

FOR LEASE

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COMMERCIAL

CLEAN MODERN OFFICE SPACE

777 E. Park Drive, Tonawanda, NY 14150



8,000 sf of open high tech office space within Zenger Group, a national printing and direct mail production facility. Great location, in a Tonawanda business park, close to the NYS I-290 and NYS I-190. Fully furnished with 36 desks, 12 cubes, 2 executive offices, 1 additional office, 2 conference rooms and 1 shared conference room. Currently set up with data/cable lines and AV equipment. Some warehouse space could be made available for storage. Shared receptionist in very secure building. There is a shared wellness center for food, beverages, relaxation and comradery. Move-in condition. Landlord may remodel to suit. Perfect for collaborative office use!

Matthew Paul

Licensed Associate Real Estate Broker

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**HUNT Commercial
Real Estate Corporation**

403 Main Street, Suite 200

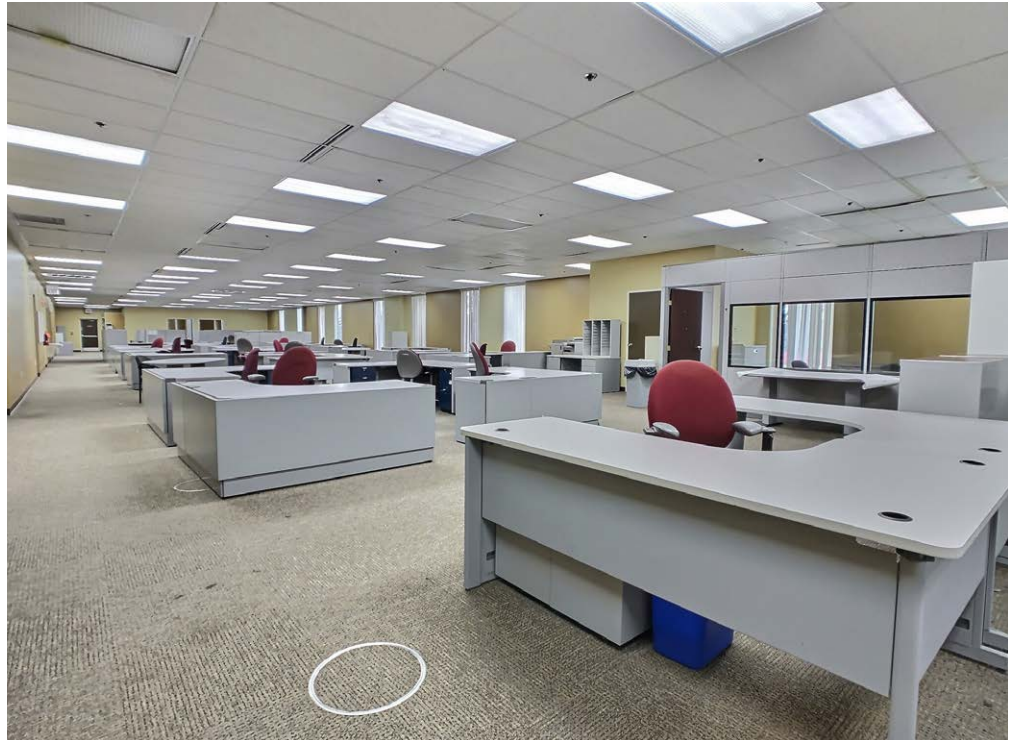
Buffalo, New York 14203

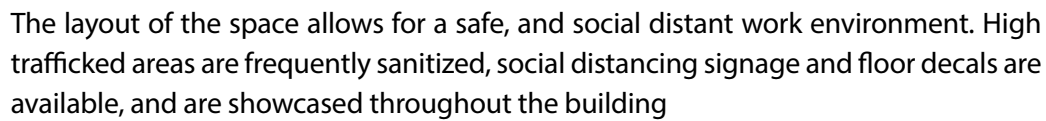
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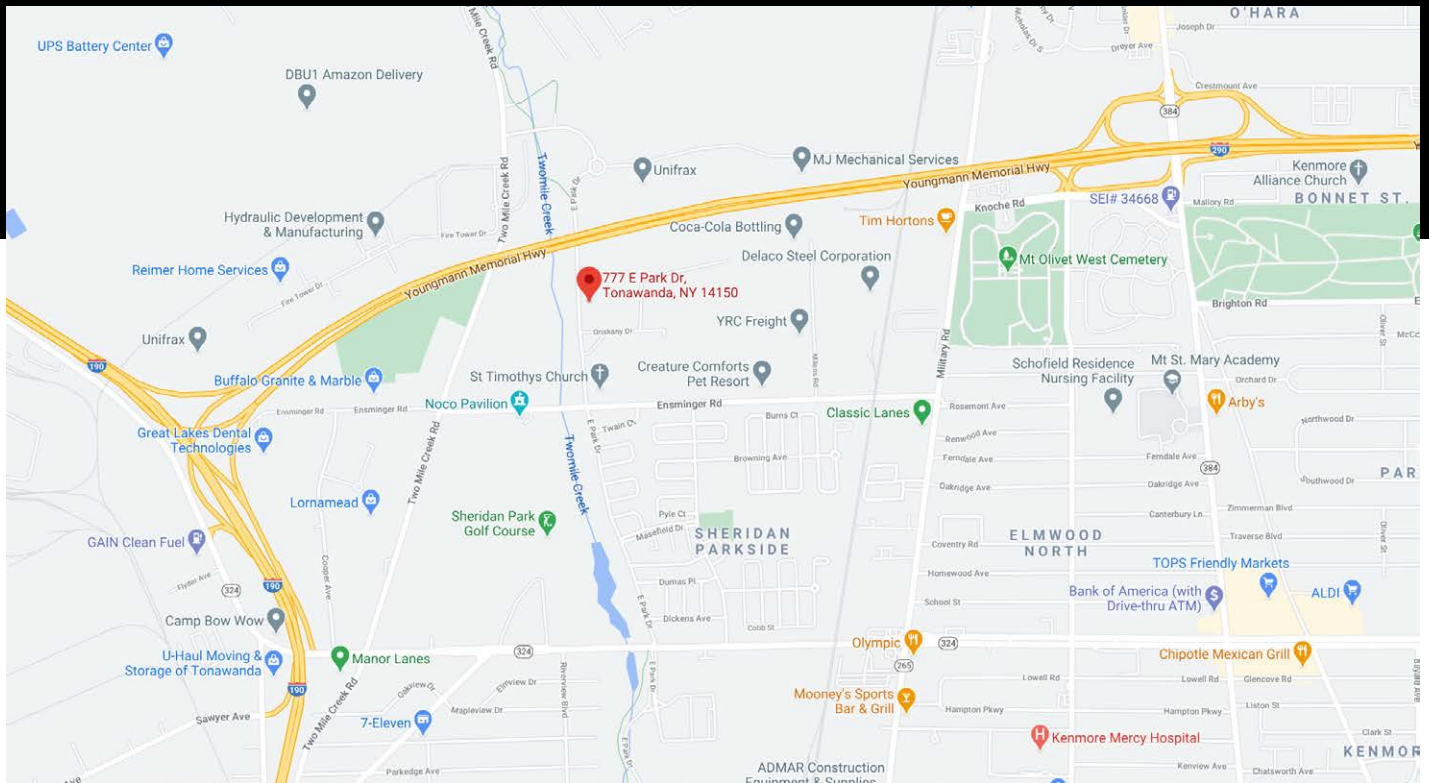
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PROPERTY OVERVIEW

Total SF	126,142 +/- SF
Leasable SF	8,000 +/- SF Will Divide
Year Built	1985
Stories	1
Parking	210 Car Parks







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