

For Lease by Owner

**7615 Seneca St.
East Aurora, NY 14052**



**Lease by Owner
Lease \$5500/m plus utilities**

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East Aurora, NY 14052**

Fully furnished in excellent move-in, Plug & Play condition
2 floor office building on Seneca Street just outside of East Aurora village.

<u>Square Ft</u>	
Upper	2356
Lower	2356
Total	4712 \$14/sqft/year

Wood frame construction, brick exterior
Partially furnished, desks, tables, cabinets & chairs including extra furniture
Large conference room with table, chairs
xx Open area desks with chairs & drawers
4 Private offices with desks, chairs & drawers
SteelCase furniture with fabric partitions, no chairs
Separate front upper and rear lower entrance
Inside staircase

Security system with motion detectors, siren, smoke, CO2, temperature sensor, cellular connected
Entire building wired for Cat5e data and voice networks
Spectrum coax installed and operational
Fiber connections, coax & copper wiring to adjacent building on south side (7625 & 7641 Seneca)
Communications room with wiring
Underground wiring for road sign

2 AC systems, with outdoor compressors
2 natural gas furnaces

3 Restrooms, (1M, 1F, 1U)
Kitchen with coffee maker, refrigerator & microwave

New inside lighting with electronic ballast T8 fluorescent fixtures
New outside LED lighting
NYSEG supplied front parking lot lighting
Parking for 24 cars
Public water, private septic

- Ideally suited for front or back office operations
- For lease by owner
- No agents, collection agencies, retail sales
- Plowing & mowing included
- 24 people maximum capacity

Owner
Jeff McCaskey
POB 44 - 7700 Seneca St.
East Aurora, NY 14052-0044
E: McCaskey@BFLO.com
C: 716-553-6522



Lower Offices



Lower Offices



Lower Offices



Lower Offices



Lower Offices



Lower Private Office-Conference Room



Lower Kitchen & Break Room



Upper Offices



Upper Offices



Upper Offices



Upper Offices



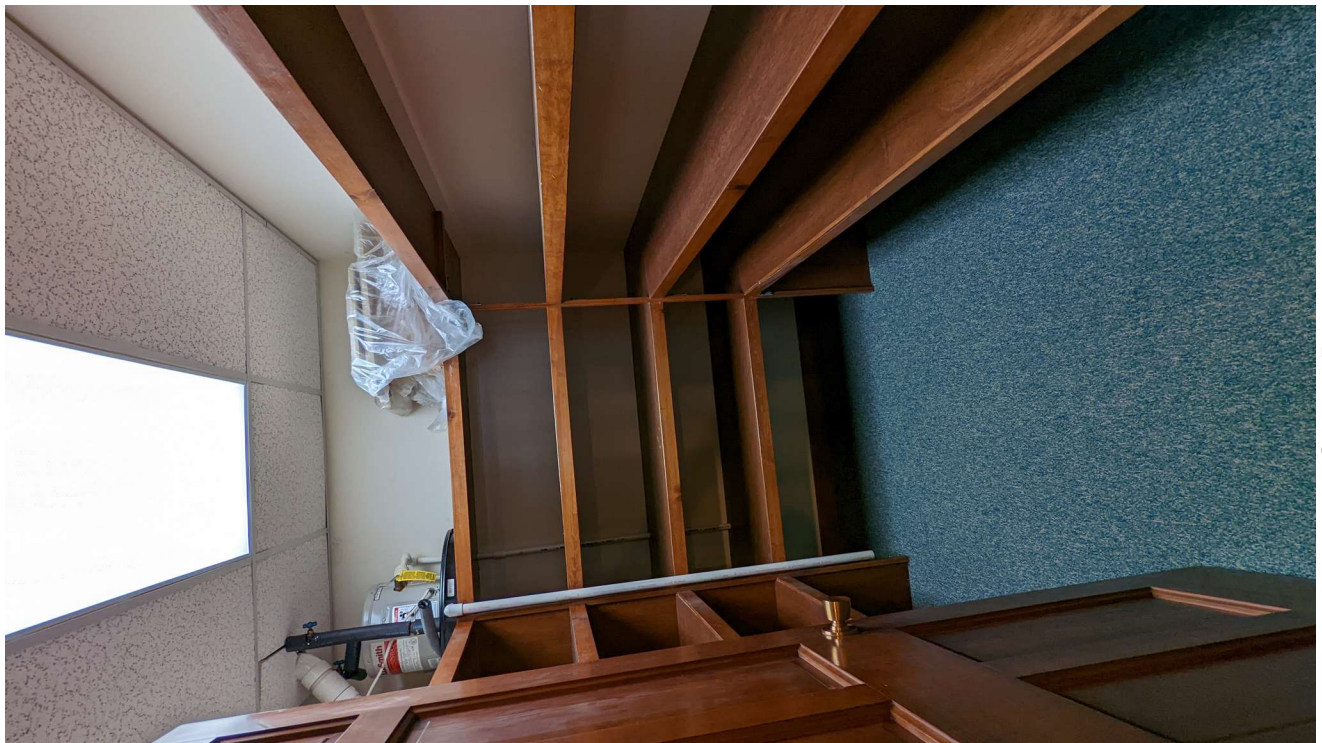
Upper Private Office - Conference Room



Upper Private Office - Conference Room



Upper Private Office - Conference Room



Storage Room



7615, 7625, 7641 Seneca St Offices Front



7615 Seneca Front



7615 Seneca Rear