



Prominent Class A office adjacent to the airport

80 Holtz Drive is a modern, Class A office building located in Airborne Business Park. The Park provides a welcoming, landscaped suburban campus setting, mirroring the sleek, flight-inspired architecture of the adjacent Buffalo Niagara International Airport. Centrally located within 20 minutes of 90% of Erie County's population, the site offers seamless access to the Kensington Expressway (Rt. 33), I-90 NYS Thruway, and Metro Bus lines. The property features prominent signage opportunities with high visibility to 36,000 daily vehicles on Genesee Street. Businesses are supported by 208,000 residents within five miles, offering a deep talent pool of over 119,000 daytime employees and a highly educated, service-oriented workforce.

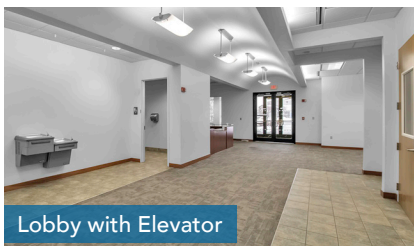
80 Holtz Drive is a prime destination for companies seeking a contemporary office suited for long-term success. Flexible layouts, ranging from small suites to an entire floor, make it an ideal choice for diverse users. Spaces feature ample natural light with a mix of private offices and open floor plans. Amenities include abundant parking, 24/7 property management, and the nearby Kitchen Works café located at 400 Airborne Parkway.

Why 80 Holtz?

- Modern layout with collaborative enclaves, private offices, and breakout rooms
- Adjacent to Buffalo Niagara Airport, located within 20 minutes of 90% of Erie County's population
- Visible to 36,000 vehicles daily, with easy access to Rt. 33 Expy, I-90 Thruway, and Metro Bus lines
- Within 5 miles, businesses are supported by 208,000 residents, 119,000 daytime employees, and a highly educated, service-oriented workforce



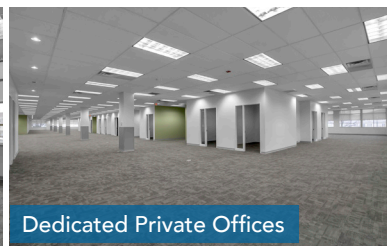
Scan or click for more details about this property!



Lobby with Elevator



Expansive Window Lines



Dedicated Private Offices



Abundant Parking