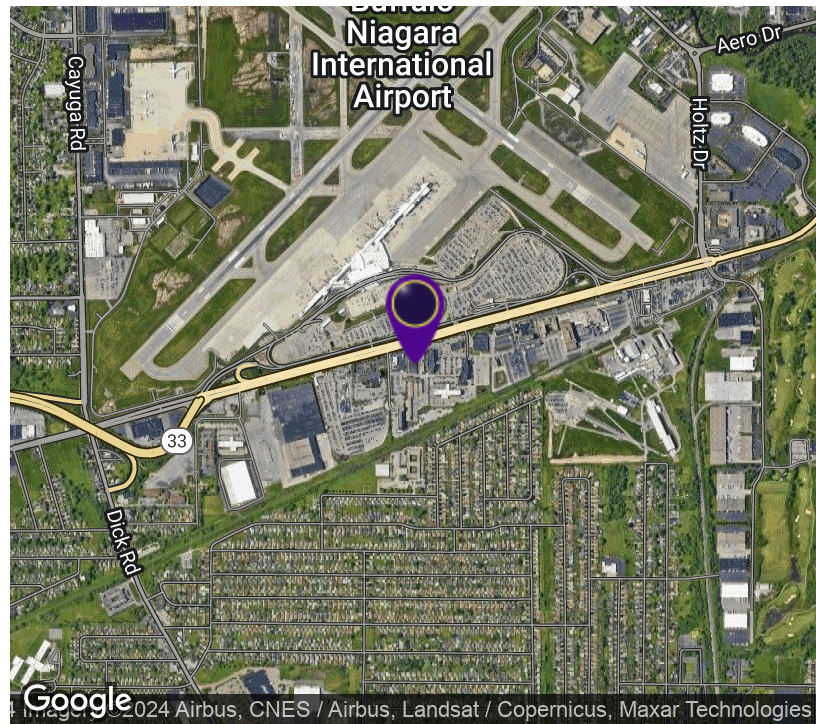


4,227+/- SF Office Space-Sub Lease

4225 Genesee Street, Cheektowaga, NY 14225



OFFERING SUMMARY

Available SF: 4,227 SF

Lease Rate: Call for Details

Building Size: 22,800 SF

PROPERTY OVERVIEW

Available on the front west corner of a Multi-Tenant Office Building is 4,227+/- SF space with one large and one smaller conference room, break room, large reception area with separate copy & print room, one corner executive office and 5 private offices. 800+/- SF large open area with eleven 6' high cubicle stations which are included in the lease. Includes 432+/- SF storage room with separate entrance door from parking lot. Some reserved parking on front of building along Genesee St.

PROPERTY HIGHLIGHTS

- 4,227+/- SF Space
- Executive Office
- 5 Private Offices
- Large Cubicle Station area
- Server/Utility Room
- 2 Large ADA Bathrooms
- 432+/- SF Storage Area
- Traffic Count on Genesee St. 31,676+/- cars daily



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

PROPERTY SUMMARY

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4225 Genesee Street, Cheektowaga, NY 14225



LOCATION DESCRIPTION

Located on Genesee St. across from the Buffalo Niagara International Airport. Minutes off NYS Thruway I-90 and Kensington Expressway. In the reenergized Genesee-Airport corridor. Tenants and customers welcome the convenience of the Park's exceptional setting, featuring two nearby connections to the NYS Thruway and quick links to the retail bustle of Amherst and Williamsville, with multiple business space options. Adjacent to McDonalds, surrounded by several hotels within a 2 mile radius of Genesee St.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	3,048	14,939	32,508
Total Population	6,201	31,538	69,318
Average HH Income	\$59,966	\$68,062	\$73,374

