an entity in 2015, to fulfill a need for managing a growing number of tenants inhabiting the once Cornell Aeronautical Laboratories. Since then, numerous tenants have found a home at the Calspan Business Park properties spanning 4411-4455 Genesee Street. Having a history of being a research and scientific laboratory, Calspan Business Park has the ability to serve a variety of industries with large open spaces to fit anything from research equipment to an extensive workspace.

- Offering Turn-Key, Class A Office Space
- Flagship corporate building at 4411 Genesee Street with up to 60,000SF
- Ample onsite parking
- Fully Equipped Class A Cafeteria with adjacent outdoor patio
- Excellent visibility – multiple ground and building sign options
- Within walking distance of airport, hotels and restaurants
- Easy accessibility and excellent proximity to all major interstates
- Convenient access to downtown Buffalo and surrounding suburbs in minutes
- 24/7 on-site security service, including building access control
- Full service fitness center and locker rooms
- Auditorium available to accommodate large training sessions and company meetings
- Full time onsite maintenance team
- Shipping/Receiving loading dock available when needed



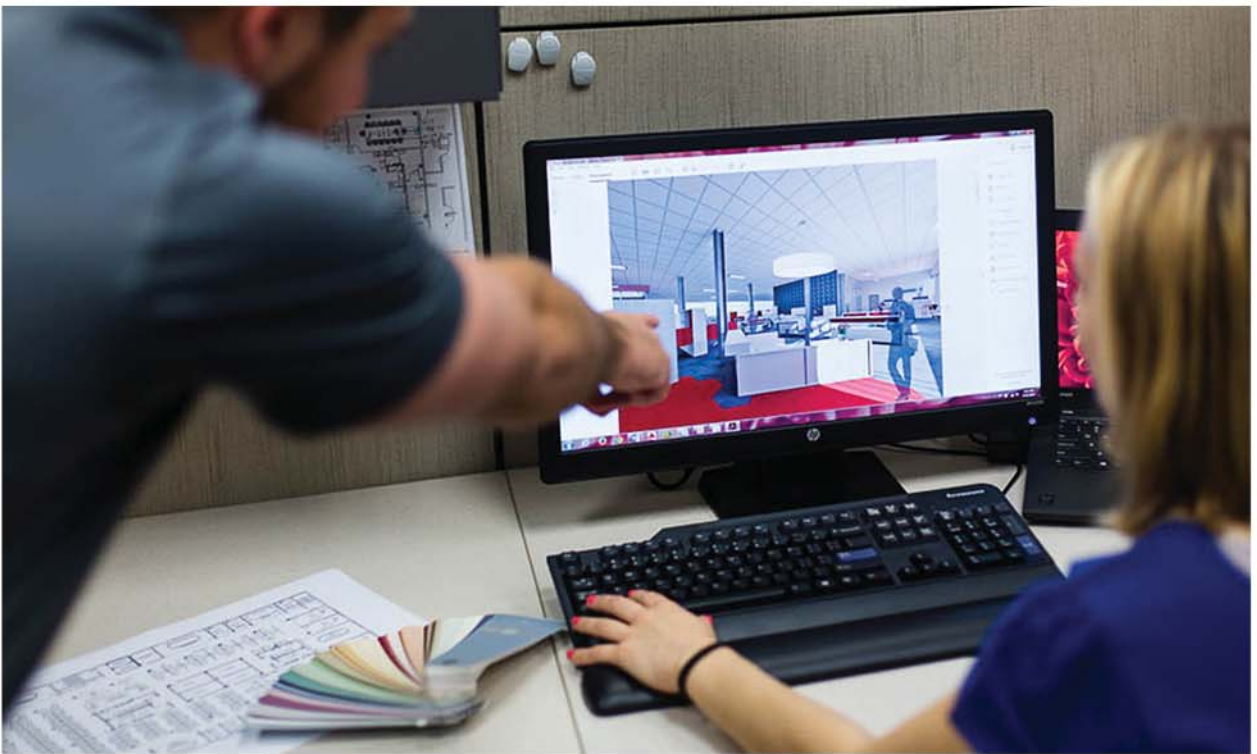
# 4411 GENESEE STREET

## THE PERFECT LOCATION

The complex, built for research and development work, offers vintage aesthetic with modern flair. Located across from the Buffalo/Niagara International Airport and a short drive from major roads and thruways, the campus is extremely accessible for employees and customers alike. There is ample parking onsite and the campus is monitored by security 24/7.







