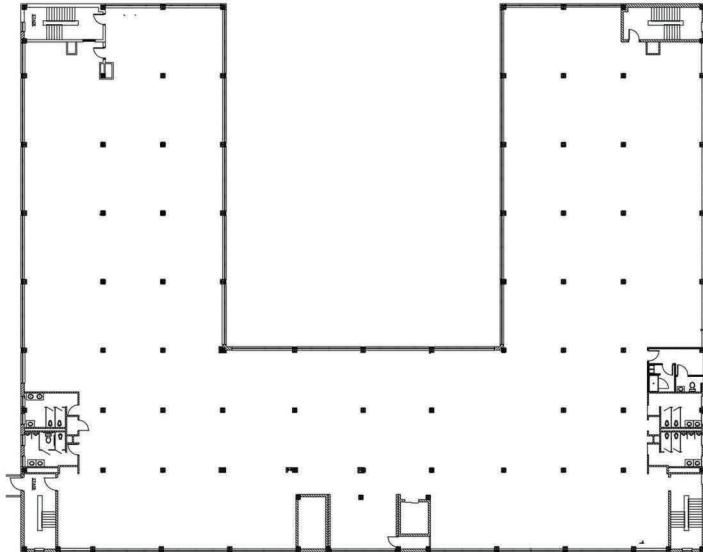


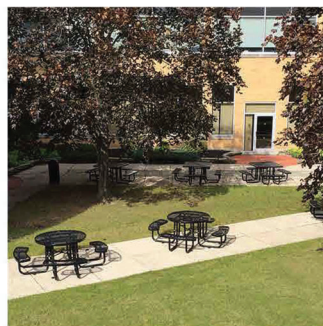
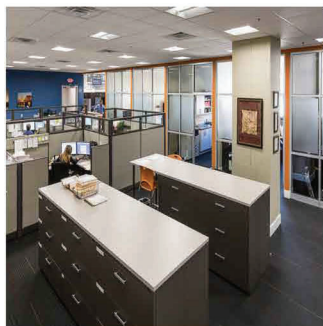
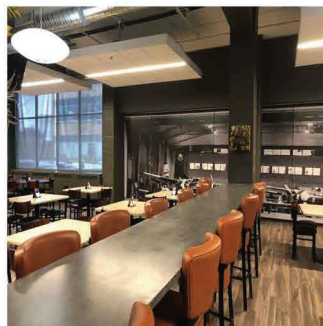
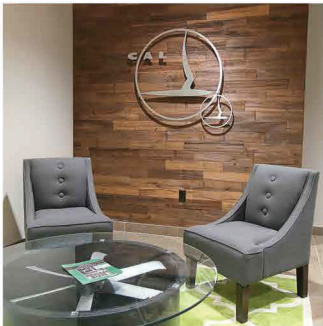
# FOR LEASE

4411 GENESEE STREET - 1st & 2nd FLOOR  
APPROX. 25,000 SF (EACH)

- 48,000 SF BUILD TO SUIT contiguous space
- Opportunity to lease both floors of this flagship building
- Access to private restrooms, private and shared conference rooms, cafe & auditorium on courtyard level of property.



## A BETTER PLACE TO WORK



Calspan Business Park is the place where innovation begins. Our unique facility features modernized office suites, an oversized fitness center, 24/7 security, conference center and upscale cafe. Enjoy peace of mind knowing that the park is maintained by a friendly and capable onsite staff. Located across from the Buffalo Niagara International Airport, the Calspan Business Park is easily accessible from downtown Buffalo and the surrounding suburbs.

### FEATURES AND AMMENITIES

- Large fitness center, 24/7 security, ample onsite parking, conference center and The Eatery.
- Spectrum, Verizon, and Level3 services on-site.
- Access to outdoor courtyard, auditorium available for corporate meetings and business park wide events.

### UTILITIES

All utilities are included in the gross lease, excluding janitorial services.

CLASS A & BUILD TO SUIT



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