

FOR LEASE

5360 Genesee Street
Bowmansville, NY 14026



Professional Office Suites Available

Features

Building Size	36,000 ± Sq. Ft.
Spaces Available (2)	Suite 100: 6,100 ± Sq. Ft. Suite 300: 2,900 ± Sq. Ft.
Parking	Ample

Property Highlights

- Space available in 36,000 ± sq. ft. multi-tenant office building
- Suite 100: 6,100 ± sq. ft. first floor suite with 13 private offices, one large and one small conference room, a break room with a kitchen, and ten 7x7 workstations
- Suite 300: 2,900 ± sq. ft. suite for lease featuring an open floor plan with several private offices
- Centrally located on Genesee Street in the Town of Lancaster
- Convenient nearby amenities including Tim Hortons, Linguine's Restaurant, and USPS.
- Proximate to NYS Thruway I-90, Kensington Expressway, and Buffalo-Niagara International Airport
- 1.5 miles East of Transit Road
- Ideal for: advertising / marketing firm, financial firm, professional office users

Demographics	3 Miles	5 Miles	10 Miles
Population	1,252	3,820	36,711
Average H.H. Income	\$79,639	\$84,194	\$93,922

Contact

John Ticco, III
Associate Real Estate Broker
+1 716 863 5304
jticco@pyramidbrokerage.com

