

FOR LEASE

734 Davison Road
Lockport, NY 14094

1,465 & 2,930 SF Office Suites

Lockport Professional Park

**Competitive Lease Rate:
\$12 PSF + Utilities**



344 Delaware, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com

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PROPERTY OVERVIEW

- High-visibility frontage on Davison Road
- Flexible 2,930 SF freestanding office building, divisible into two 1,465 SF suites with a shared waiting area
- Well suited for professional office users, including legal, insurance, financial services, and medical practices (most offices do not include sinks)
- Conveniently located near major retail centers, healthcare providers, industrial employers, and technology anchors
- Move-in ready and freshly remodeled with new paint and flooring
- Select furnishings may be available upon tenant request
- On-site parking for up to 16 vehicles
- Full basement provides additional secure storage

Connected Lockport Location: Position your practice or business near leading healthcare providers, professional services, major employers, & everyday conveniences.



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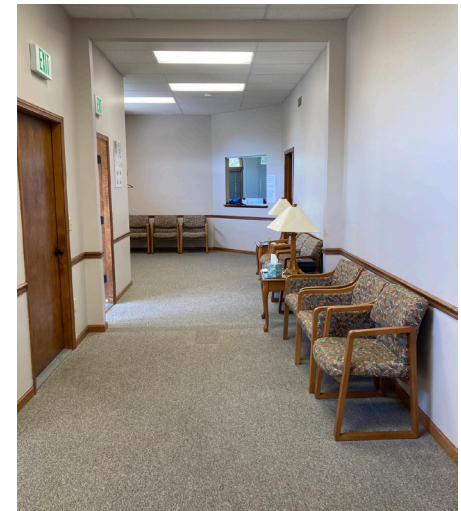
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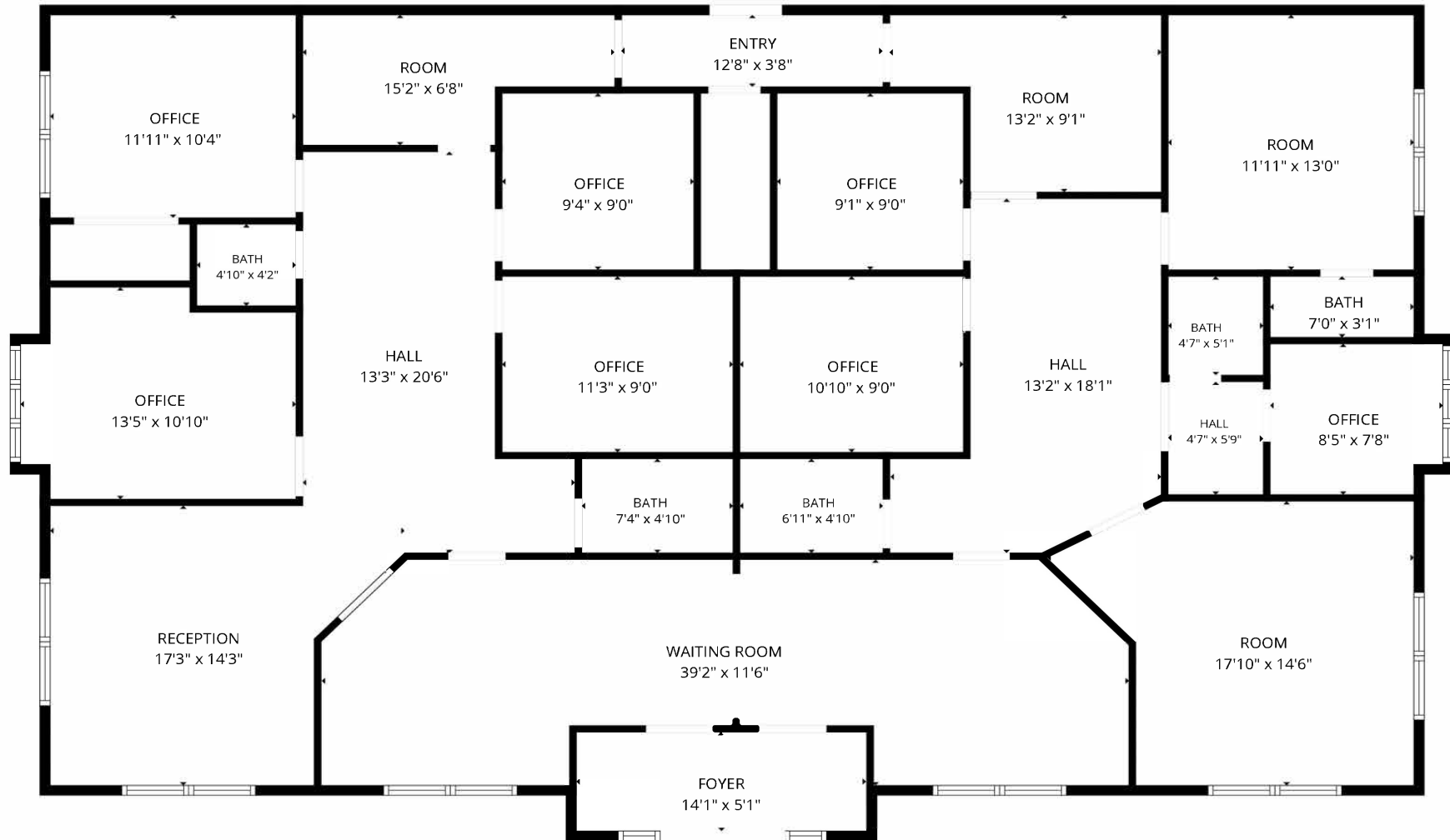
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FLOOR PLAN



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