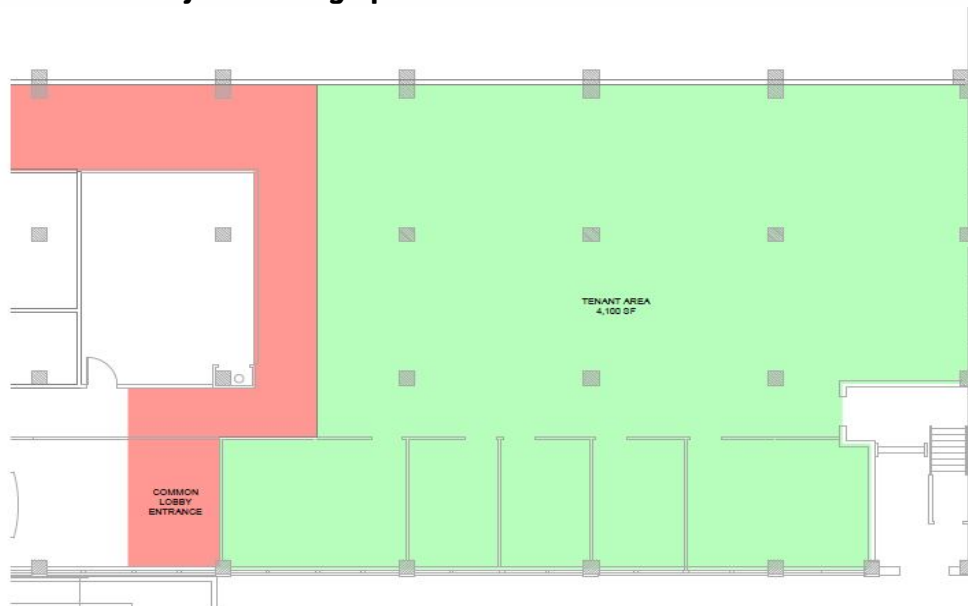


# FOR LEASE

4455 GENESEE STREET - 1st FLOOR  
APPROX. 4,500 SF

- 4,500 square feet of move in ready space with large conference room and private offices overlooking Genesee Street plus open bullpen
- Situated close to Class A Eatery & Meeting Spaces as well as Fitness Center
- Ample parking



## A BETTER PLACE TO WORK



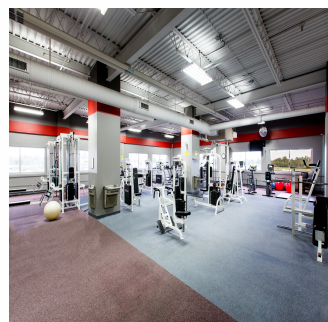
Calspan Business Park is the place where innovation begins. Our unique facility features modernized office suites, an oversized fitness center, 24/7 security, conference center and Eatery. Enjoy peace of mind knowing that the park is maintained by a friendly and capable on-site staff. Located across 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 on-site parking and auditorium/ conference center.
- Spectrum, Verizon, Transwave wireless services on-site.
- Class A Eatery serving breakfast, lunch and catering, sunny courtyard and 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  
Business Manager

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