

For Sale-Lease by Owner

**7641 Seneca St.
East Aurora, NY 14052**



Lease – Sale by Owner
Lease: \$5900/m Sale: \$380,000

7641 Seneca St.
East Aurora, NY 14052

Fully furnished in excellent move-in, Plug & Play condition
1 floor office building on Seneca Street just outside of East Aurora village.

Square Ft		Taxes		SBL:	155.00-3-3.1
Front building	2040	School 2016	\$ 4628.79	Acres	1.37
Rear building	1769	County 2017	\$ 1934.35	Dimensions	180w x 300d
Rear basement	1769	Total	\$ 6563.14	Type:	C-Office Bldg
Conference Room	270				
Rear Studio	580				
Total Sq Ft					
6428					

Fully furnished, desks, tables, cabinets & chairs including extra furniture
Large conference room with table, chairs, whiteboard & screen
20 Open area desks with partitions, chairs & drawers
4 Private offices with desks, chairs & drawers
2 separate front & 1 rear visitors entrance

Security system with motion detectors, siren, smoke, CO2, temperature sensor, cellular connected
All desks wired for separate secure Cat5E data and voice networks
Secondary wired network for secure private backbone
Time Warner coax installed and operational
Time Warner & Verizon fiber available at road
Private Fiber connections, coax & copper wiring to adjacent buildings north side; 7625 & 7615 Seneca
Communications server room with wiring & UPS, separate secure data from voice network
Underground power wiring for road sign

3 AC systems, with outdoor compressors
3 Furnaces; all natural gas

3 Restrooms, (1M, 1F, 1 handicap)
Kitchens with coffee maker, refrigerator & microwave
Employee break room, printer room, 20' x 29' classroom
Wood frame construction
New inside lighting with electronic ballast T8 fluorescent fixtures
New outside lighting with CFL Compact Fluorescent Lamps
NYSEG supplied MH front parking lot lighting
Private parking for 24 cars
County water, private septic
Taxes included in lease price

For lease by owner
No agents or brokers

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Front Offices, 16 open desk areas with partitions



Front Offices, 16 open desk areas with partitions



Front Offices, 16 open desk areas with partitions



Front Offices, 16 open desk areas with partitions



Front Offices, reception desk



Front Offices, 16 open desk areas with partitions



Front Offices, 16 open desk areas with partitions



Front Offices, 16 open desk areas with partitions, small kitchen



Rear Offices, 4 open desk areas with partitions



Rear Offices, 4 open desk areas with partitions



Rear Offices, 4 open desk areas with partitions



Rear Offices, 4 open desk areas with partitions



Conference Room, table, chairs, white board & screen



Kitchen with coffee maker, refrigerator & microwave



Conference Room, table, chairs, white board & screen



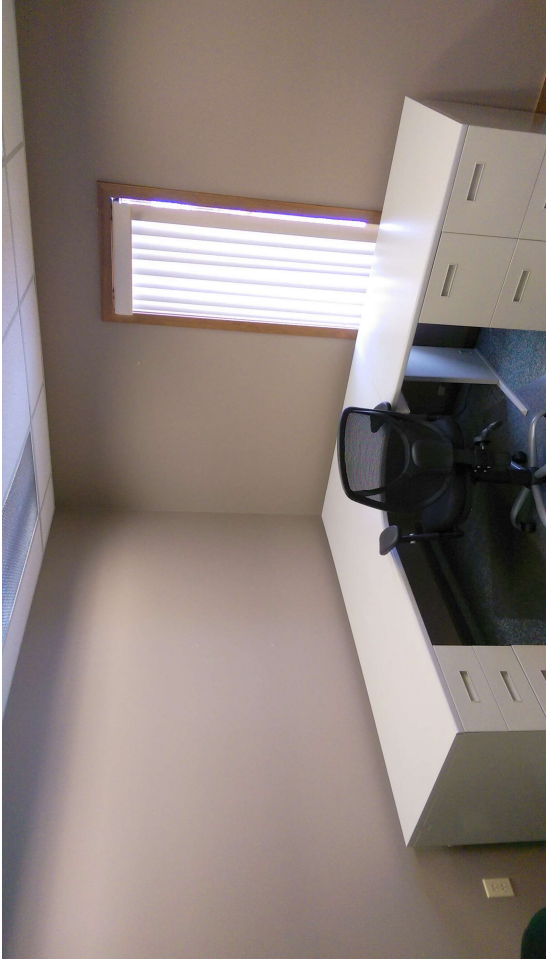
Kitchen with coffee maker, refrigerator & microwave



Private Office 1



Private Office 1



Private Office 3



Private Office 2



Private Office 4



Private Office 4



Private Office 4



Break Room



20' x 29' Classroom



Storage with laterals



20' x 29' Classroom



Printer Deck



61' x 29' Basement



61' x 29' Basement



Main Power, split 200 amp service



61' x 29' Basement



Network & Server Rack, Coax,
Fiber, separate open & secure
networks



Front Entrance



7615, 7625 & 7641 Seneca St Offices Front



7615, 7625 & 7641 Seneca St Offices Rear



Parking for 24 cars

