



Professional Office
6622 Main Street
 Williamsville, NY

Professional Office Space / For Sale

2,400 ± SQ. FT. PROFESSIONAL OFFICE OPPORTUNITY

BUILDING FEATURES

Total Building Size	12,000 ± Sq. Ft.
Total Available	Suites 7 + 8: 2,400 ± Sq. Ft.
Parking	Surface Lot

Property Highlights

- 2,400 ± Sq. Ft. professional office available for sale
- End cap location
- Current medical office
- Blend of open office space and private offices
- Well-maintained office park
- Located in Williamsville, NY close to Main Street and Transit Road intersection
- Many area amenities located nearby including: area and big box retail, restaurants, office buildings, medical offices, shopping malls, fast food, car dealerships, and more
- Central to Williamsville, Amherst, and Clarence, NY
- Ideal for: medical office, financial services, law firm, engineering firm



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,963	53,548	166,860
Average Household Income	\$118,123	\$110,539	\$103,787



ROBERT STEWART / Real Estate Salesperson / rstewart@pyramidbrokerage.com / +1 716 852 7500 x123 - office

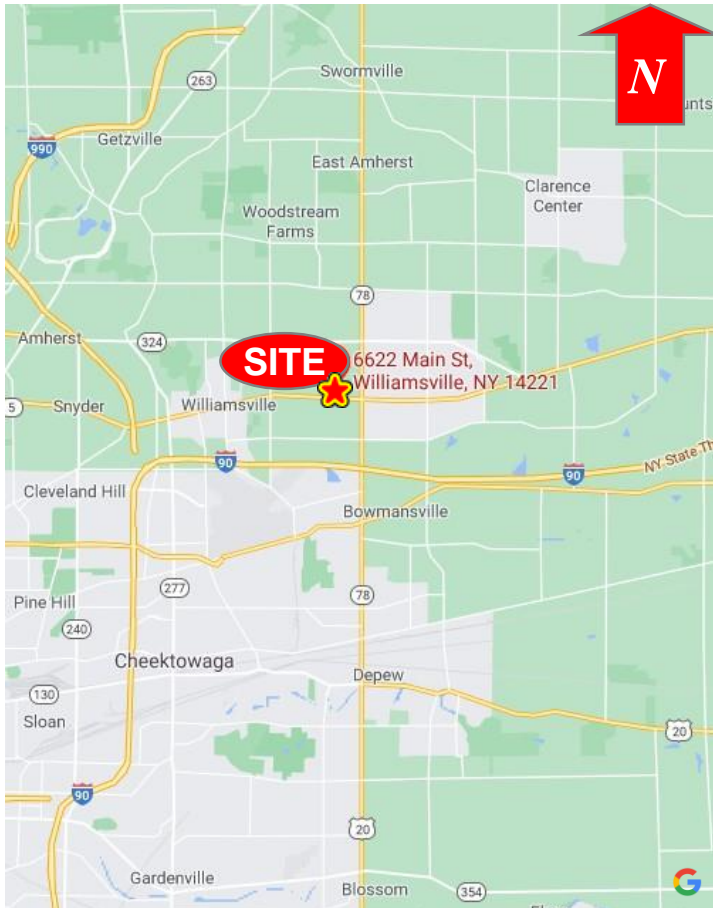
14 Lafayette Square, Suite 1900, Buffalo, NY 14203
 +1 716 852 7500

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Location Map



Interior Photos

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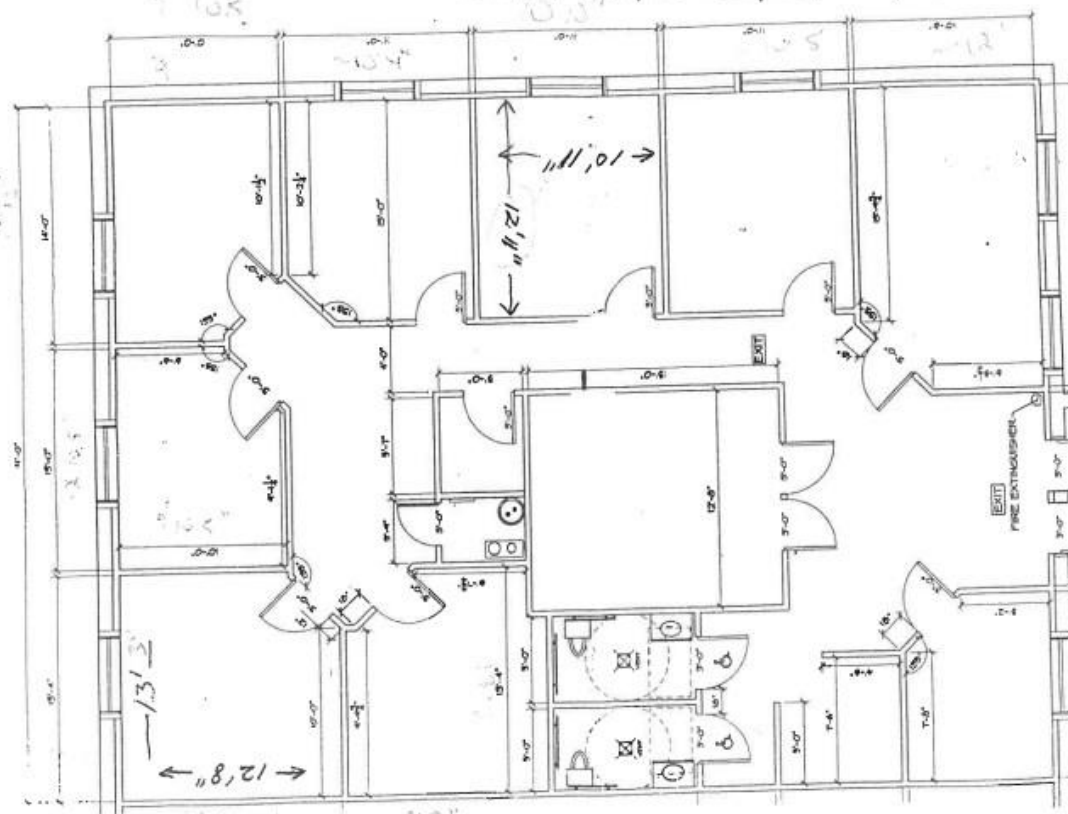
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6622 Main St. Office Park
 Suite # 1/8 2,500 sq. ft.



Floor Plan

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