

FOR LEASE

6465 Transit Road

East Amherst, New York 14051



1,000 ± SF Office Suite in East Amherst

Building Features

Total Building Size	6,792 ± Sq. Ft.
Space Available	1,000 ± Sq. Ft.
Parking	On-site surface lot

Property Highlights

- Suburban office space available in desirable area
- Updated suite features two private offices, one conference room, and open office space
- High traffic volume – 29,819 average annual daily traffic
- Conveniently located on Transit Road's retail corridor
- Many area amenities including restaurants, grocery stores, banks, and retail stores
- Ideal for: financial firm, law firm, small office satellite location, general office users

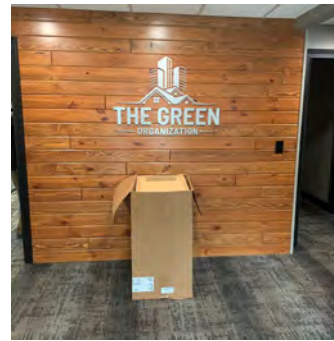
Demographic	1 Mile	3 Miles	5 Miles
Population	6,422	46,370	101,443
Average H.H. Income	\$178,811	\$167,415	\$149,740

Contact

NICK KIEFFER
Real Estate Salesperson
+1 716 860 6732
nkieffer@pyramidbrokerage.com

ROBERT STEWART
Associate Real Estate Broker
+1 716 868 1875
rstewart@pyramidbrokerage.com

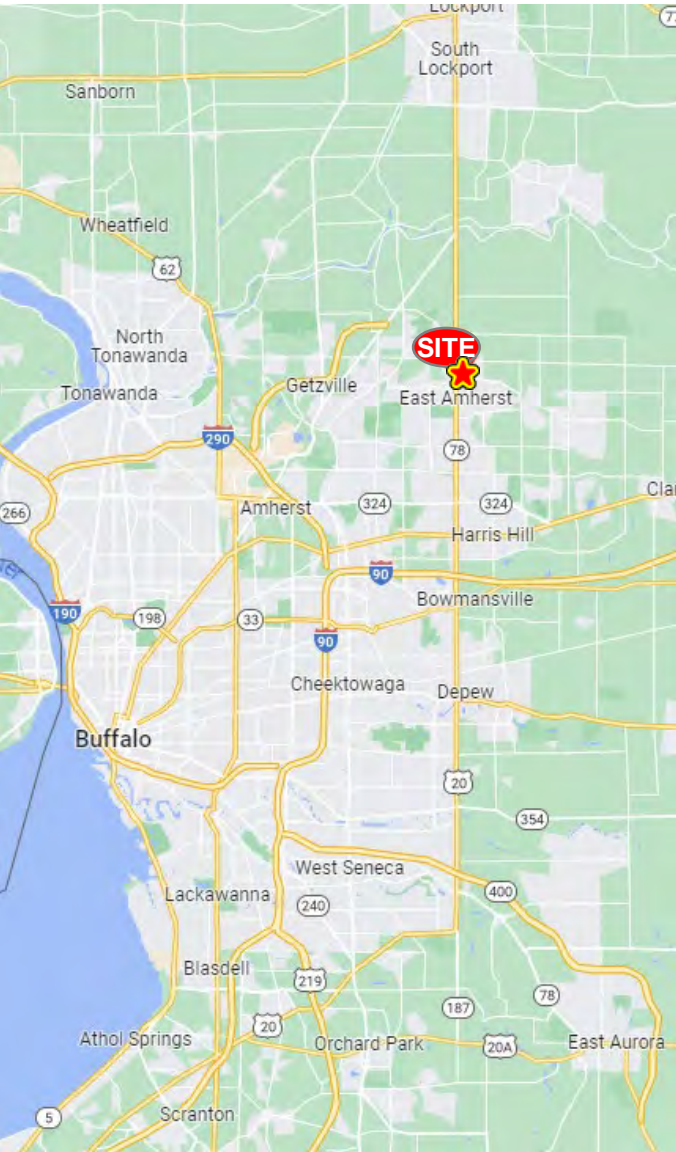
Transit Road Office Opportunity



14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com

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6465 Transit Road | East Amherst, NY



Location Map

Aerial