

# AUDOBON OFFICE PARK

95 John Muir Drive  
Buffalo, NY 14228



OFFICE BUILDING FOR LEASE



**Brian Donovan**

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**Joseph Jacobi Jr.**

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## PROPERTY DESCRIPTION

Large office space in excellent condition, well-suited for all professional and service needs. The space includes private offices, conference rooms, a reception area, and a shared work area. Large windows provide natural light and views of scenic landscaping that creates a comfortable and relaxing environment for employees and visitors.

## LOCATION DESCRIPTION

Located in the northeast Buffalo neighborhood of Getzville, just off Millersport Highway near the University of Buffalo campus. Only a few minutes from I-290 and I-990, this office space has easy access to several major highways, ample parking, and close proximity to major retail areas to create convenience for employees.

## PROPERTY HIGHLIGHTS

- Drop ceilings
- Carpeted floors
- Large windows
- Natural light
- Mature, beautiful landscaping

SPACES	LEASE RATE	SIZE (SF)
Suite 2	Negotiable	5,300



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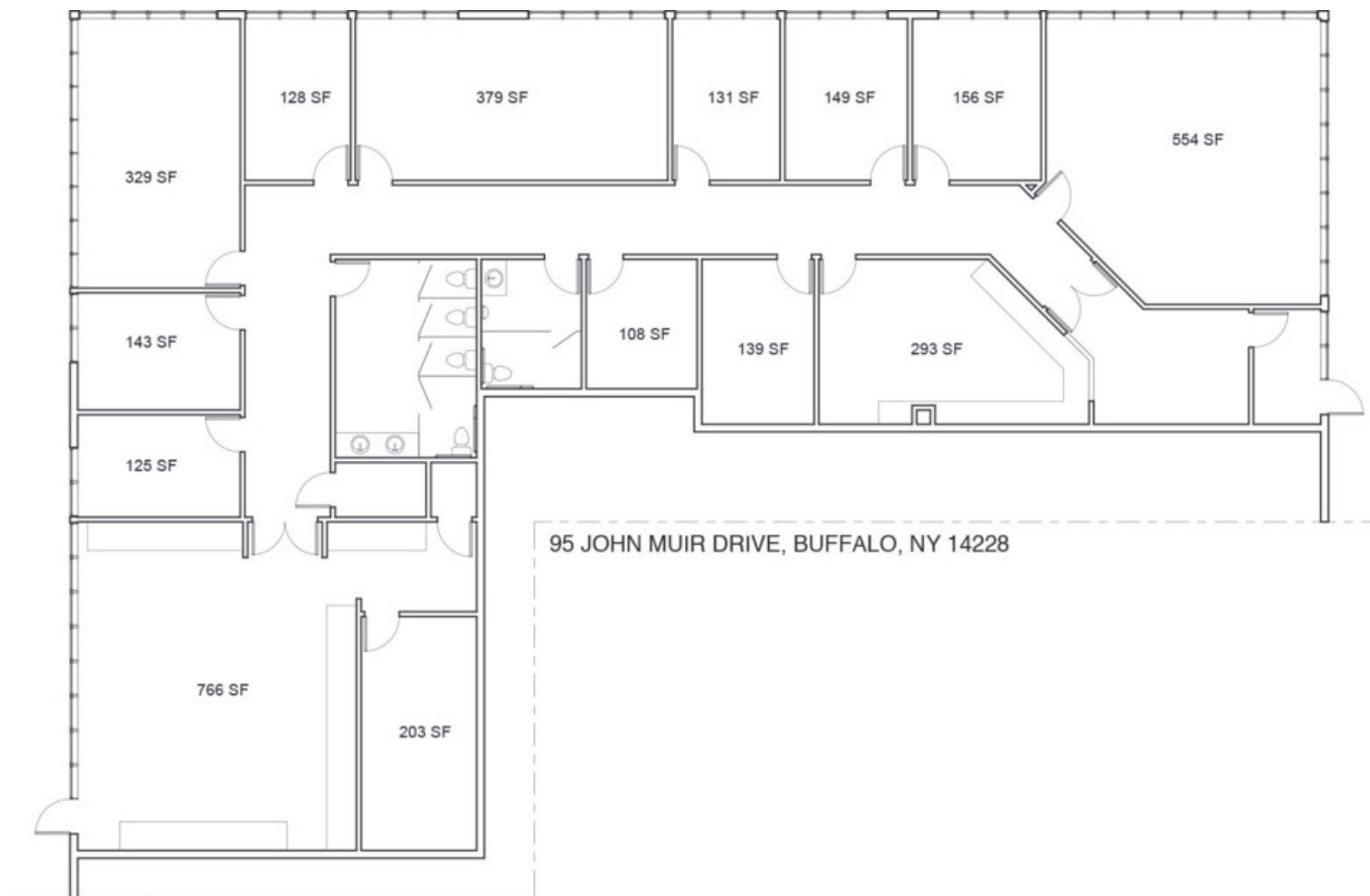
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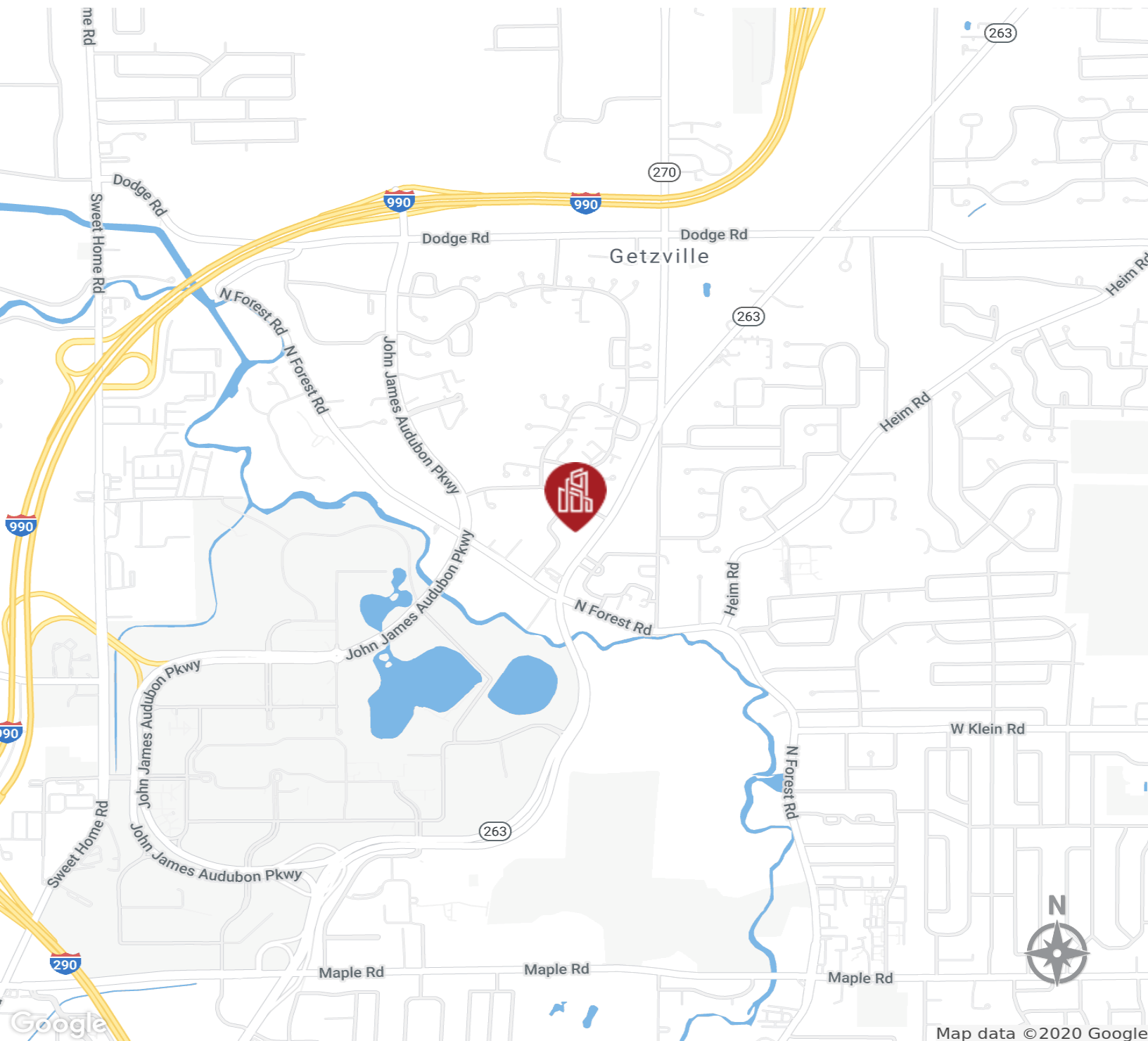
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