



Erie Station Business Park  
INDUSTRIAL & COMMERCIAL  
PROUDLY OFFERED BY KONAR PROPERTIES

The business park with convenience, economy, and style.

## CASE STUDY

**WILLIAMS MILL OFFICE CENTER  
75 THRUWAY PARK DRIVE  
ERIE STATION BUSINESS PARK  
WEST HENRIETTA, NEW YORK**

### FACTS

**DEVELOPER:** Konar Properties

**ARCHITECT:** Handler Grosso Durfee & Associates

**CONTRACTOR:** LECESSE Construction Company

### LAND USE INFORMATION

Site Area:  
4.8 acres

Gross Building Area:  
28,740 sq ft

Parking Spaces:  
77 spaces

Parking Ratio:  
2.4 spaces / 1,000 sq ft

### DEVELOPMENT SCHEDULE

Site Purchased: April 1998

Planning Started: January 1999

Town Approval: April 2000

Construction Started: March 2000

Building Completed: May 2001



### PLANNING

This office center, located on 75 Thruway Park Drive at the entrance to Erie Station Business Park, occupies a site bounded by a four-acre pond and preserved wooded wetland. The facility was originally conceived by LECESSE Construction as its new headquarters. Prior to construction, LECESSE and Konar Properties formed a partnership to own the building. All leasing and property management functions are provided by Konar Management Corporation.

### ARCHITECTURE

The office center marks the transition between the less intensive residential and the more intensive business uses in Erie Station Business Park. To complement the residential development south of the pond, Williams Mill Office Center was designed to have a rural New England character, including gabled roofs, dormer windows, and painted cedar siding.

The Office Center consists of two buildings connected by a covered walk. The shape of the buildings creates an interior courtyard. The south building, occupied by Konar Properties and LECESSE Construction, contains three stories including a basement. The single story building to the north (closest to Thruway Park Drive) was built on spec and subsequently leased to Career Systems Development. The major parking

For more information please contact:  
Michael Trojian  
Director of Commercial Properties  
585-334-4110  
Info@konarproperties.com



area is located to the west of the building, across a branch of the Red Creek. A pedestrian bridge crossing a tributary of Red Creek connects the buildings and main parking area. A smaller parking area is located on the east side of the building.

## **TENANTS**

Konar Properties  
LECESSE Construction Company  
Career Systems Development



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