



8175 Sheridan Drive

Williamsville, NY

Office / For Lease

910 ± SQ. FT. CLASS A OFFICE SPACE AVAILABLE

BUILDING FEATURES	
Total Building Size	5,040 ± Sq. Ft.
Total Available	910 ± Sq. Ft.
Lot Size	3.80 ± Acres
Parking	Surface Lot
Zoning	Office

Property Highlights

- Class A office space
- Ample parking
- Flexible for tenant needs
- Direct access to Transit Rd. and Sheridan Dr.
- Just 5 minutes from NYS Thruway
- Many area amenities nearby including restaurants, Eastern Hills Mall, fast food, grocery shopping
- Ideal for: Law Firm, Physical Therapist, Massage Therapist, Chiropractor, Financial Services Team



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,736	45,781	144,206
Average Household Income	\$126,733	\$146,291	\$126,053



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

14 Lafayette Square
Suite 1900
Buffalo, NY 14203
+1 716 852 7500

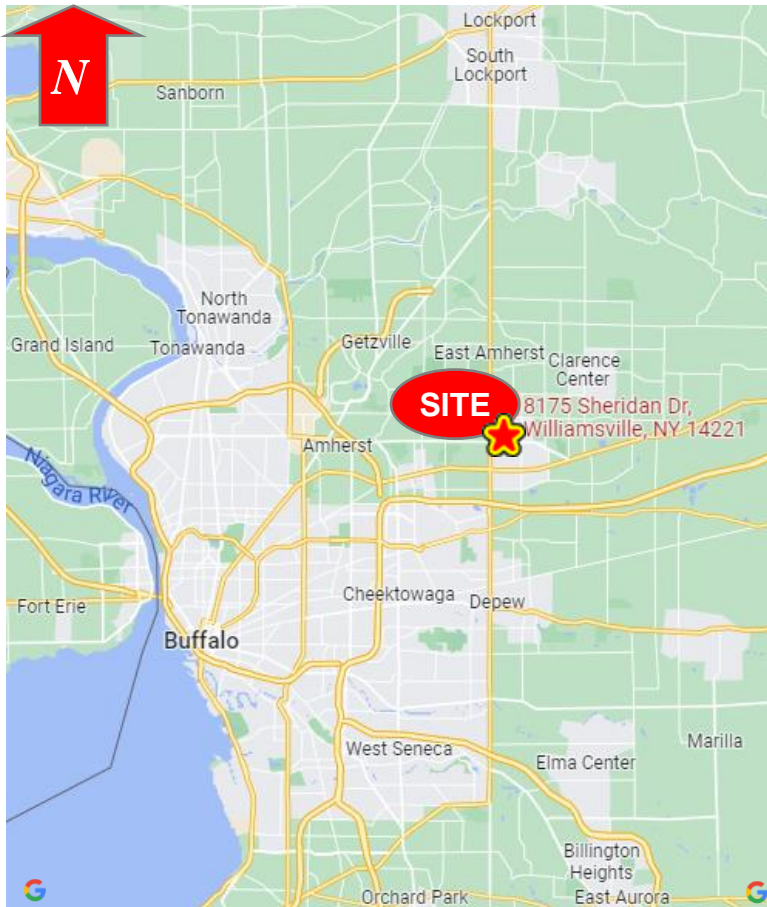
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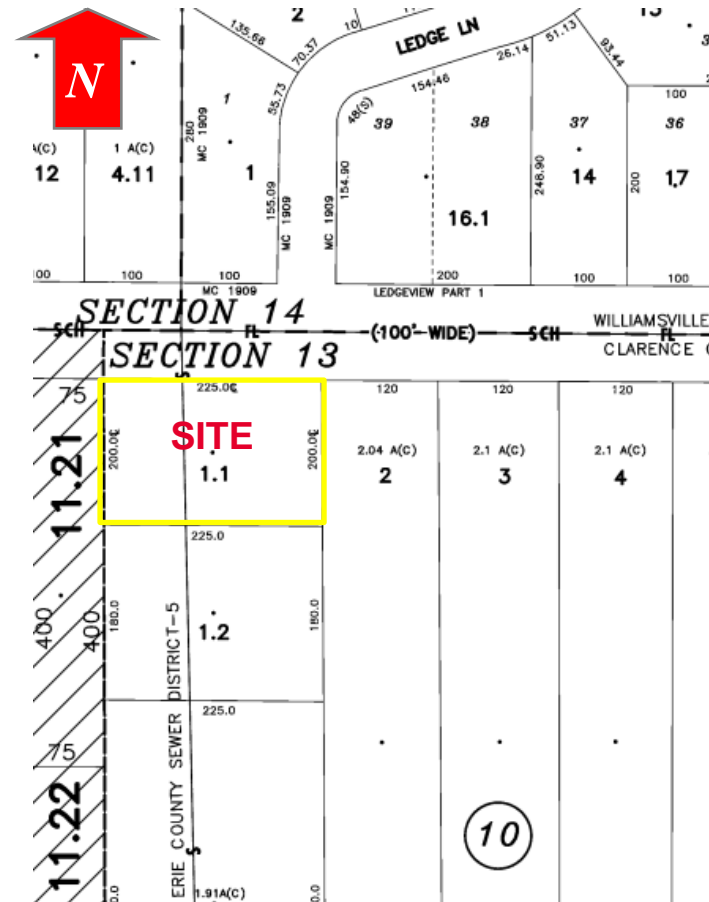
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Location Map