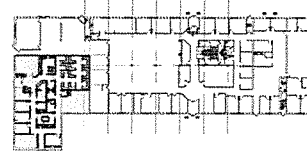
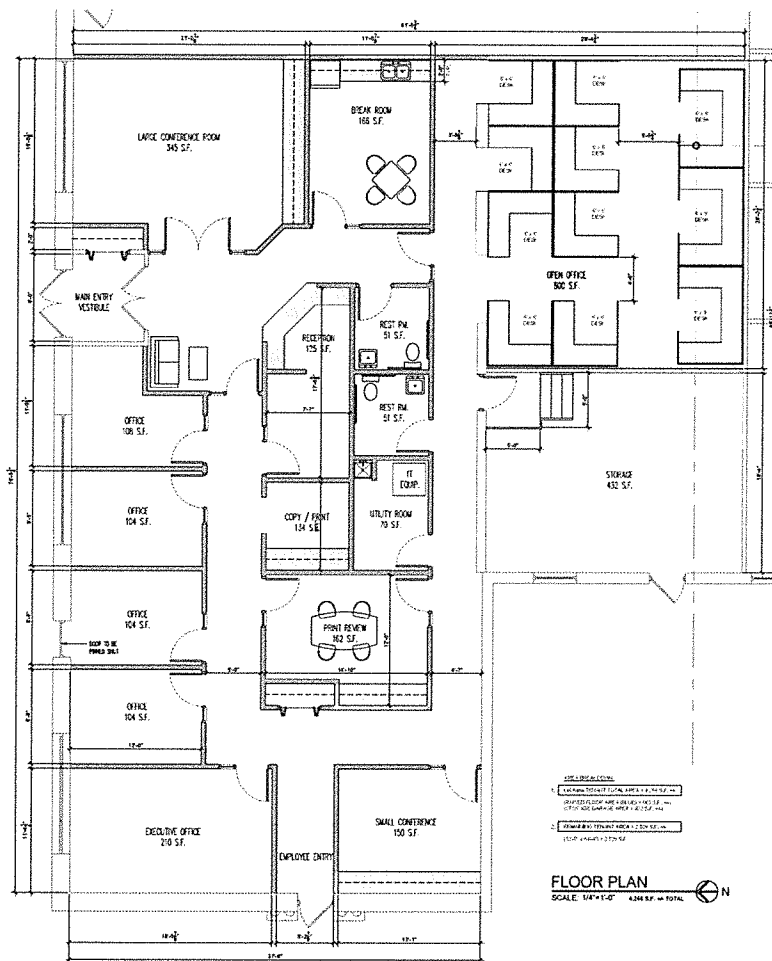


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OFFICE FLOOR PLAN

4,227+/- SF Office Space-Sub Lease 4225 Genesee Street, Cheektowaga, NY 14225



KEY PLAN
SCALE: N.T.S.

FLOOR PLAN
SCALE: 1/4" = 1'-0" 4248 SF +/- TOTAL

No.	Description	Date
ISSUED FOR CLIENT REVIEW 7/20/19		
- REVISIONS		

LeCHASE CONSTRUCTION
4225 GENESEE STREET
MIGUERE DEVELOPMENT
BUFFALO, NY 14225

PRELIMINARY FLOOR PLAN

ISSUED
7/20/19

LAUER-MARGUSO & ASSOCIATES ARCHITECTS
4888 Ridge Lea Road
Buffalo, N.Y. 14225
(716) 837-8833

Date: 7/20/19
Drawn By: JAM
Checked By: JEM
JEM 10/20/19

Drawing No. **A-1.0**

NOTES: 1. It is a violation of Section 2208, Subdivision 2, of the New York State Law for any person, unless acting under the direction of a Licensed Architect or Professional Engineer, to offer in any way plans, specifications, or reports to which the seal of a Licensed Architect or Professional Engineer has been applied.

ADDITIONAL PHOTOS

4,227+/- SF Office Space-Sub Lease

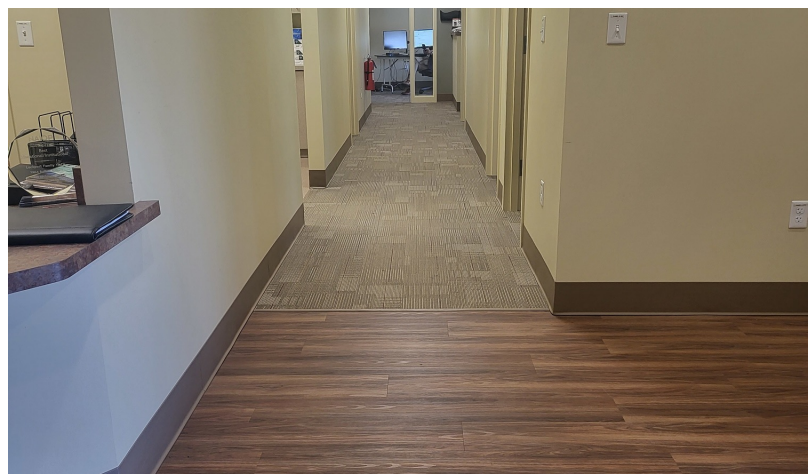
4225 Genesee Street, Cheektowaga, NY 14225



