



Distinctive Class A Office Space

# 1 John James Audubon Pkwy Amherst, NY

Distinctive Class A Office Space / For Lease

## DISTINCTIVE CLASS A OFFICE SPACE AVAILABLE

BUILDING FEATURES	
Total Building Size	20,000 ± Sq. Ft.
Total Available	1 <sup>st</sup> Floor: 6,514 ± Sq. Ft.
Lot Size	1.60 ± Acres
Zoning	OB

### Property Highlights

- Amherst, NY professional office space available for lease
- 6,514 ± Sq. Ft. on 1<sup>st</sup> floor
- Space features high end finishes, lobby/reception area, waiting room, private and open offices, conference rooms, restrooms, kitchenettes, and more
- Located in Amherst, NY proximate to University at Buffalo North Campus
- Many area amenities nearby
- Easy access to all of Western New York via I-990, I-290, I-190
- Ideal for: professional office user, accountant, medical office, financial advisor, marketing agency



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,951	74,218	220,102
Average Household Income	\$73,887	\$96,380	\$93,031



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Location Map



Property Photos

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