# CLASS A & BUILD TO SUIT

## DESIGNED TO MEET YOUR NEEDS

Let us help you

You create the vision, let us do the heavy lifting. Upgrading your office space should be an enjoyable experience - let us help keep it that way. From designing a floor plan, to the colors on the walls, to move in day, Calspan Business Park has you covered. Every available space is built to suit, allowing you to create a space that fits your unique needs.

Leasing

Calspan Business Park offers competitive leasing agreements over various lengths of time. We are willing to work with tenants to create an agreement that best suits their needs. Lease expenses depend on build out and lease duration, additional fees for certain services may apply. All utilities are included in the gross lease, janitorial can be included for an additional fee.

Planning & Design

Calspan Business Park's talented team can help transform any space to make it truly yours. Our competent team can provide support every step along the way to create a space that works with your operational and aesthetic vision. Before your project begins, we'll walk you through the process and inform you of how your needs will be incorporated into your plan. So, you'll know everything up front – from the project budget to move-in logistics.

In-house services include, but are not limited to:

- Needs analysis
- Space planning
- Budget analysis
- Final design - including architectural/engineering services and permitting
- Construction
- Move Management
- Property management

Construction Management

Our in-house construction division allows us to best suit the needs of our clients. From initiation to project completion, a Calspan Business Park representative will be working with you to ensure that you move into your space on time and on budget.

# THE EATERY

## ONSITE CAFETERIA AND CONFERENCE CENTER

A recent addition to Calspan Business Park is The Eatery. This spacious communal space is open to all tenants. Within The Eatery you will find D'Avolio restaurant & catering, a modern and comfortable eating space, three conference rooms that can be reserved for meetings and events, vending, and access to a sunny courtyard. The space will be accessible 24/7 with food service for breakfast and lunch Monday through Friday. This part of the campus has free wifi access and is open to the public, making it an ideal place for meetings and entertaining clients.

D'Avolio's menu includes artisan salads & sandwiches, flatbread pizzas, and specialty coffee & teas.





# THE GYM

## FULLY EQUIPPED FITNESS CENTER

Convenient wellness center and locker rooms aids in creating a balanced, healthier lifestyle.

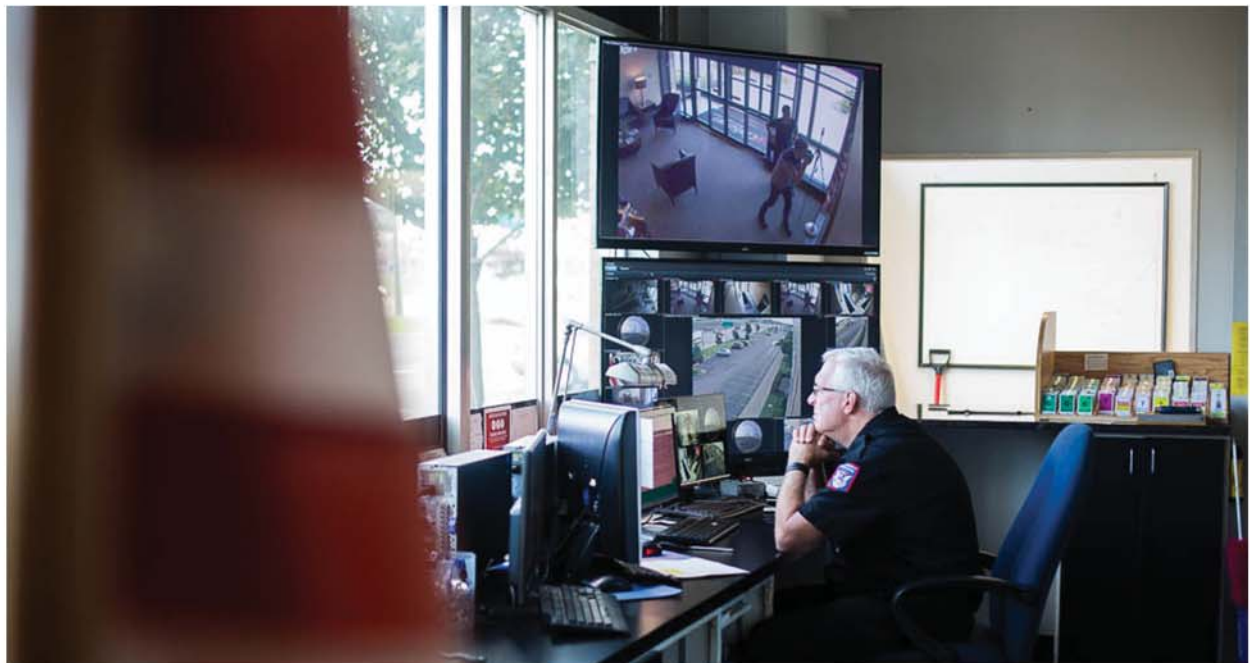
- Treadmills
- Stair Climber
- Ellipticals
- Exercise Bikes
- Weight Machines
- Free Weights
- Stretching Area
- Full Shower Facilities
- Satellite TV and Radio



