

Office For Sublease

255 Cooper Avenue, Suite 100  
Tonawanda, NY 14150



## 5,265 ± Sq. Ft. Office & Warehouse Space Available For Sublease

### Building Features

Space Available	5,265 ± Sq. Ft.
Building Size	24,360 ± Sq. Ft.
Parking	On-site surface lot

### Property Highlights

- Office and Warehouse space available for sublease in Tonawanda, New York
- 2,536 ± Sq. Ft. Office
- 1,394 ± Sq. Ft. Warehouse featuring one 12 x 12 grade level door and one 8 x 8 dock door
- Suite features newly renovated bathrooms, a conference room and break room
- Easy access directly next to the I-190 & I-290
- Proximate to the Peace Bridge
- 15-minute drive to Downtown Buffalo
- Many nearby amenities including restaurants, retail shops, and gas stations

Demographics	1 Mile	3 Miles	5 Miles
Population	3,612	78,032	219,290
Average H.H. Income	\$52,672	\$79,753	\$82,896



Office Space For Sublease

### Contact

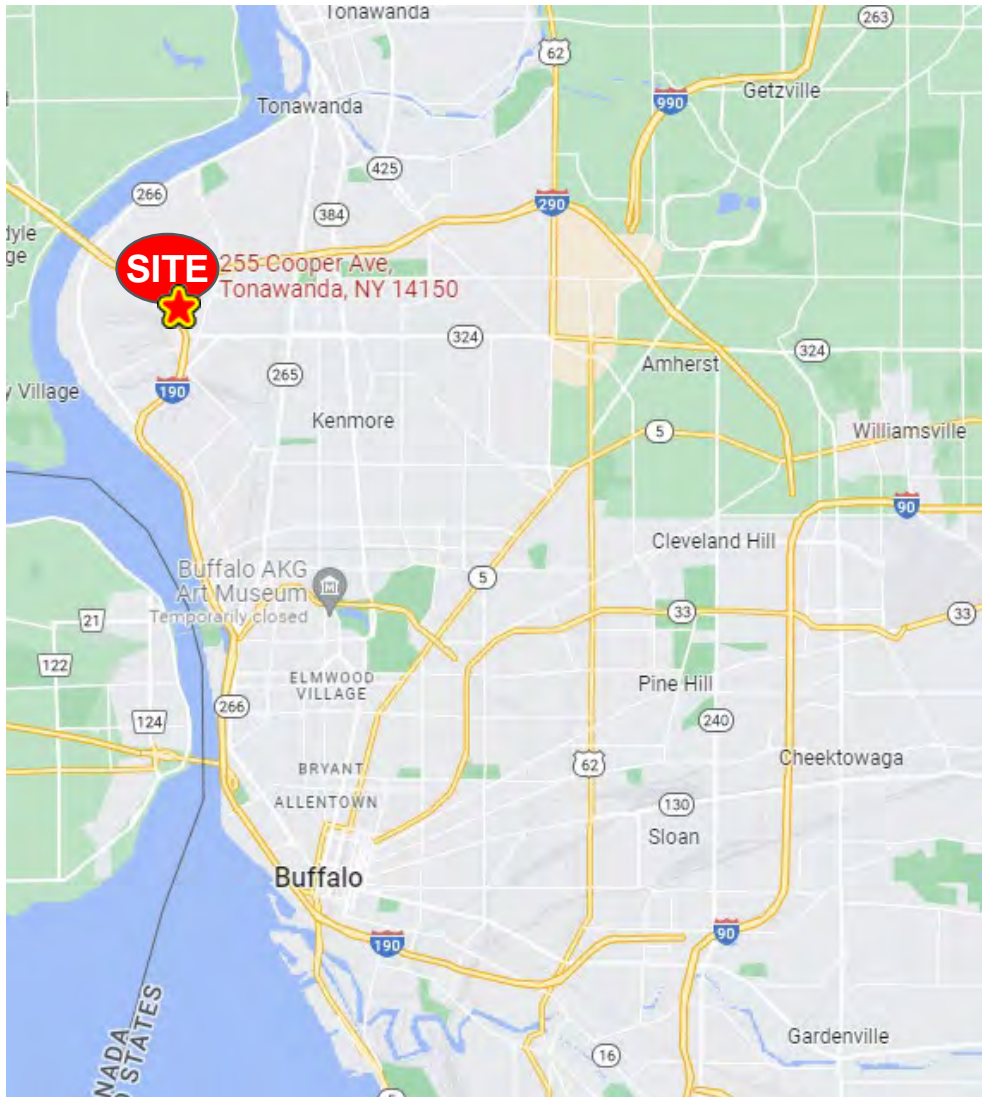
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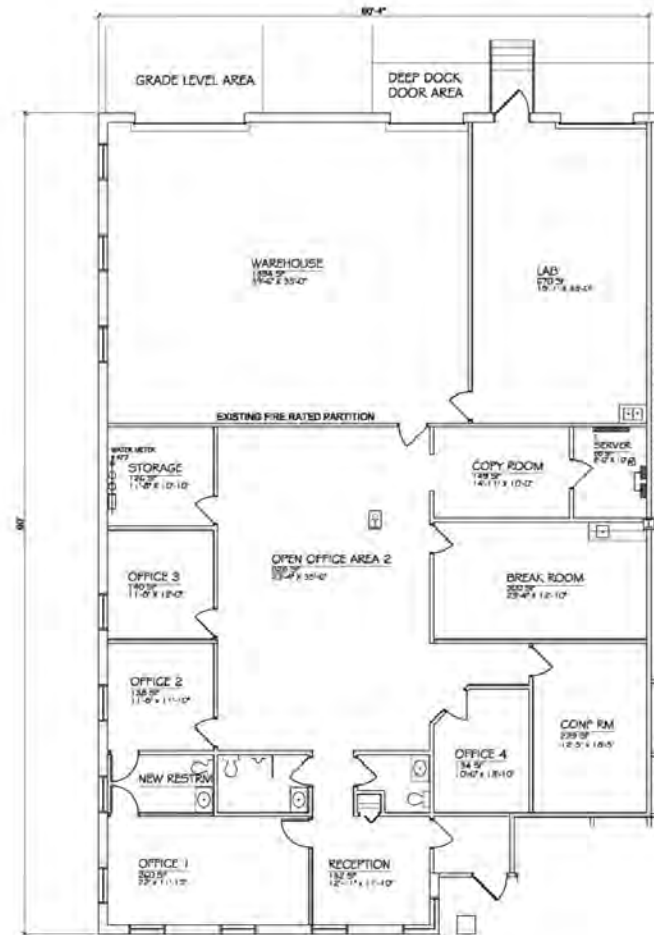
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Location Map

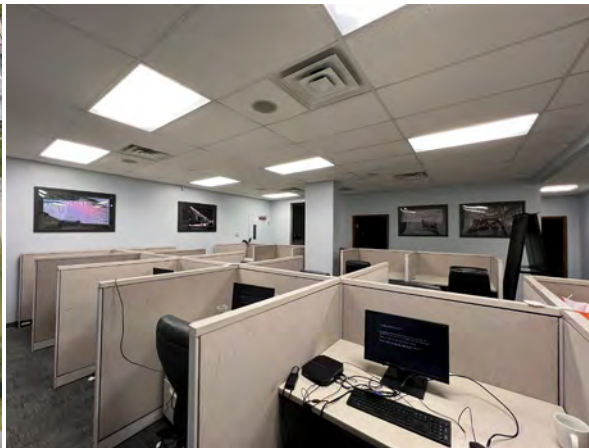


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Floor Plan

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Aerial

Interior Photos