

SUBLEASE - 9,882 SF OFFICE SUITE

**4255 McKINLEY PARKWAY
HAMBURG, NEW YORK 14075**

LEASING INCENTIVES -
REDUCED RENT
2 MOS. FREE RENT
**5% TO COOPERATING
BROKER**



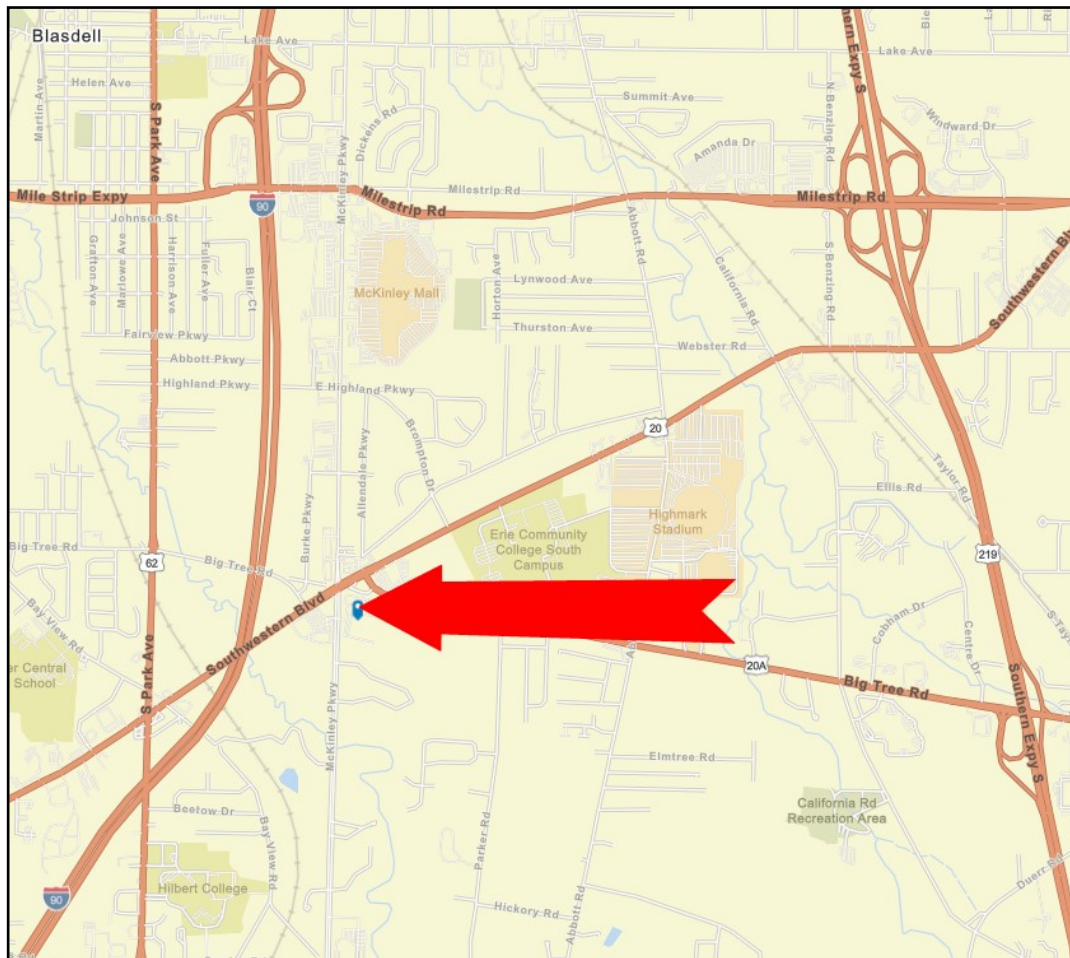
- ***Excellent accessibility and visibility;***
- ***Located at McKinley Pkwy & Big Tree Road;***
- ***Premier office space includes spacious conference room, break room, reception area, 17 private offices, 2 open areas & separate entrance;***
- ***Available immediately;***
- ***Lease expires 7/31/34;***
- ***Complex is 100% leased;***
- ***Located blocks from new Highmark Stadium;***
- ***Close proximity to Exit 56 of NY I-90 and Route 219;***
- ***Abundant windows; and***
- ***Walking distance to shopping, dining & other amenities.***

Information contained herein regarding property is from sources deemed reliable. However, no warranty or representation is made as to the accuracy thereof and is submitted subject to errors, change of price, prior sale/lease/sublease or withdrawal without notice.