Tax Map

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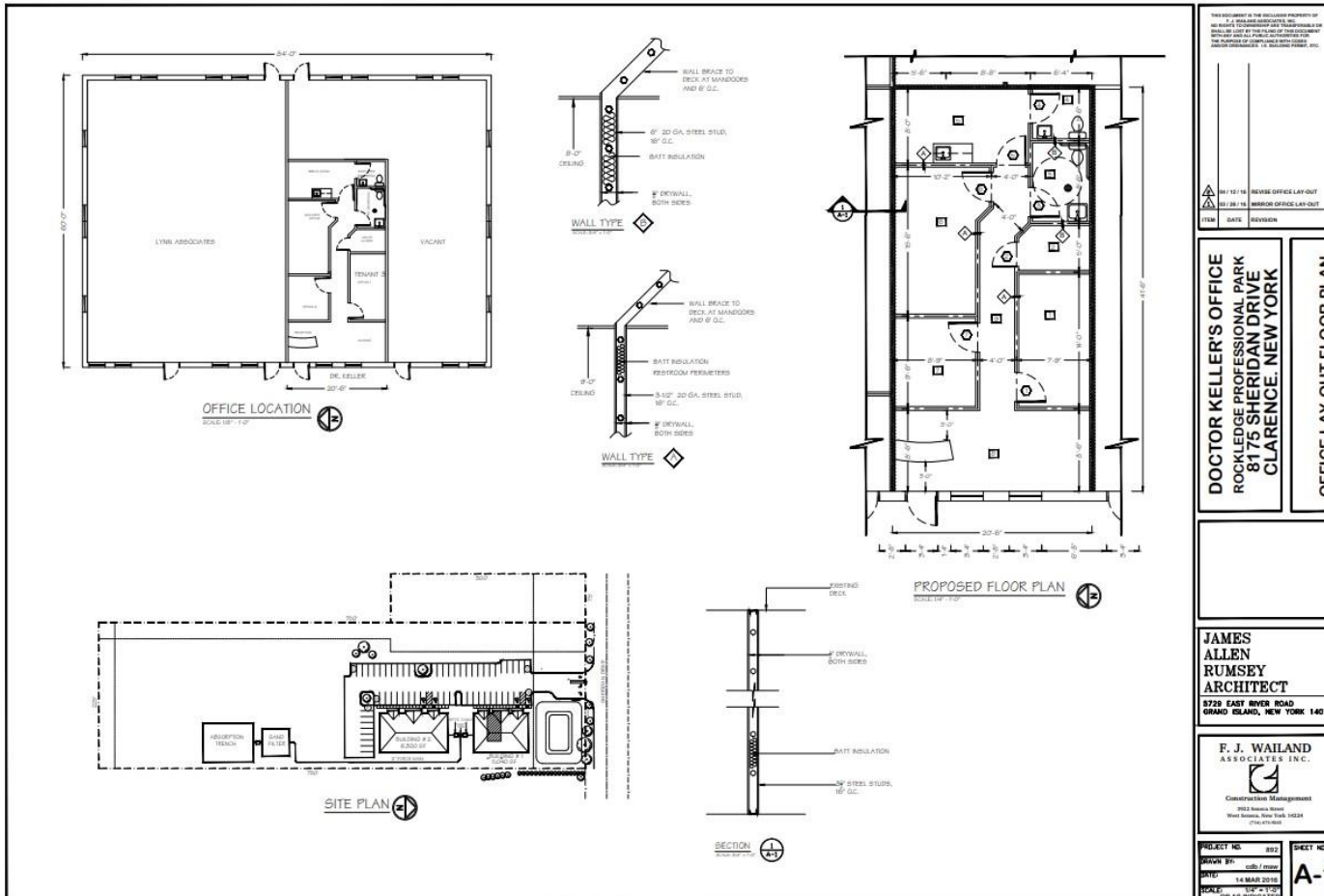
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<small>DATE: 04/10/18</small> <small>REVISION: REVISION OFFICE LAY-OUT</small> <small>DATE: 02/28/18</small> <small>REVISION: REVISION OFFICE LAY-OUT</small>	<table border="1"> <tr> <td> DOCTOR KELLER'S OFFICE ROCKLEDGE PROFESSIONAL PARK 8175 SHERIDAN DRIVE CLARENCE, NEW YORK </td> <td> OFFICE LAY-OUT FLOOR PLAN </td> </tr> </table>	DOCTOR KELLER'S OFFICE ROCKLEDGE PROFESSIONAL PARK 8175 SHERIDAN DRIVE CLARENCE, NEW YORK	OFFICE LAY-OUT FLOOR PLAN
DOCTOR KELLER'S OFFICE ROCKLEDGE PROFESSIONAL PARK 8175 SHERIDAN DRIVE CLARENCE, NEW YORK	OFFICE LAY-OUT FLOOR PLAN		
JAMES ALLEN RUMSEY ARCHITECT <small>8720 EAST RIVER ROAD GRAND ISLAND, NEW YORK 14072</small>			
F. J. WAILAND ASSOCIATES INC. <small>Construction Management</small> <small>3922 Ravenna Road West Seneca, New York 14224 (716) 476-9638</small>			
<small>PROJECT NO. 887</small> <small>DRAWN BY: GSB / gsb</small> <small>DATE: 14 MAR 2018</small> <small>SCALE: 1/8" = 1'-0"</small> <small>OR AS INDICATED</small>	<small>SHEET NO. A-1</small>		

Floor Plans

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Pyramid Brokerage Company

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Aerial



Property Photos



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