

Lease/Office Space

3871 Harlem Road, Cheektowaga, NY 14215



OFFERING SUMMARY

Available SF:	800 - 1,399 SF
Lease Rate:	\$13.95 - 17.00 SF/yr (Fully Gross)
Lot Size:	0.45 Acres
Year Built:	1969
Building Size:	20,000 SF
Zoning:	5C

PROPERTY OVERVIEW

Renovated office building. 20,000 square foot, two story freestanding office building with an elevator. Located on Harlem Road, immediately south of the Harlem-Wehrle-Kenisington intersection. Property offers great visibility and exposure. Ample parking. Easy accessibility to New York State Thruway I-90 as well as Route 33 Expressway. Will remodel to suit, plenty of parking. Underground parking could also be available. Currently has two spaces available on the 2nd floor consisting of 900 +/- SF and 1700 +/- SF. Second Floor is serviced by an elevator.



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4455 TRANSIT ROAD, SUITE 3B
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LOCATION DESCRIPTION

Located directly across from Tops Friendly Market and at the corner of Wehrle Drive and Harlem Road. Easily accessibility to the New York State Thruway I-90 as well as the Route 33 Expressway. Subject property is positioned along two of the area's main traffic and retail corridors. National retailers in the immediate area include TOPS Friendly Markets, McDonald's, CVS, Rite Aid, Walgreens, Family Dollar, UPS, 7-Eleven, and many more. Combined daily traffic counts along the intersection exceed 30,000 +/- vehicles. Additionally, the site is ideally positioned approximately 10 minutes from downtown Buffalo, five minutes from the Buffalo-Niagara International Airport. This densely populated area is home to over 142,000 residents within a three mile radius and over 341,000 residents within a five mile radius.

PROPERTY HIGHLIGHTS

- Very Accessible
- Underground Parking Space Available Depending on Amount for SF Leased & Term
- Remodeled in 2020
- Several Nearby Restaurants
- Plenty of Parking on 3 Sides of the Building
- Excellent Location
- Minutes from Kensington Expressway Rt. 33 & NYS Thruway I-90

LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3871 Harlem Road	Available	800 SF	Fully Gross	\$13.95 SF/yr	-
3871 Harlem Road	Available	1,097 SF	Fully Gross	\$17.00 SF/yr	-
3871 Harlem Road	Available	1,399 SF	Fully Gross	\$13.95 SF/yr	-



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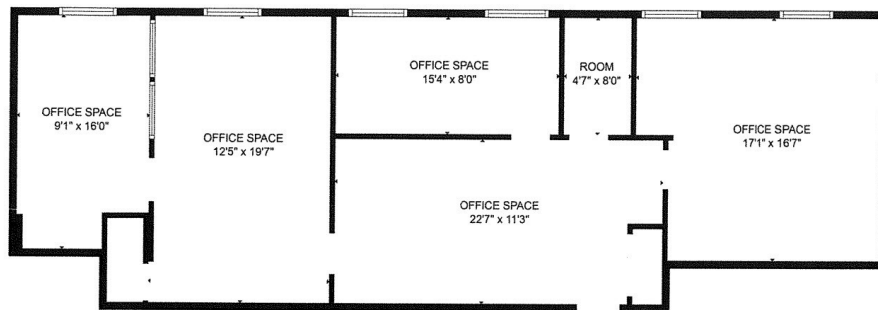


GRANDS INTERVAL AREA
FLOOR 1, 800 SQ. FT.
TOTAL 800 SQ. FT.

**Suite 208
1,399 Sq Ft**



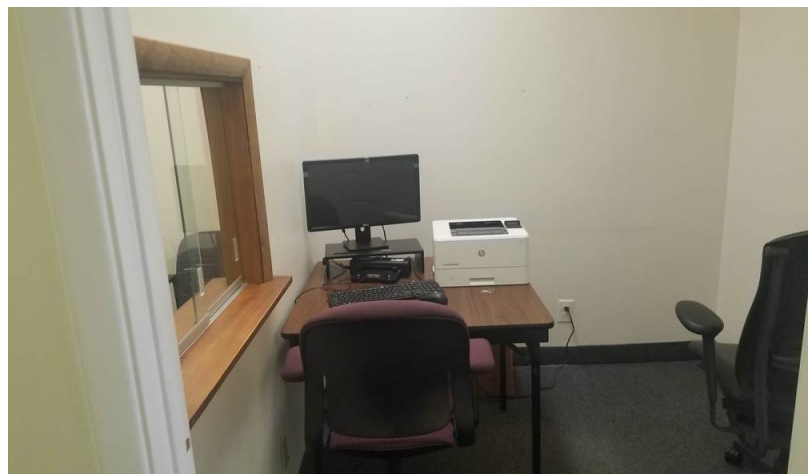
**Suite 210 Medical Billing Office
1,097 Sq Ft**



