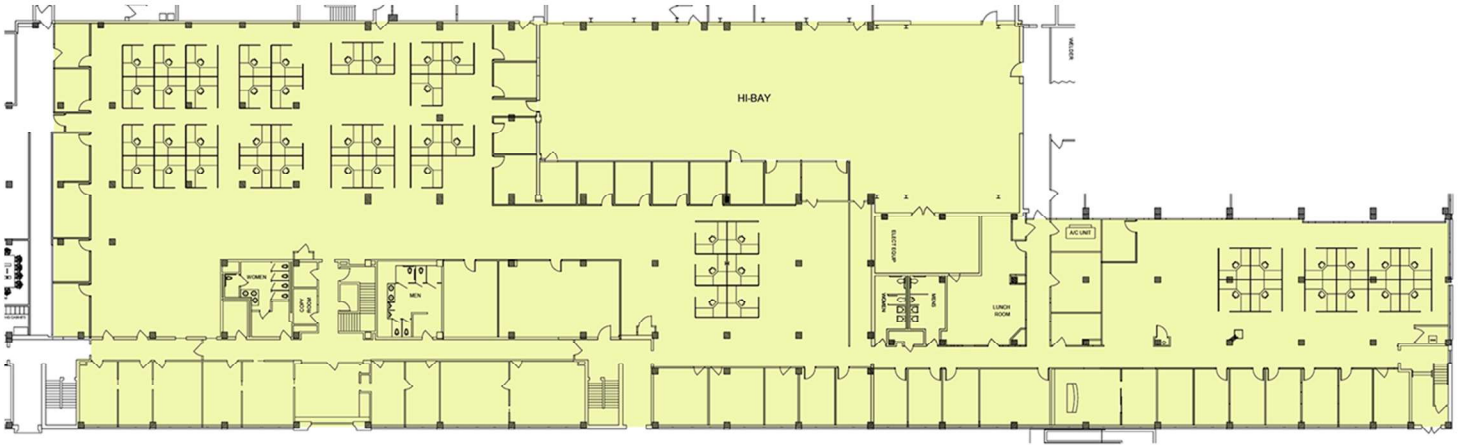


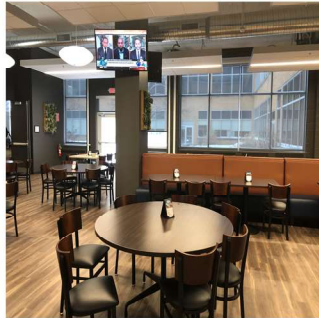
FOR LEASE

4455 GENESEE STREET - 1st FLOOR
APPROX. 35,600 SF

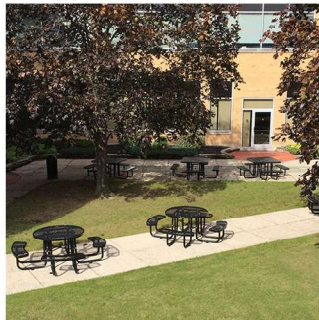
- 35,000 square feet of move in ready space can be combined with an adjacent space for a total of 43,000 SF.
- Private entrance from Genesee Street, ample parking front and rear.
- Impressive high bay manufacturing space with storage mezzanine.



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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