Lucian Issa
Real Estate Salesperson
+1 716 803 3492
lissa@pyramidbrokerage.com

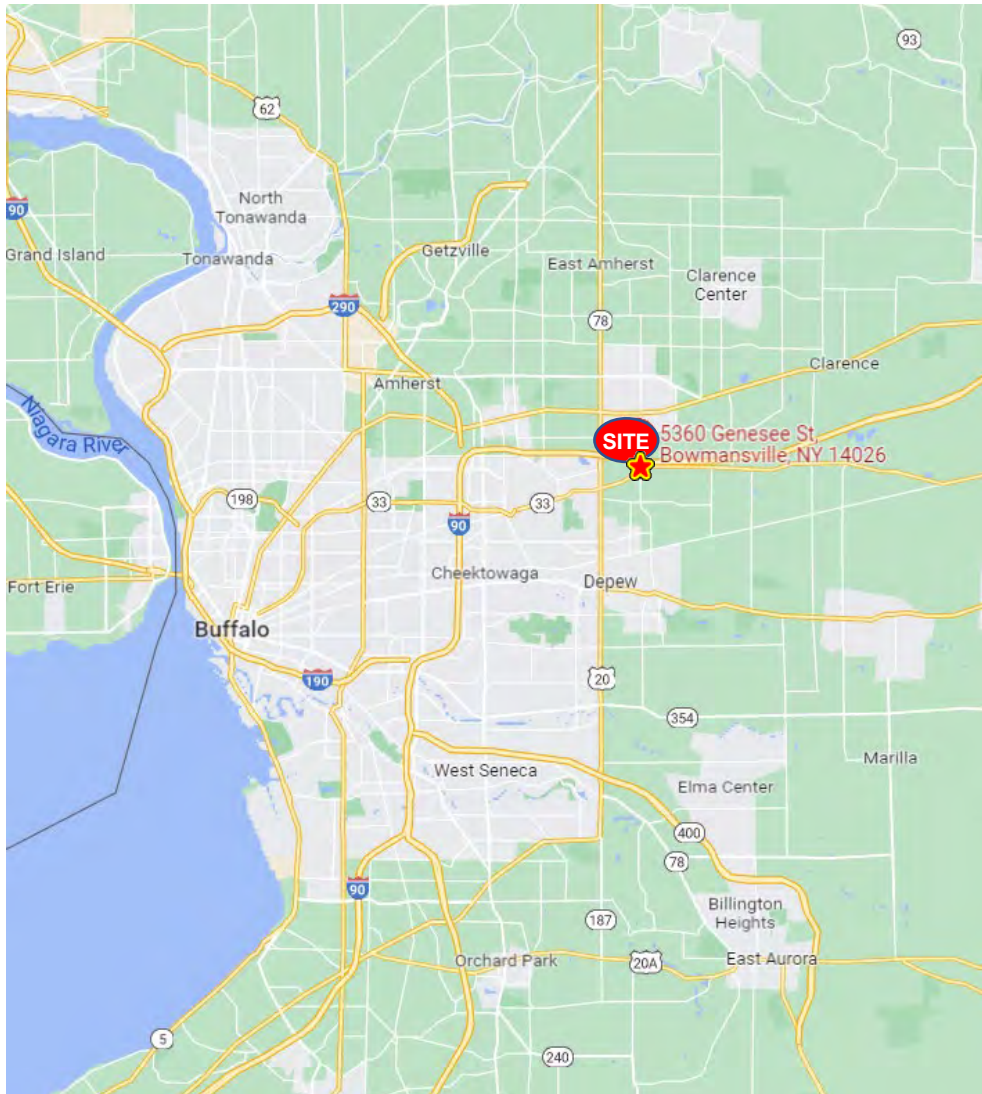
Office Suites For Lease



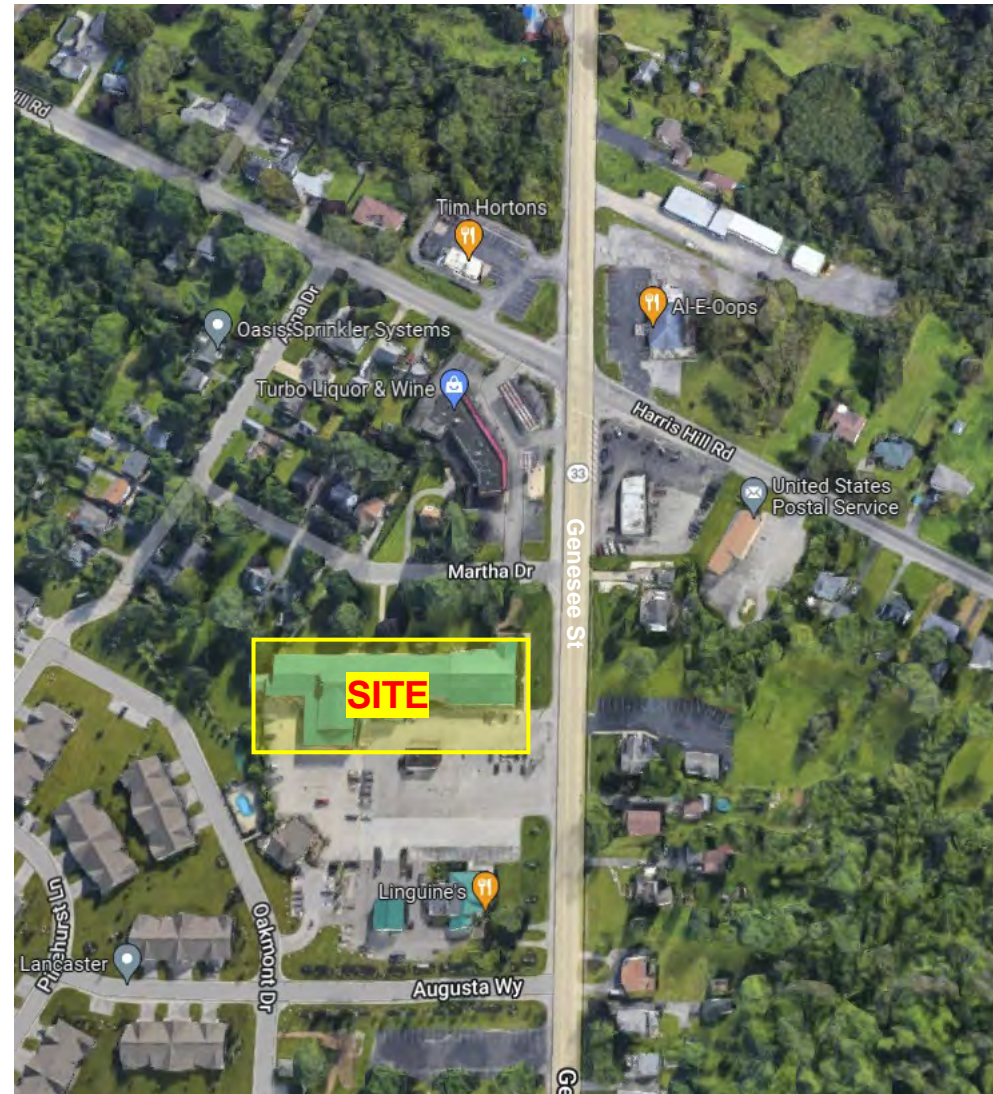
14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