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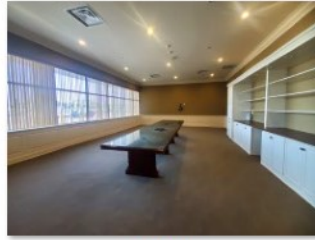
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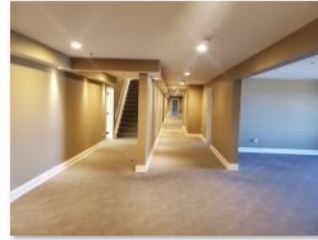
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Break Room



Conf. Room



Hallway



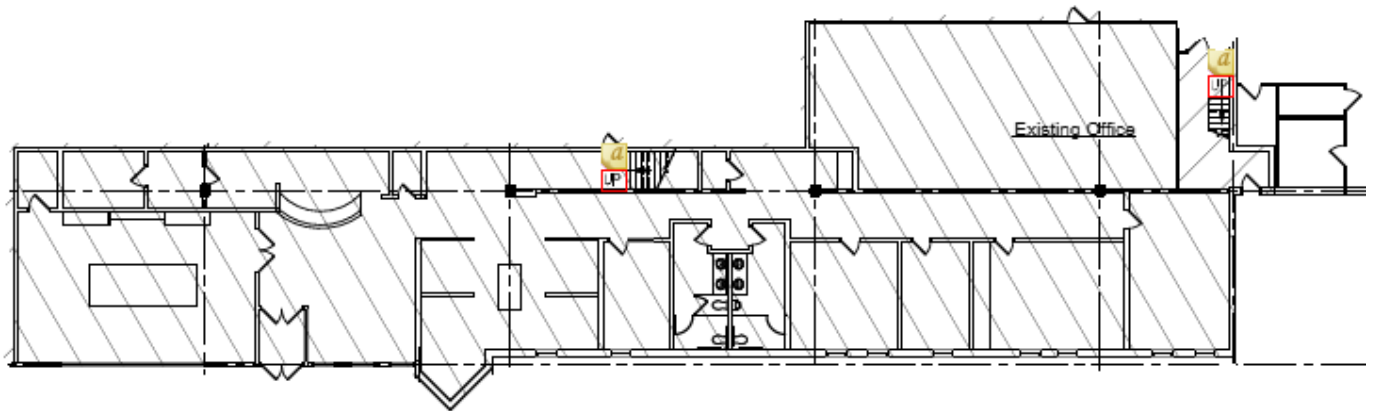
Office



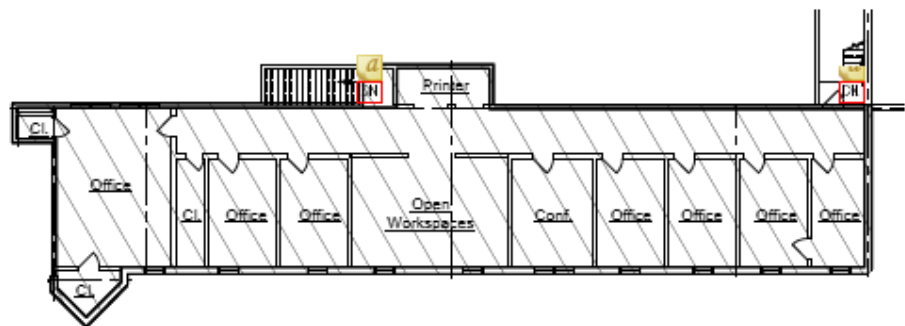
Reception



Waiting Area



FIRST FLOOR



SECOND FLOOR