

6495 Transit Rd Bowmansville (Buffalo), NY 14026 ♦ Phone (716) 684-9000

OFFICE SPACE FOR LEASE

Office Building

6495 Transit Rd
Near Genesee St
Bowmansville (Lancaster), NY 14026

HIGHLY VISIBLE TRANSIT ROAD OFFICE LOCATION

Site Information

- Located at Exit 49 of the NY State Thruway (I-90) and close to shopping, restaurants and hotels. Abundant parking.
- Minutes to the Buffalo-Niagara International Airport, Kensington Expressway (Rt. 33) and 15 minutes to Downtown Buffalo.

2-Story 8,302 sf Building

- **2nd Floor - 4,158 sf Available**
 - remodeled 2,321* sf Suite with reception area, four (4) offices, gas fireplace, large common area, and breakroom.
 - 1,837* sf Offices with large open floor plan.
 - Common lavatories on 2nd floor.

* square footage includes common area (see plan)

Suites can be Leased Separately.

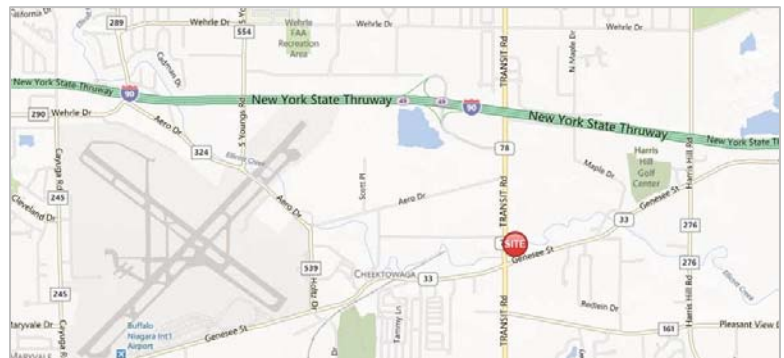
Traffic Counts *

Transit Road north of Genesee Street	28,518 AADT
Transit Road south of Genesee Street	22,646 AADT
Genesee Street west of Transit Road	26,453 AADT
Genesee Street east of Transit Road	6,921 AADT

* NYSDOT 2024 published data



2nd Floor Offices & Reception



For more information please contact

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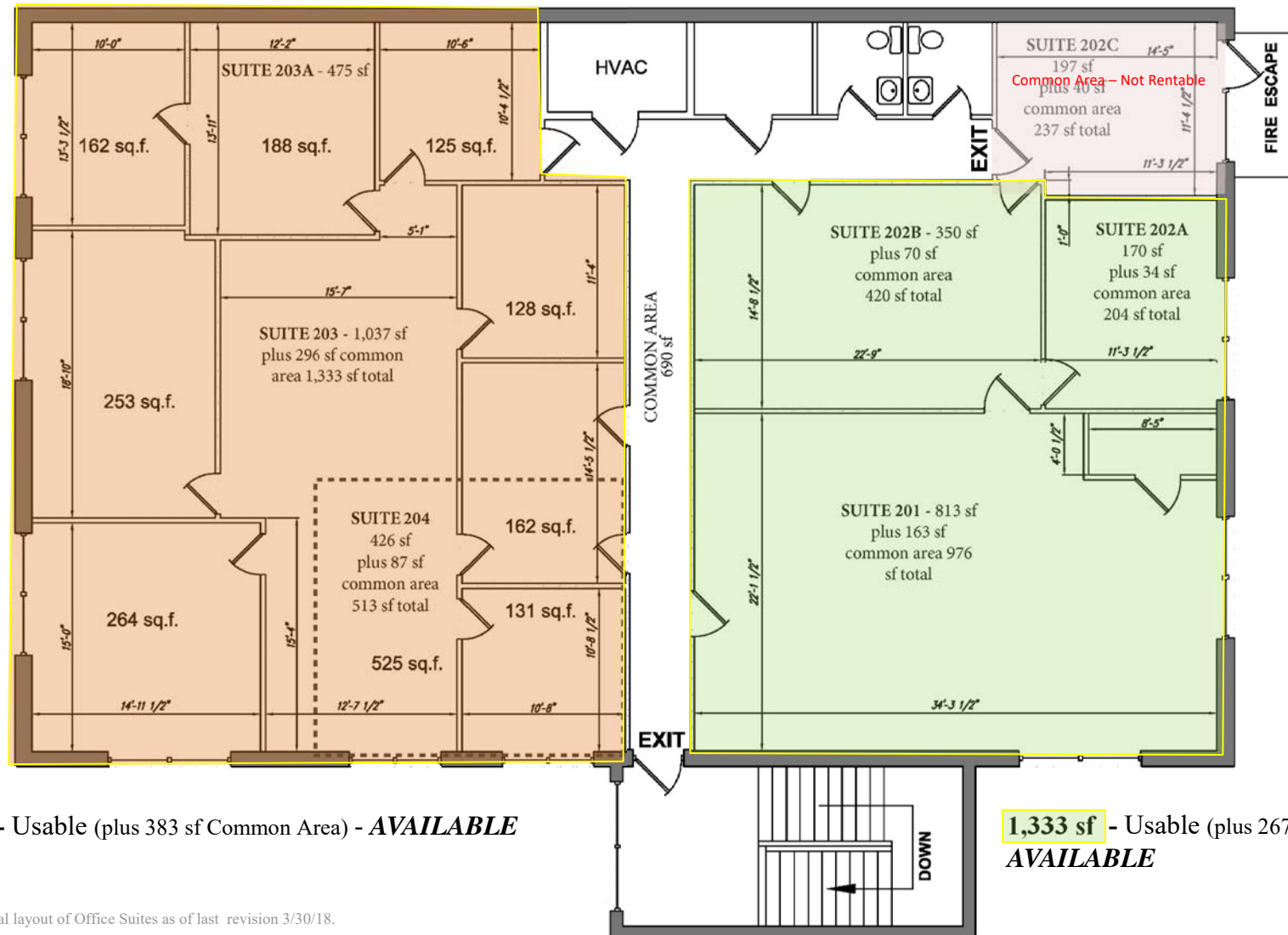
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Bowmansville, NY – 2nd Floor Office Space – Site Plan

2nd Floor Office Space

Suites can be Leased Separately.



1,938 sf - Usable (plus 383 sf Common Area) - **AVAILABLE**

1,333 sf - Usable (plus 267 sf Common Area) **AVAILABLE**

* This drawing shows actual layout of Office Suites as of last revision 3/30/18.

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