ADDITIONAL PHOTOS

Lease/Office Space

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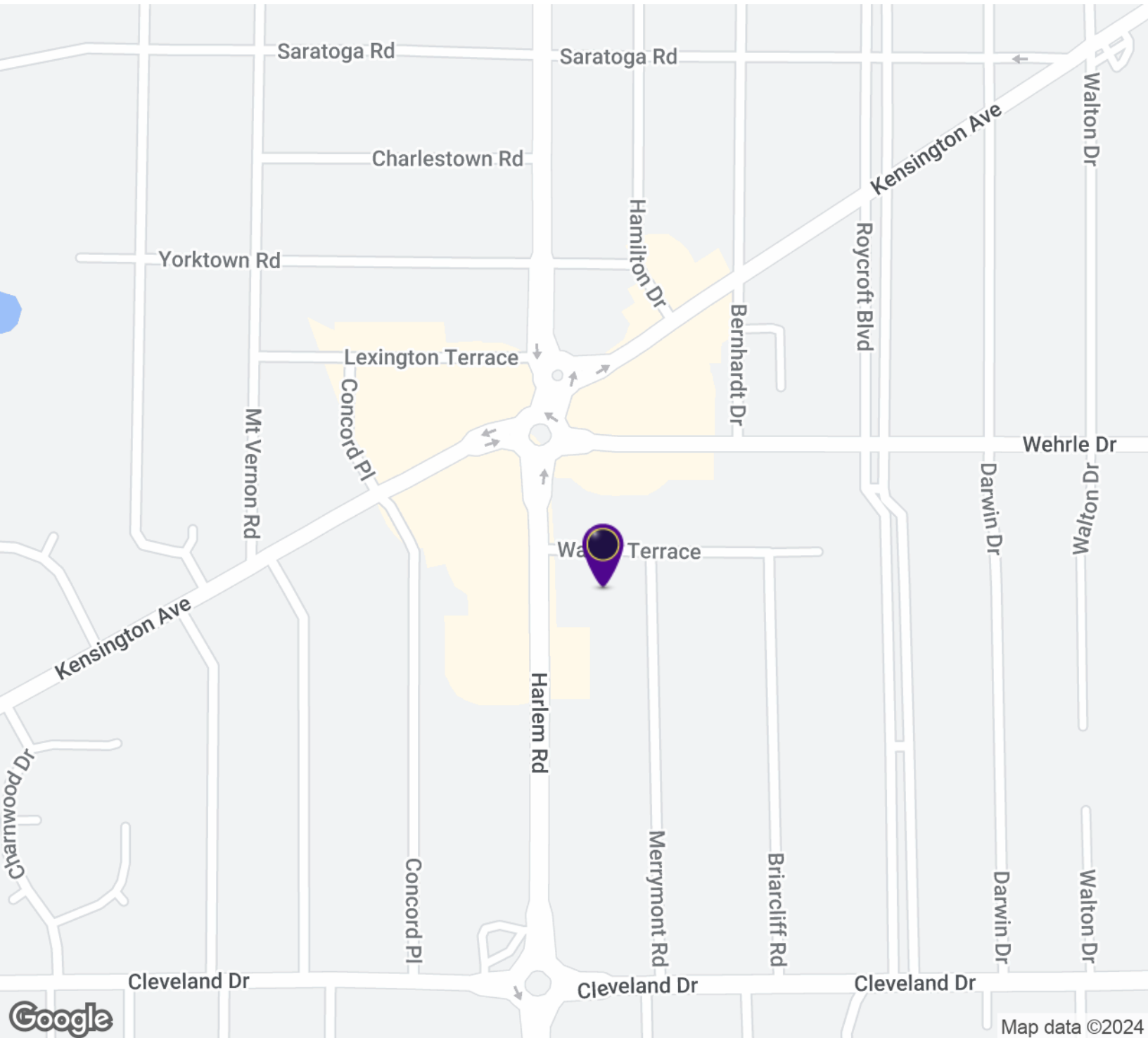


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38.3

\$104,007

** Demographic data derived from 2020 ACS - US Census*