ADDITIONAL PHOTOS

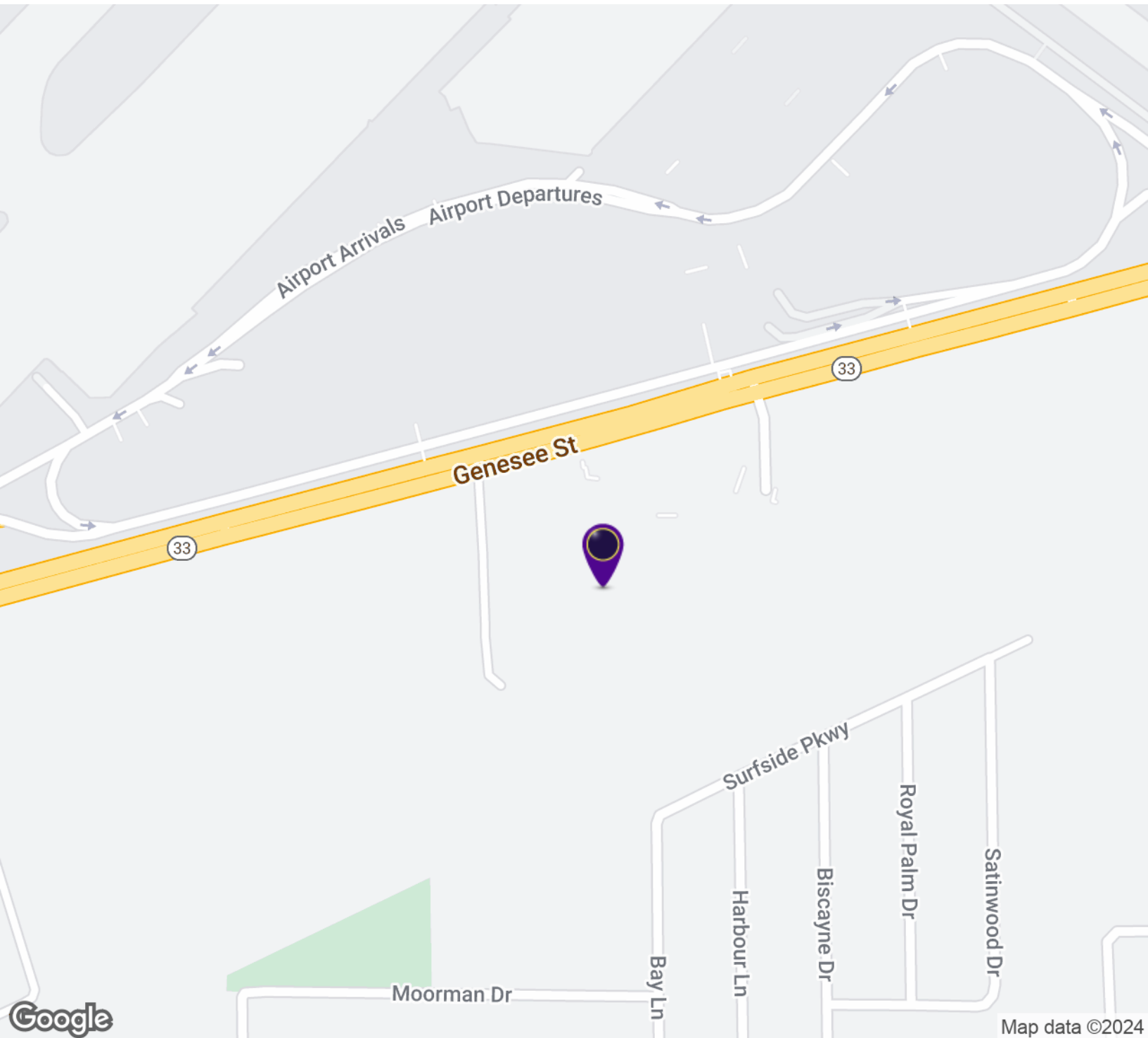
4,227+/- SF Office Space-Sub Lease

4225 Genesee Street, Cheektowaga, NY 14225



LOCATION MAP

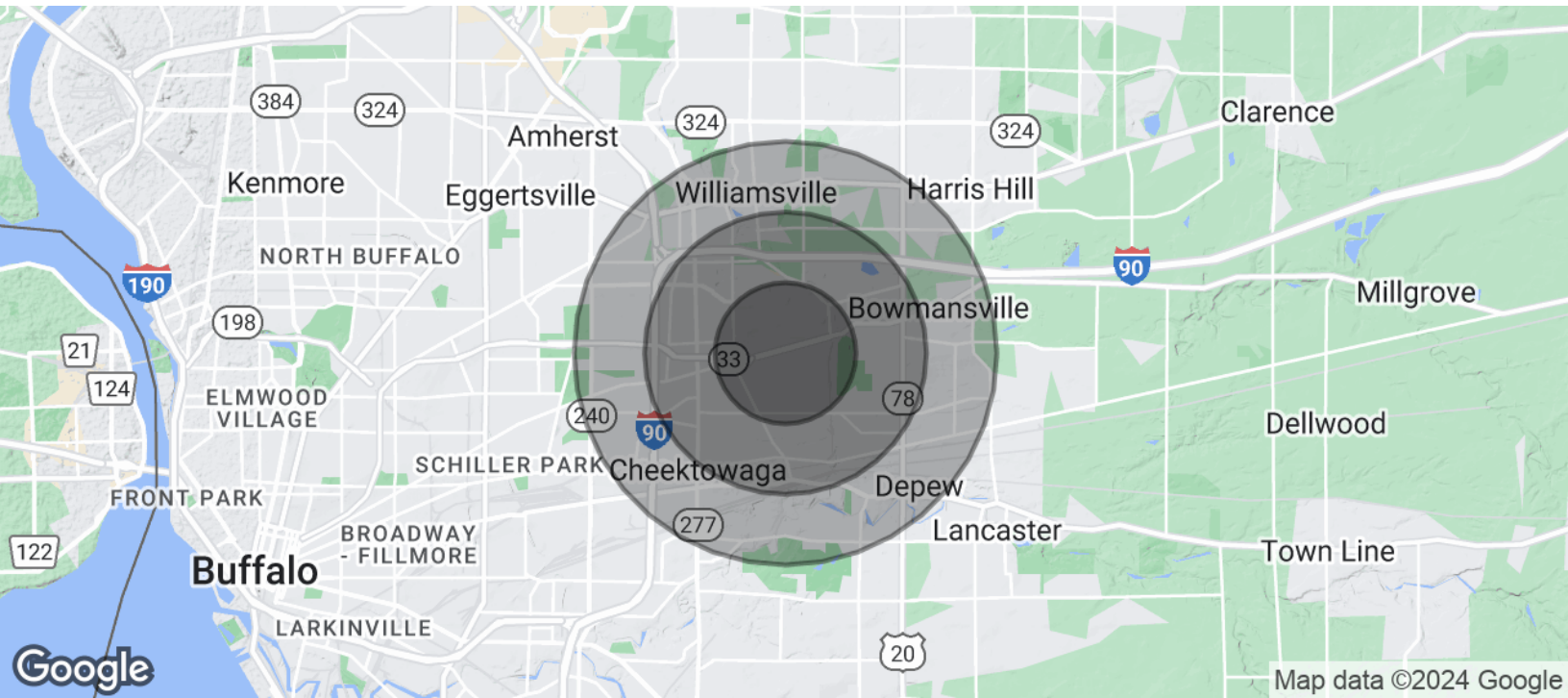
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,201	31,538	69,318
Average Age	44.1	42.5	42.6
Average Age (Male)	42.2	41.2	41.1
Average Age (Female)	46.7	44.4	44.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,048	14,939	32,508
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$59,966	\$68,062	\$73,374
Average House Value	\$119,346	\$121,622	\$146,034

* Demographic data derived from 2020 ACS - US Census