

FOR SALE OR LEASE

251 John James Audubon Parkway

Amherst, NY



Pyramid Brokerage
Company

New Tenant at 251 John James Audubon, 15,600+ SF Remain for YOUR Business!

Building Features

Total Building Size	26,256 ± Sq. Ft.
Space Available	15,600 ± Sq. Ft.
Lot Size	3.67 ± Acres
Parking	182 ± Parking Spaces
Zoning	OB

Property Highlights

- Now available for sale or lease
- 15,600 SF office space available featuring executive offices and largely open space
- Established Amherst office park
- Will accommodate high density tenant
- Spacious single-story building
- Located immediately north of the University at Buffalo north campus
- Proximate to the I-990 ramp to I-290
- Nice presence on John James Audubon Parkway
- Building expandable by 9,000 + Sq. Ft.
- 7 parking spaces/1,000 Sq. Ft. – highest parking ratio in Amherst office market
- Will renovate restrooms
- Nearby area amenities include: restaurants, fast food, banks, pharmacies, car dealerships, and post office
- Ideal for: Corporate HQ, customer service, CPA firm, insurance sales, software companies, law firm, non-profit HQ

Contact

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HIGHEST PARKING RATIO IN
AMHERST OFFICE MARKET

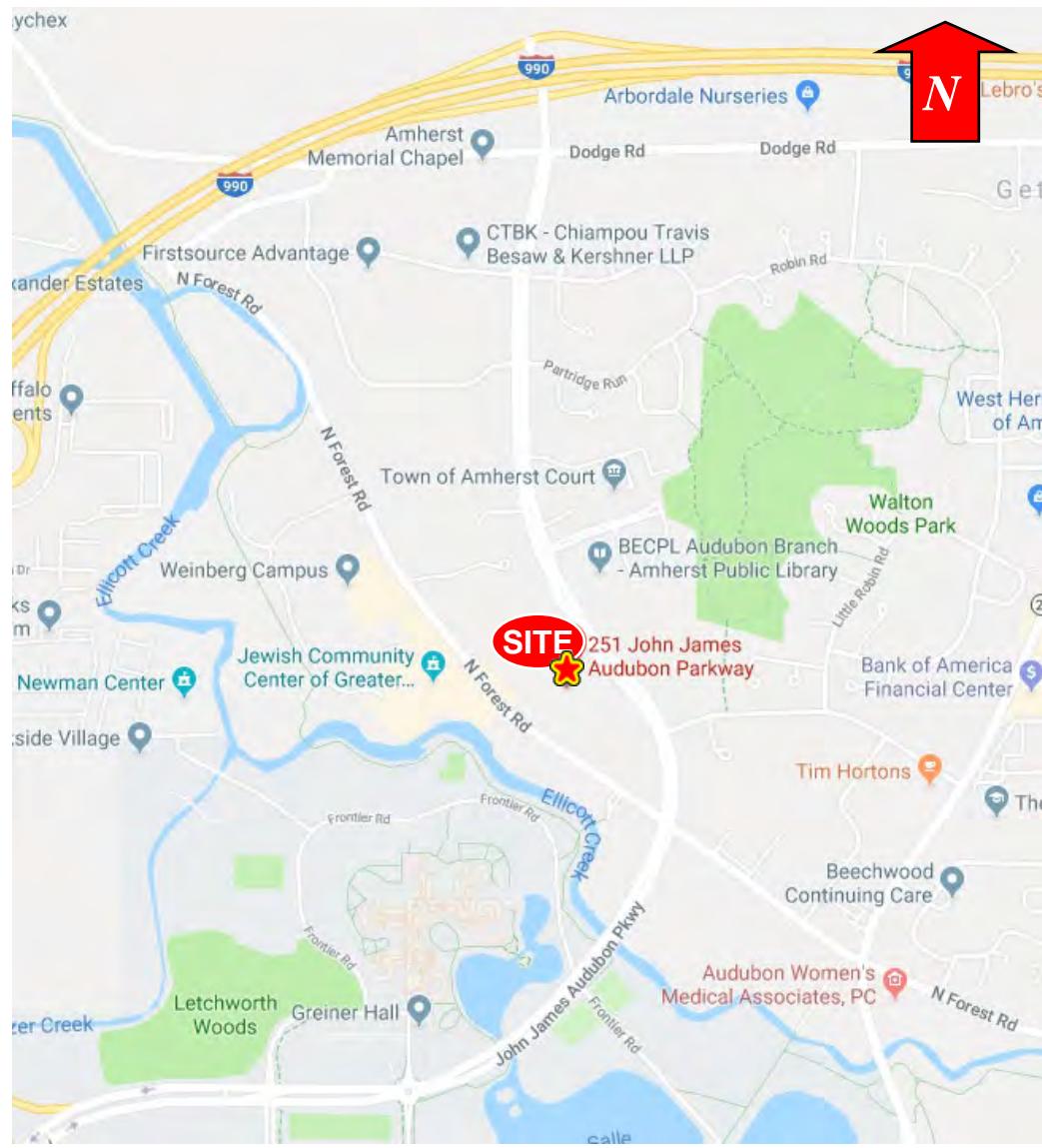
Demographics	1 Mile	3 Miles	5 Miles
Population	10,593	73,626	222,136
Average H.H. Income	\$80,130	\$109,499	\$107,438

Source: ESRI Business Analyst 2023

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Location Map

Aerial

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Floor Plan