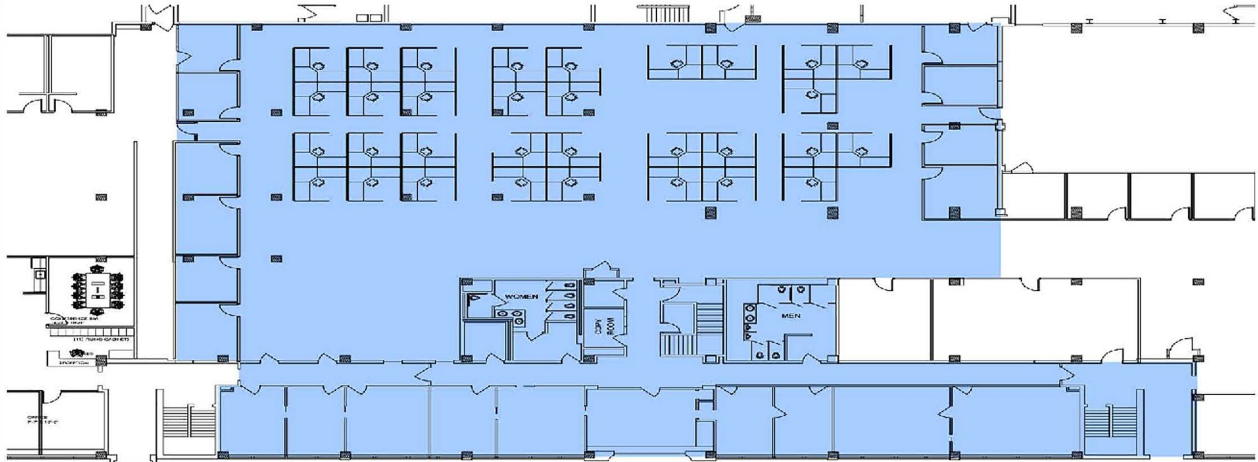


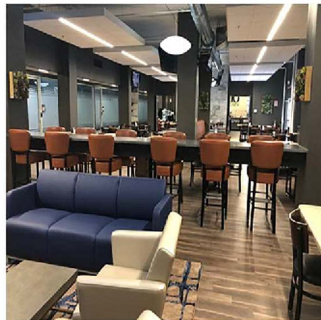
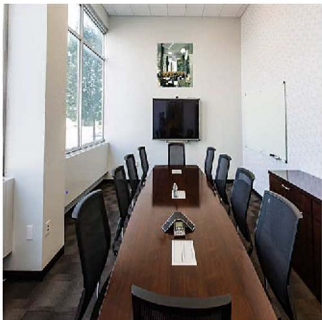
# FOR LEASE

4455 GENESEE STREET - 1ST FLOOR  
APPROX. 15,900 SF TURN KEY OFFICE.

- 15,900 square feet move-in-ready office space with high ceilings.
- Overlooking Genesee Street. Ample parking and entry from front and rear.
- Private offices, open cube areas, conference and restrooms.



## A BETTER PLACE TO WORK



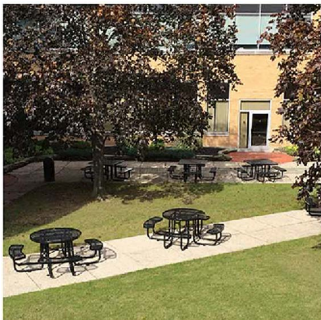
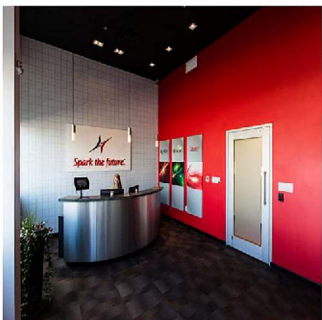
Calspan Business Park is the place where innovation begins. Our unique facility features modernized office suites, an oversized fitness center, 24/7 security, conference center and cafeteria. Enjoy peace of mind knowing that the park is maintained by a friendly and capable onsite staff. Located across 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 and auditorium/ conference center.
- Spectrum, Verizon, and Level3 services on-site.
- Access to D'Avolio Eatery, outdoor courtyard and business park wide events

### UTILITIES

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



CLASS A & BUILD TO SUIT



**GET IN TOUCH**  
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