FOR LEASE

5360 Genesee Street | Bowmansville, NY



Location Map

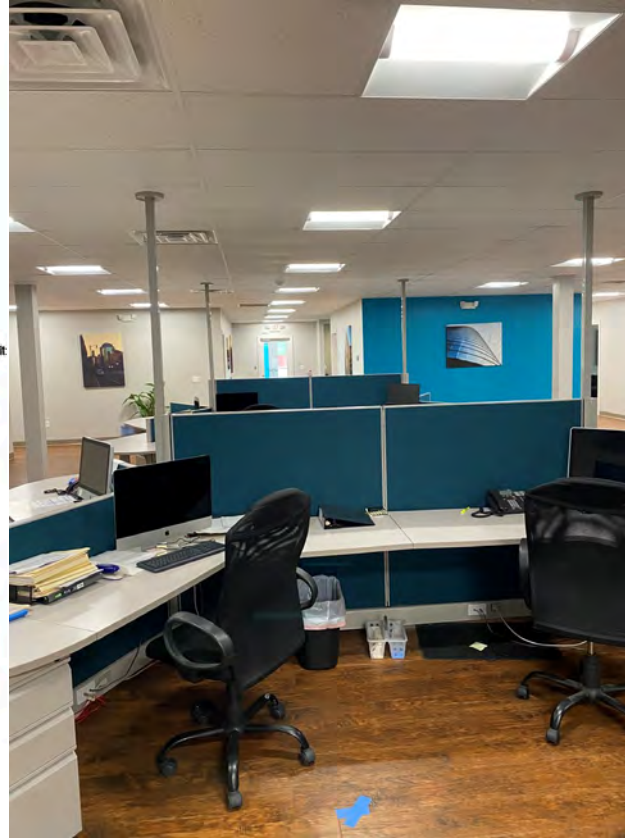
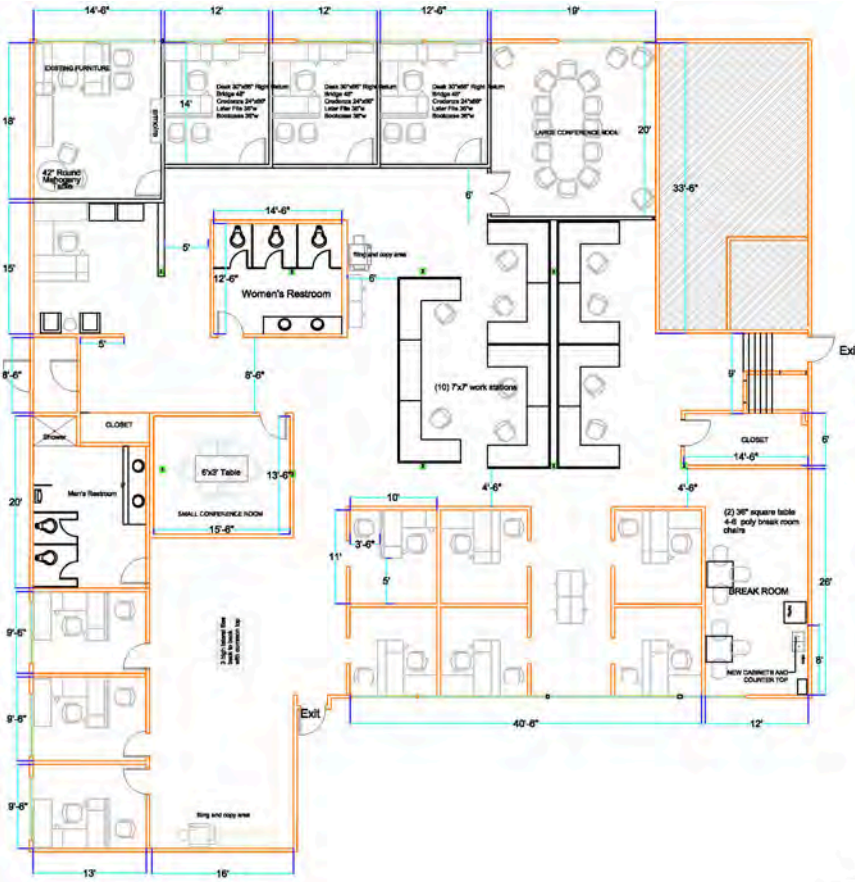


