

1,800 SF RESEARCH LAB WITH HOODS FOR LEASE

MEDICAL LAB / OFFICE SPACE FOR LEASE

BUILDING FEATURES

Availability	1,800 ± Sq. Ft. Lab Space
Lot Size	1.18 ± Acre
Parking	Surface Lot
Zoning	DO

Property Highlights

- Medical office / lab space available for lease
- Located in the heart of the Buffalo Niagara Medical Campus
- Home to vibrant startup tech and biotech companies
- Full service lease plus property taxes if tenant is not non-profit
- Space on building's monument sign
- Dining area
- Lease of 1,800 ± Sq. Ft. lab includes:
 - Access to autoclave
 - Two (2) hoods
 - Loading dock access
 - Walk-in cooler
 - Use of glassware washer shared with all tenants
 - Access to boardroom
 - Use of conference room
 - Use of lecture hall (100 seats) with theatre seating for presentations to investors or scientists
- StartUp NY benefits may apply

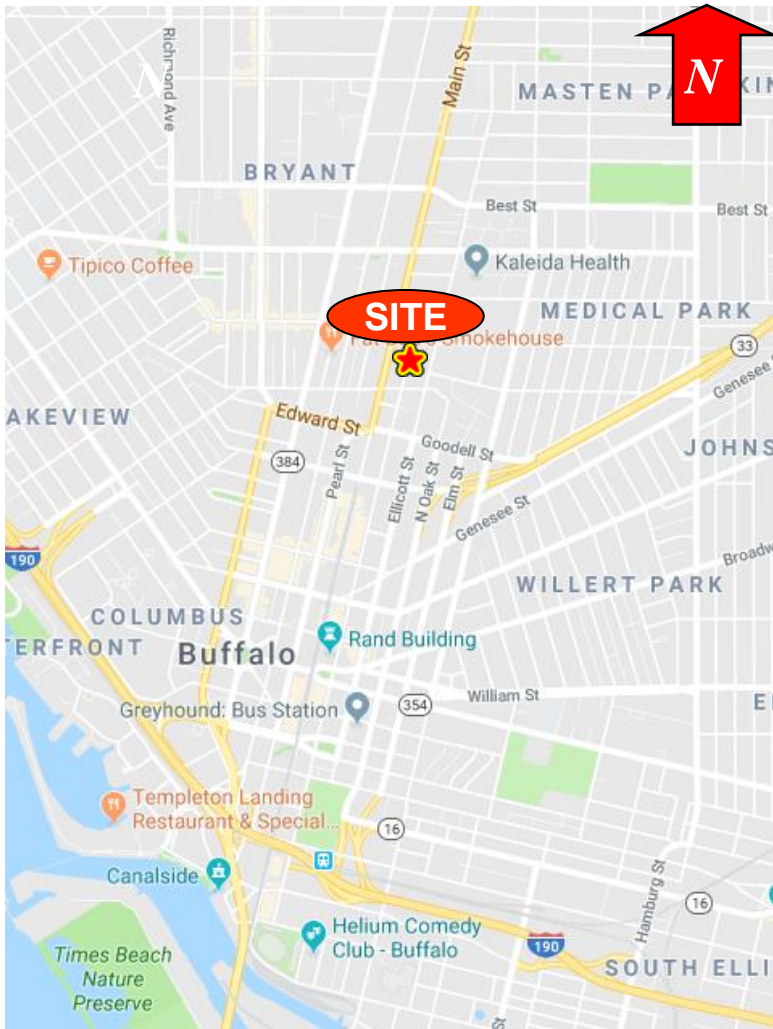


For more information, contact:

David L. Schiller, SIOR
Associate Real Estate Broker
 716.628.3477 – cell
 dschiller@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 Phone: +1 716 852 7500

OFFICE FOR LEASE
700 Ellicott Street
 Buffalo, New York



Location Map



Buffalo Niagara Medical Campus Map