# 4411 GENESEE STREET

## SECURITY SERVICE

Calspan Business Park's onsite security service provides 24/7 safety on campus, including routine patrols and video surveillance. Security cameras monitor both parking lots and common areas. All buildings are secured with a customizable access control system.

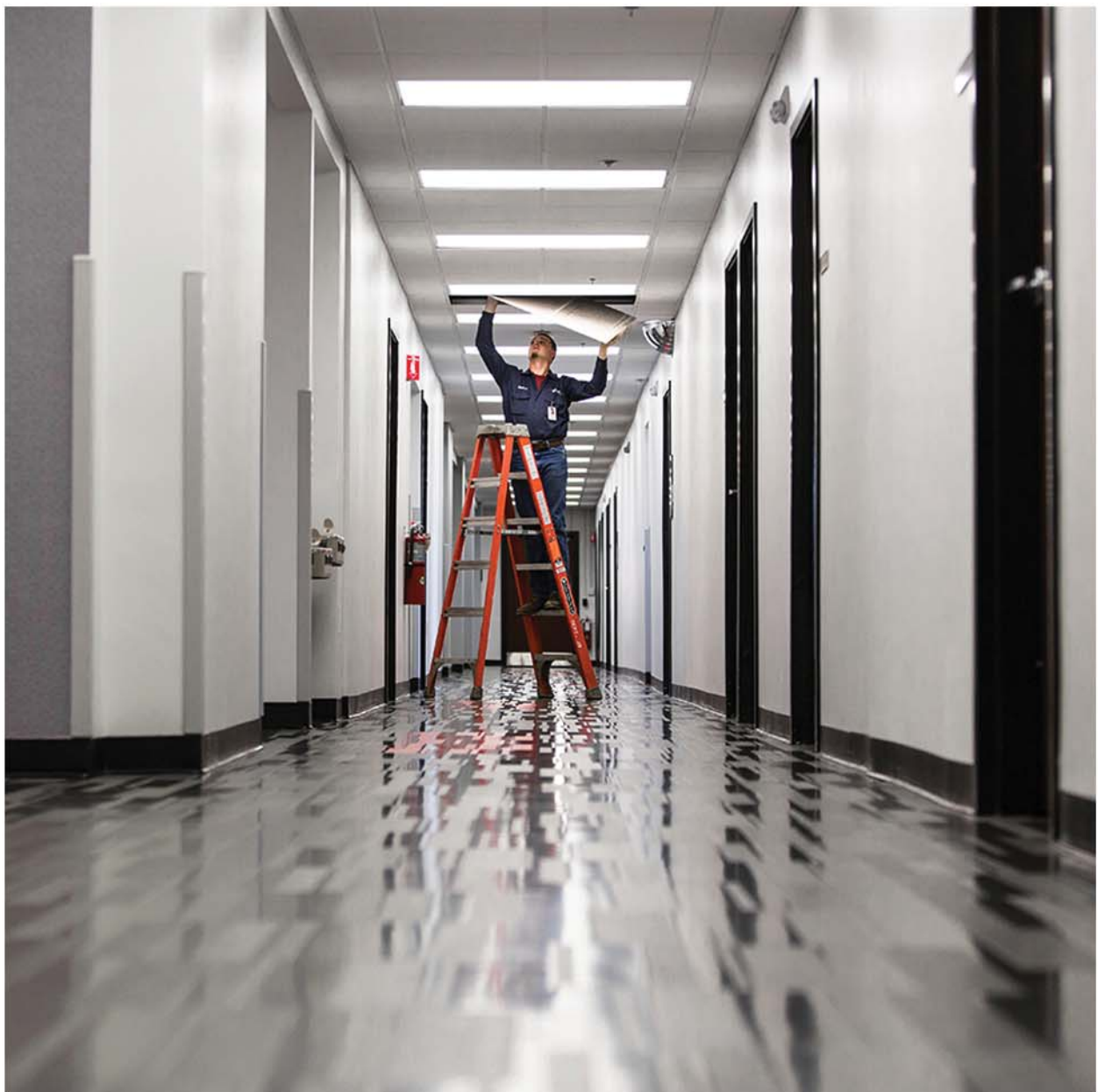


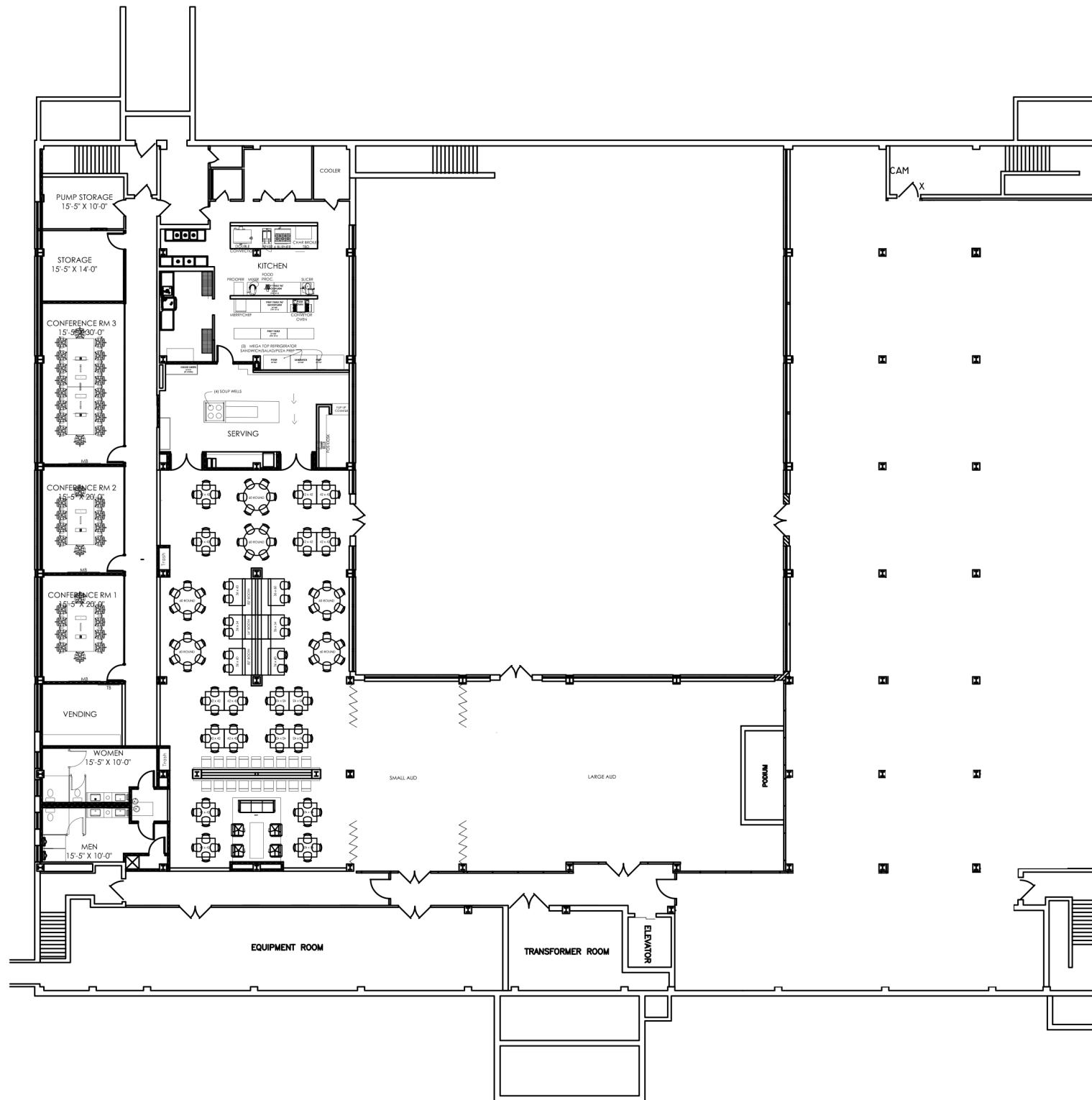


# PROPERTY MANAGEMENT

## ONSITE MAINTENANCE

Calspan Business Park offices are onsite, making us easily accessible at any time. The property is maintained by a friendly and capable onsite staff. This highly trained workforce is also available to you for additional projects such as painting, rearranging office spaces, or hanging whiteboards. Onsite you will also find a shared shipping and receiving department with two deep docks and one grade dock as well as the U.S. postal service and fedex dropoff.



