FOR LEASE

6,675 SF Office Suite

3345 Southwestern Blvd
Orchard Park, NY 14127

Prime Five Corners Location



HANNA
COMMERCIAL REAL ESTATE

344 Delaware, Suite 200, Buffalo, NY 14202

EQUAL HOUSING OPPORTUNITY

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.

Emily Cornwell
Associate Real Estate Broker
C: 716.909.1375
ecornwell@hannacre.com

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PROPERTY OVERVIEW

- Prime Five Corners Location: Position your business in an established Southtowns commercial area, with high traffic counts.
- Spacious, Single-Level Office Suite: Over 6,700 SF of contiguous first-floor space offers room to bring your team together, organize departments, and accommodate future growth.
- Extensive Private Office Layout: Numerous enclosed offices, a dedicated reception area, and larger rooms provide options for private consultations, team meetings, and administrative functions.
- Natural Light Throughout Perimeter Offices: Windows along multiple exterior walls create a welcoming setting for employees and clients.
- Convenient Parking and Regional Access: Abundant on-site parking, a Metro bus route, and convenient access to I-90 and Route 400 support employees and visitors traveling throughout WNY.
- Lease Rate $17 PSF NNN.





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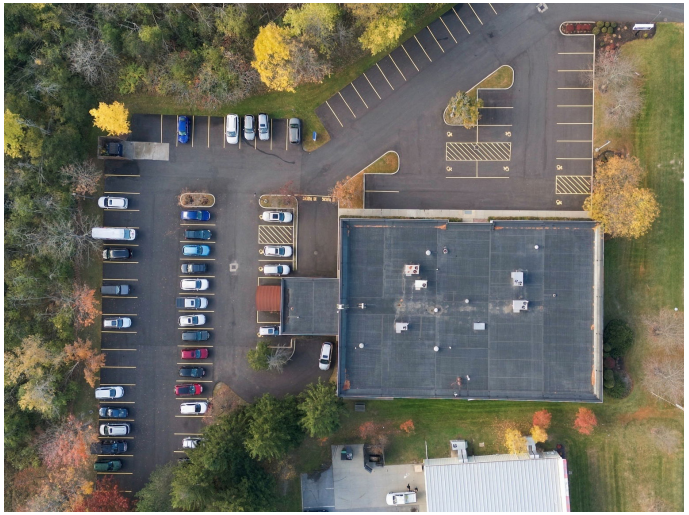
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