

## 26,256 SF OFFICE FOR LEASE

### BUILDING FEATURES

Total Building Size	26,256 ± Sq. Ft.
Total Availability	2,493 – 26,256 ± Sq. Ft.
Lot Size	3.67 ± Acres
Parking	182 ± Parking Spaces
Zoning	OB

### Property Highlights

- New lower lease rate
- Single or multi-tenant office space available
- Spacious single-story building with no elevator
- Established Amherst office park
- Will accommodate high density tenant
- Located immediately north of the University at Buffalo north campus
- Proximate to the I-990 ramp to I-290
- Nice presence on John James Audubon Parkway
- **Building expandable by 9,000 ± Sq. Ft.**
- 7 parking spaces/1,000 Sq. Ft. – highest parking ratio in Amherst office market
- Ability to design your COVID compliant office space
- Open areas for cubicles
- Will renovate restrooms
- Nearby area amenities include: restaurants, fast food, banks, pharmacies, car dealerships, and post office
- Ideal for: Corporate HQ, customer service, CPA firm, insurance sales, software companies, law firm, non-profit HQ

For more information, contact:

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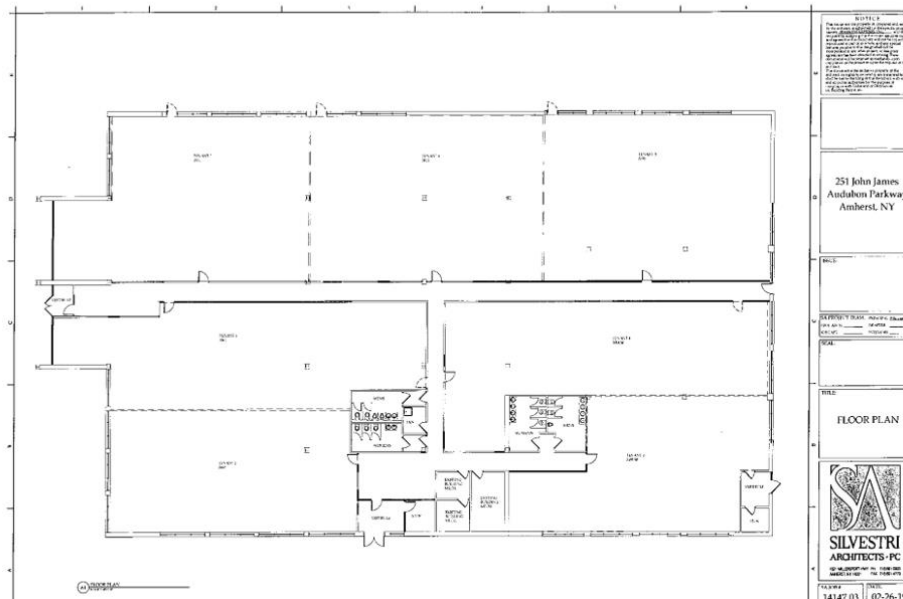
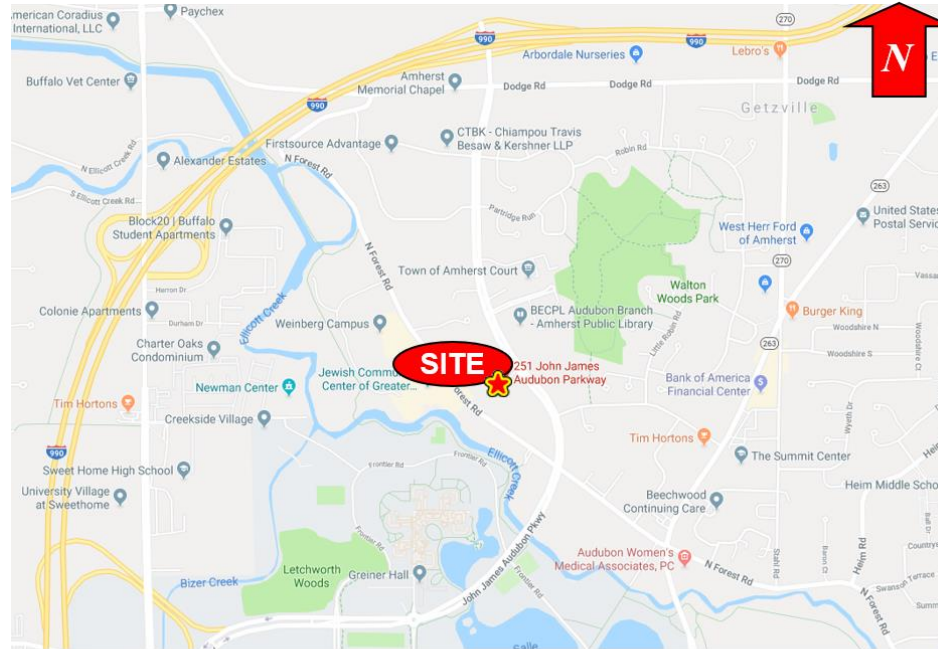
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## AMHERST OFFICE AVAILABLE FOR LEASE

**HIGHEST PARKING RATIO IN AMHERST OFFICE MARKET**



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	10,029	72,771	217,447
Average Household Income	\$70,894	\$92,172	\$91,434



Location Map + Floor Plan