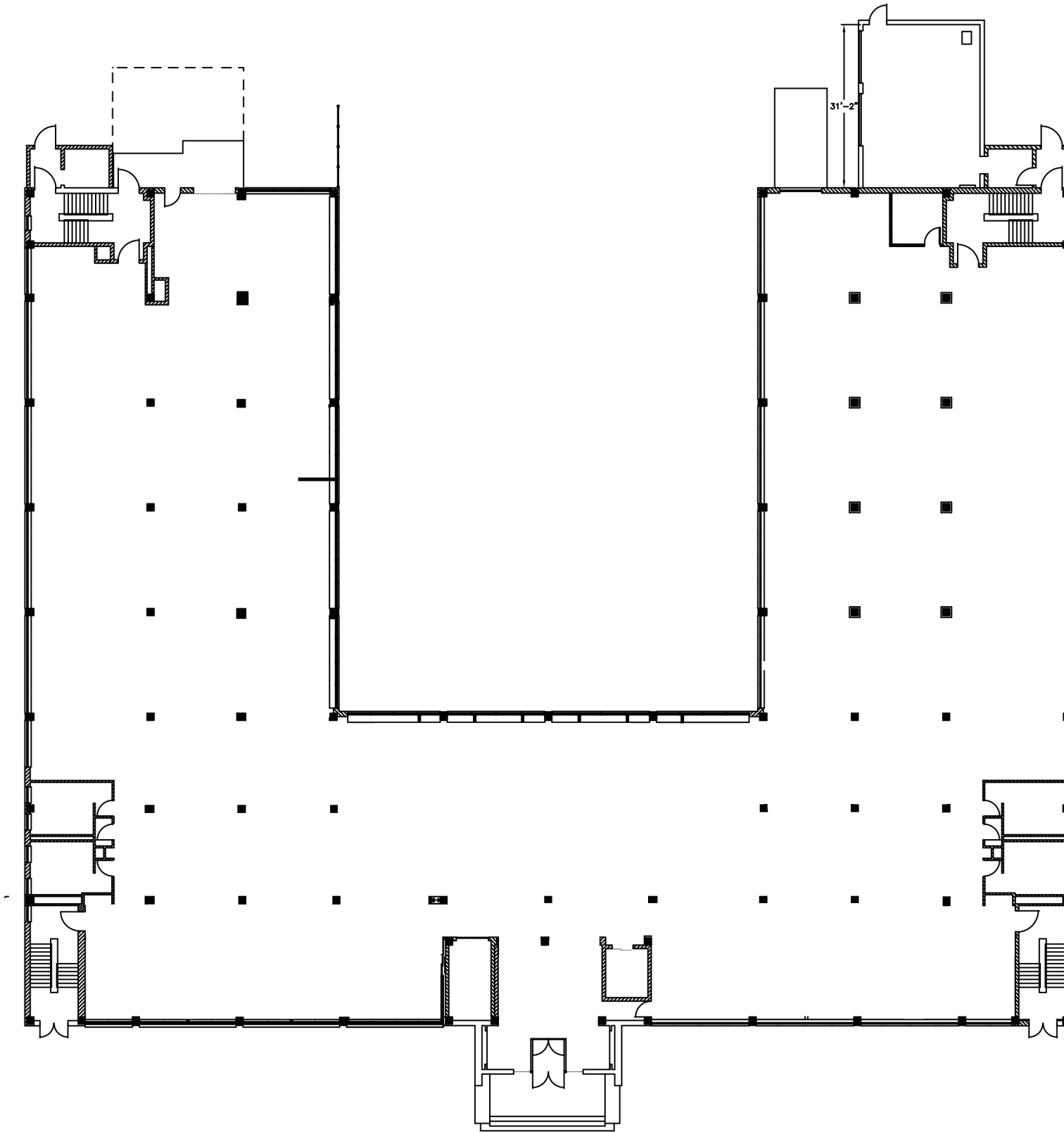


# 4411 GENESEE ST - BUILDING 6 (BASEMENT)

APPROX. 10,000 SF

Scale: N.T.S.





