

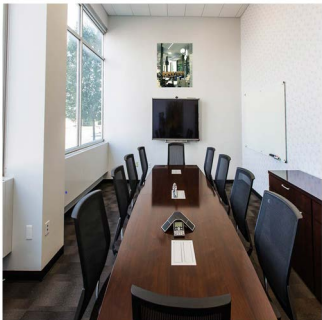
# FOR LEASE

4455 GENESEE STREET - 1ST FLOOR  
APPROX. 24,000 SF OFFICE & FLEX.

- 24,000 square feet partial finished/ unfinished space with option for grade door access.
- Overlooking Genesee Street. Ample parking and entry from front and rear.
- Private offices and open cubes with private break, conference and restrooms.



## A BETTER PLACE TO WORK



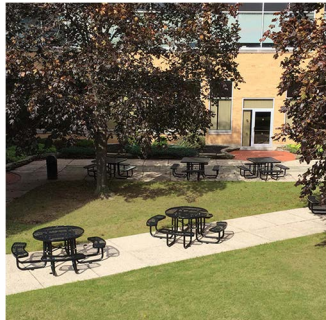
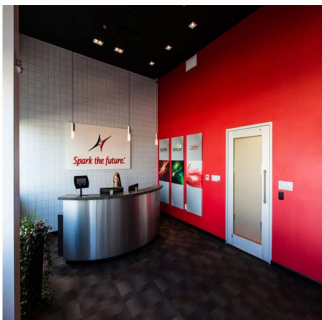
Calspan Business Park is the place where innovation begins. Our unique facility features modernized office suites, an oversized fitness center, 24/7 security, conference center and cafeteria. Enjoy peace of mind knowing that the park is maintained by a friendly and capable onsite staff. Located across 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

Amanda Newton  
Senior Leasing Coordinator  
amanda.newton@calspan.com  
716.479.5308