



# One Blue Bird Square

**175 North Union Street, Olean, NY 14760**

**Building Size:**

1-Story Office and Retail Square

**Immediate Availability:**

- 1700sf Located next to Ask Design Jeweler
- 1700sf Located in space with Department of Labor

**Property Highlights:**

- Great Visibility in Front and Back of Shopping Center
- Large On-Site Parking Lot
- Located in the Heart of Downtown Olean
- Walkable to Many Businesses

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## Location + Site Aerial

The building is prime rental space in Downtown Olean built in 1987 and home to Ellicott Development Company Olean office which are occupying the corner at N Union St. and Laurens St. This walkable area is idea for local office or retail space.

**The right location for your business!**

