



**Only One Full Floor
Remaining!**

2 4 1 0 N O R T H F O R E S T

An Offering of "Class A" Office Space in Amherst, NY

**Presenting the Next Generation
of Office Space**





▲ GRAND ATRIUM - THIRD FLOOR VIEW

The Next Generation of "Class A" Office Space



▲ MAIN ENTRANCE AT NIGHT

KEY BENEFITS

Corporate Presence

The three-story 2410 North Forest building is situated prominently at the intersection of North Forest Road and John James Audubon Parkway, overlooking the entrance to the University at Buffalo Amherst campus and announcing its presence as the flagship building in this commercial district. 2410 North Forest represents a synthesis of sound design principles and "green" technologies to achieve an office address worthy of distinction.

Environmental Stewardship

As a LEED Registered, multi-tenant office building, 2410 North Forest offers companies leasing space the opportunity to practice and promote environmental stewardship while enjoying the performance-enhancing benefits and lower operating costs that "green" building technologies create.

A Better...and Healthier ...Place to Work

2410 North Forest, with its great location, attractive design, high-quality finishes and performance enhancing "green" features and amenities, such as a fully-equipped fitness facility, on-site cafe and underground parking, represents a better and healthier place for your employees to work. This ensures your office space reflects the right corporate image and culture, and gives you a competitive edge in attracting and retaining the best employees.

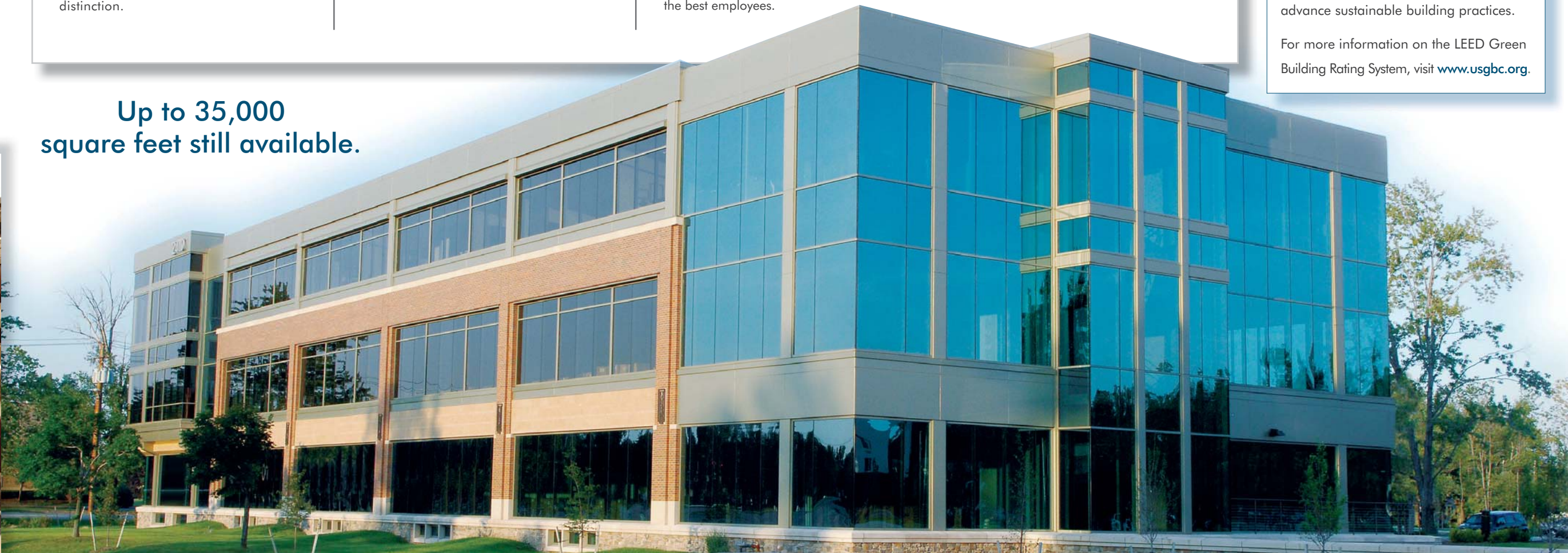
A Better Bottom Line

Case studies show that a superior office environment with performance-enhancing features, like daylighting and under floor air distribution, can result in productivity increases of up to 16%. Each 1% gain in productivity is equivalent to a \$3.00 per square foot offset in occupancy costs, significantly enhancing your bottom line.

Timeless architecture, performance enhancing features and a strategic location combine to position 2410 North Forest as the new signature address in Western New York for progressive businesses. 2410 North Forest offers 80,000 square feet of Class A, LEED Registered office space located in the Town of Amherst.

Up to 35,000 square feet still available.

▼ GRAND ATRIUM - SECOND FLOOR VIEW



What is LEED?



LEED stands for "Leadership in Energy and Environmental Design". It is a rating system established by the U.S. Green Building Council and was formed to advance sustainable building practices.

For more information on the LEED Green Building Rating System, visit www.usgbc.org.

2410 North Forest – Easy Access!



About Iskalo Development Corp.

2410 North Forest is brought to market by Iskalo Development Corp., a full-service real estate development company with commercial properties throughout Western New York, including the award-winning Electric Tower and 6467 Main Street office buildings. **Let our experienced leasing and design professionals show you the positive impact new office space can have on your team's productivity and on your bottom line. For more information, please contact Eric Eisenried, our Director of Leasing.**

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