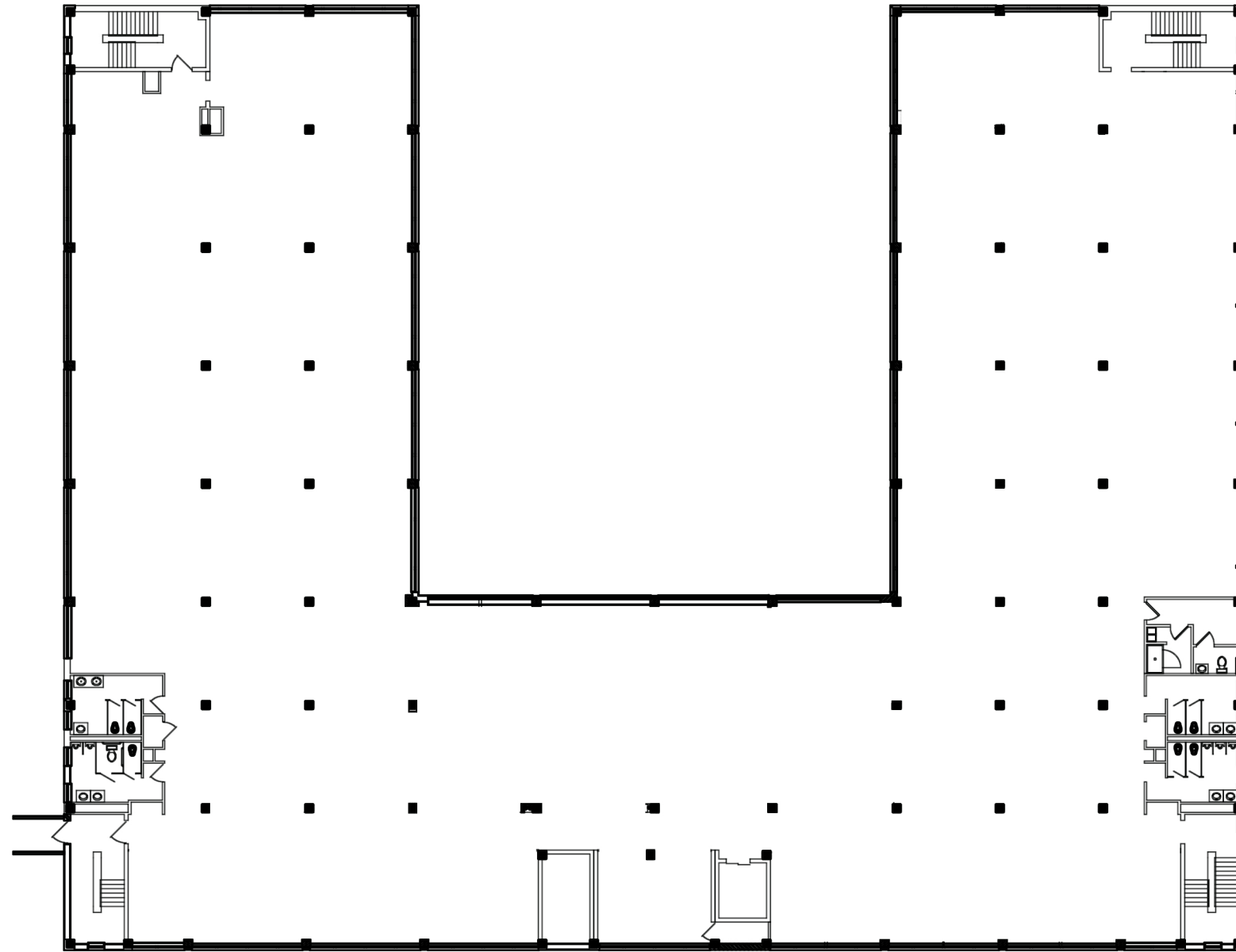
# 4411 GENESEE ST - BUILDING 6 (1ST FLOOR)

APPROX. 25,000 SF

Scale: N.T.S.







# 4411 GENESEE ST - BUILDING 6 (2ND FLOOR)

APPROX. 25,000 SF

Scale: N.T.S.

