

FOR LEASE

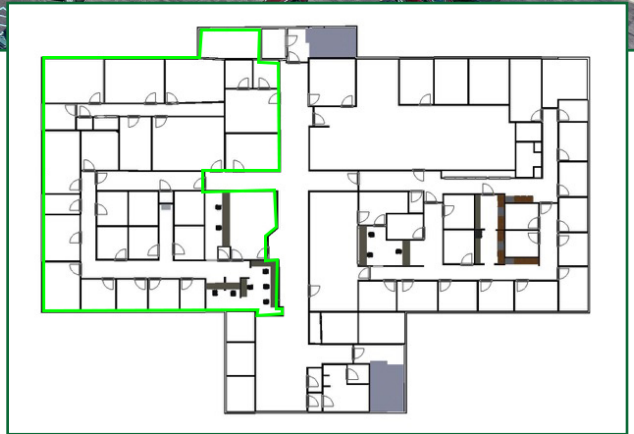
Dent Tower Class A Medical Space Now Available

3980 Sheridan Drive, Amherst, NY 14226



PROPERTY HIGHLIGHTS

- 4,577 +/- sq. ft. medical suite on 3rd floor, divisible for the right tenant
- Premium location in prestigious and iconic Dent Tower at Sheridan Drive, I-290 and Harlem Road
- Generous Tenant Improvement allowance, will build-to-suit based on length of lease
- Full service lease rate includes common area charges and utilities
- Abundant, newly expanded on-site parking (6 spaces per 1,000 sq. ft.)
- Potential referral opportunities for tenant's practice
- Imaging and infusion available on-site for all referring diagnoses
- "Smart" building with full time facilities manager
- Extensive amenities include three upgraded elevator banks, FOB system access, back up generator, security cameras
- [Property Video](#)



344 Delaware Ave, Suite 200, Buffalo, NY 14202

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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