Aerial

FOR LEASE

5360 Genesee Street | Bowmansville, NY

Suite 100



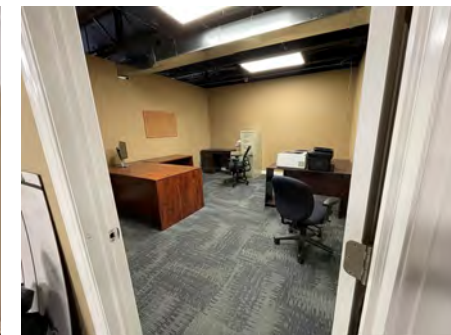
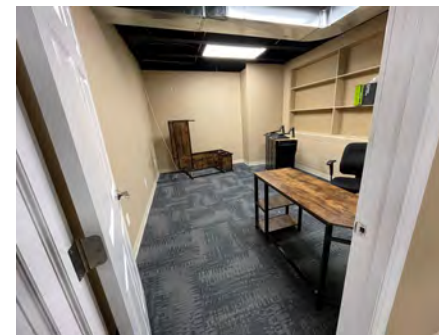
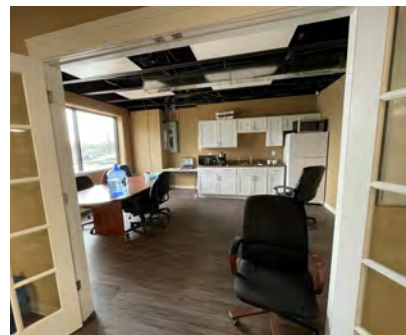
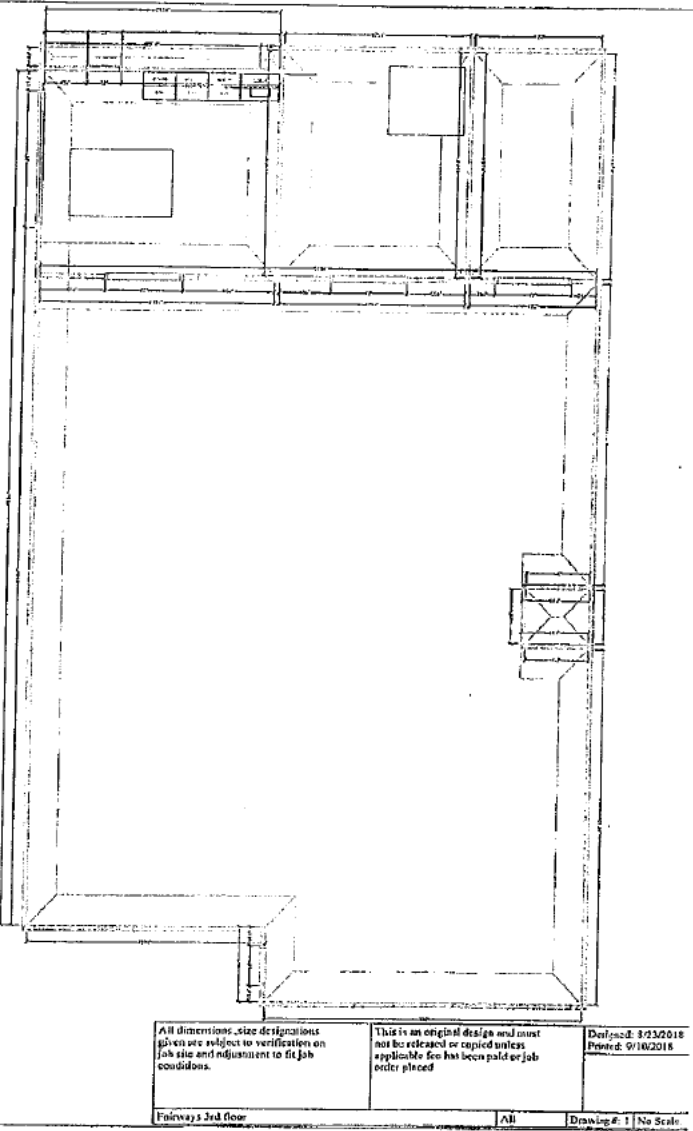
Floor Plan

Property Photos

FOR LEASE

5360 Genesee Street | Bowmansville, NY

Suite 300



Floor Plan

Property Photos