



52 SOUTH UNION

Now offering Class A office space
in the Village of Williamsville.

A Great Location for Your Business!



Now offering professionals a rare leasing opportunity in the Village of Williamsville.

Modern Office Space in a Village Setting

Location

Just minutes from the I-90/I-290 Interchange, 52 South Union is nestled in the historic Village of Williamsville within walking distance of many restaurants, boutiques and personal services. The building has a highly recognizable address, featuring a distinctive clock tower and prominent location at the Main Street and Union Road intersection.

Demographics

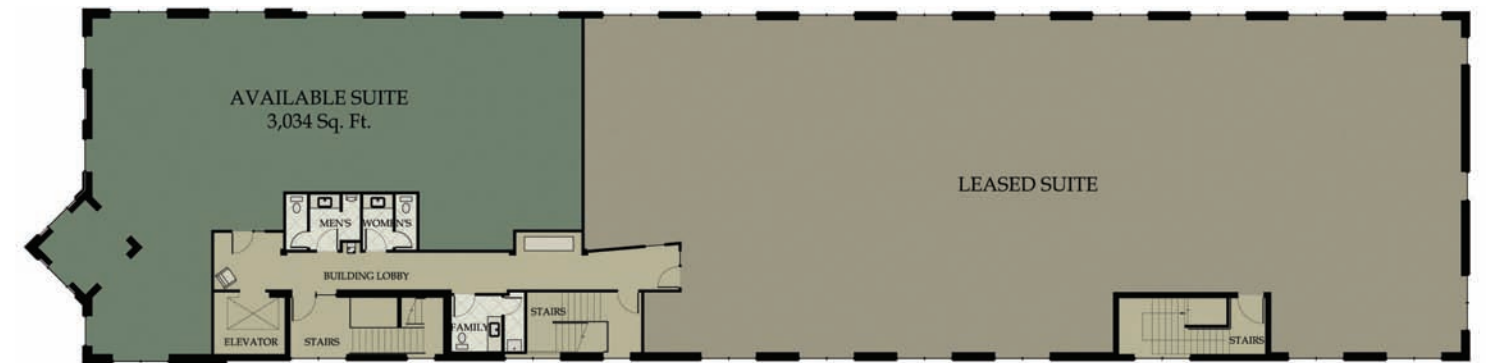
Situated in the highly affluent Village of Williamsville, 52 South Union is located in a cluster of five of the ten wealthiest zip codes in WNY, including two of the top three.

Large Floor Plates

The office building at 52 South Union offers a rare opportunity to find large floor plates in a village location – up to 9,756 square feet on a single floor, which can be combined to form 13,000 of contiguous office space. Another rare trait of this building is the abundance of parking inside the village; 52 South Union features more than 100 dedicated, on-site parking spaces.

Amenities

The modern building at 52 South Union features the amenities desired by today's office users in a village setting. Features include high-quality finishes, tall ceiling heights, large windows to maximize daylighting and new energy efficient mechanical systems.



2nd Floor - Suite 201

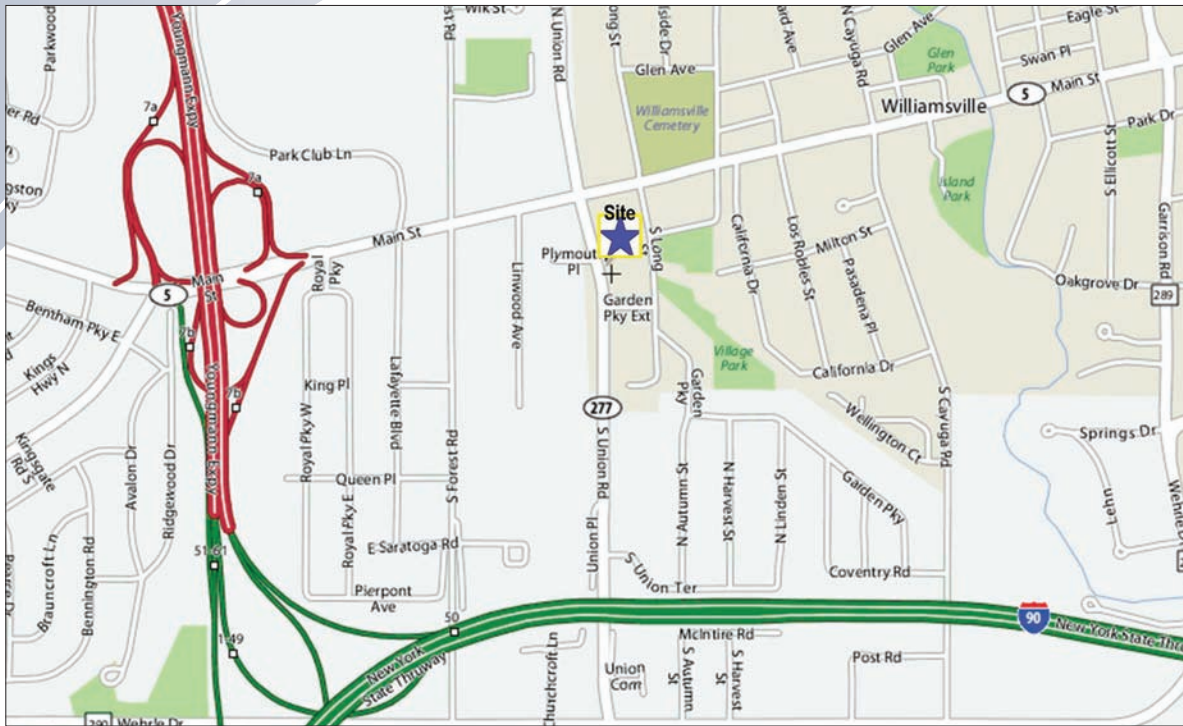


1st Floor - Suite 100



Class A office suites are now available up to 9,756 square feet.

52 SOUTH UNION – Easy Access!



The location of 52 South Union uniquely positions the building to enjoy the cache of a Main Street address without the hassles of Main Street traffic congestion. Vehicle traffic can access to property from South Union Road or South Long Street, and the location is adjacent to public transportation routes.



About Iskalo Development Corp.

52 South Union is brought to market by Iskalo Development Corp., a full-service commercial real estate development company active in Western New York, and nationally on a client-driven basis. **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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