



Pyramid Brokerage Company

334-338 Harris Hill Road

Williamsville, NY

Office / For Lease

ENGLISH PARK VILLAGE OFFICE SPACE FOR LEASE

BUILDING FEATURES

Multiple Suites Available	1,400 ± Sq. Ft. 1,500 ± Sq. Ft. 4,650 ± Sq. Ft. 200 ± Sq. Ft. Executive Offices
Lot Size	4.76 ± Acres
Parking	Ample On-Site
Zoning	OB

Property Highlights

- Multiple office suites available for lease
- Up to 7,500 ± Sq. Ft. available
- Three suites totaling:
1,400 ± Sq. Ft.
1,500 ± Sq. Ft.
4,650 ± Sq. Ft.
200 ± Sq. Ft. executive offices
- Flexible office space with shared conference room
- Centrally located
- Many area amenities located nearby including gas stations, restaurants, fast food, and more
- Just five (5) minutes to NYS Thruway, ten (10) minutes to Buffalo Niagara International Airport
- Ideal for: office user, CPA, law firm, chiropractor



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,043	38,397	136,482
Average Household Income	\$132,246	\$126,566	\$117,935



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NICK KIEFFER / Real Estate Salesperson / nkieffer@pyramidbrokerage.com / +1 716 852 7500

14 Lafayette Square, Suite 1900

Buffalo, NY 14203

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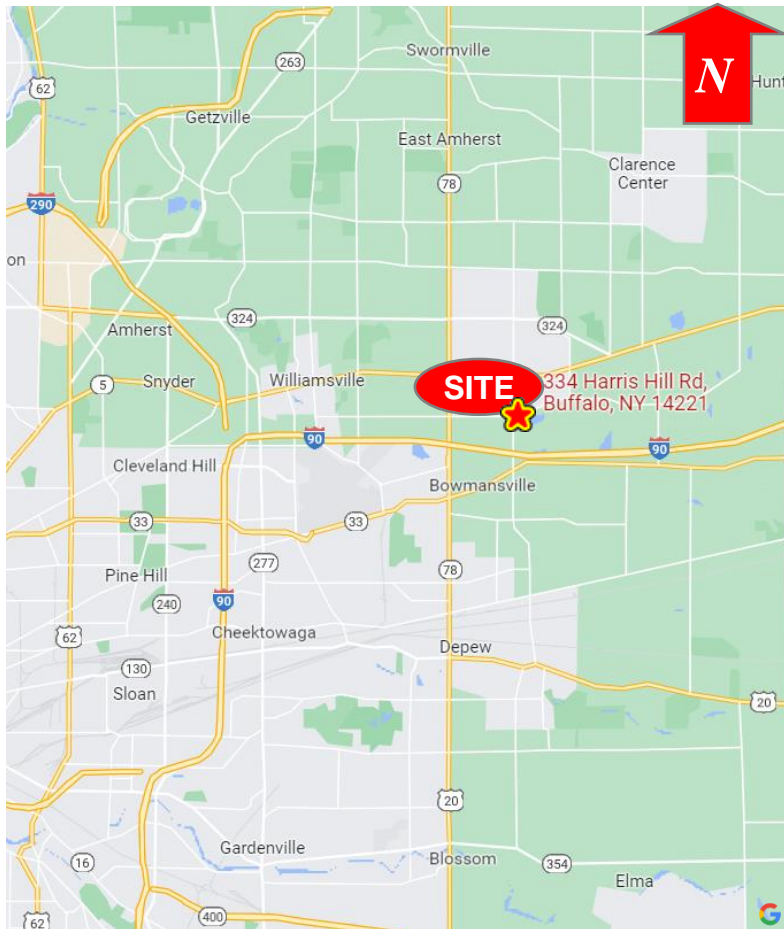
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Location Map



Aerial

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Property Photos

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