

455 Commerce Drive
Amherst, New York



FOR LEASE

PROFESSIONAL OFFICE/FLEX SPACE

Property Overview

- Flexible suite design up to 4,300 Sq. Ft. Office and 1,500 Sq. Ft. warehouse
- 16' clear height in warehouse with suites 6 & 7 each having a grade level overhead garage door
- Minutes from State University of New York at Buffalo
- Minutes to I-990 and I-290 with proximity to Canada
- Next to Amherst bike path in one of Amherst's premier business parks
- Perfect for professional office, R&D, warehouse/shipping, and light manufacturing

Available Suites

Suite 5 - \$12/sf NNN	3,823 Sq. Ft. (Office)
Suite 6 - \$10/sf NNN	2,264 Sq. Ft. (Flex)
Suite 7 - \$10/sf NNN	2,200 Sq. Ft. (Flex)
Suite 8 - \$14/sf NNN	4,296 Sq. Ft. (Office)

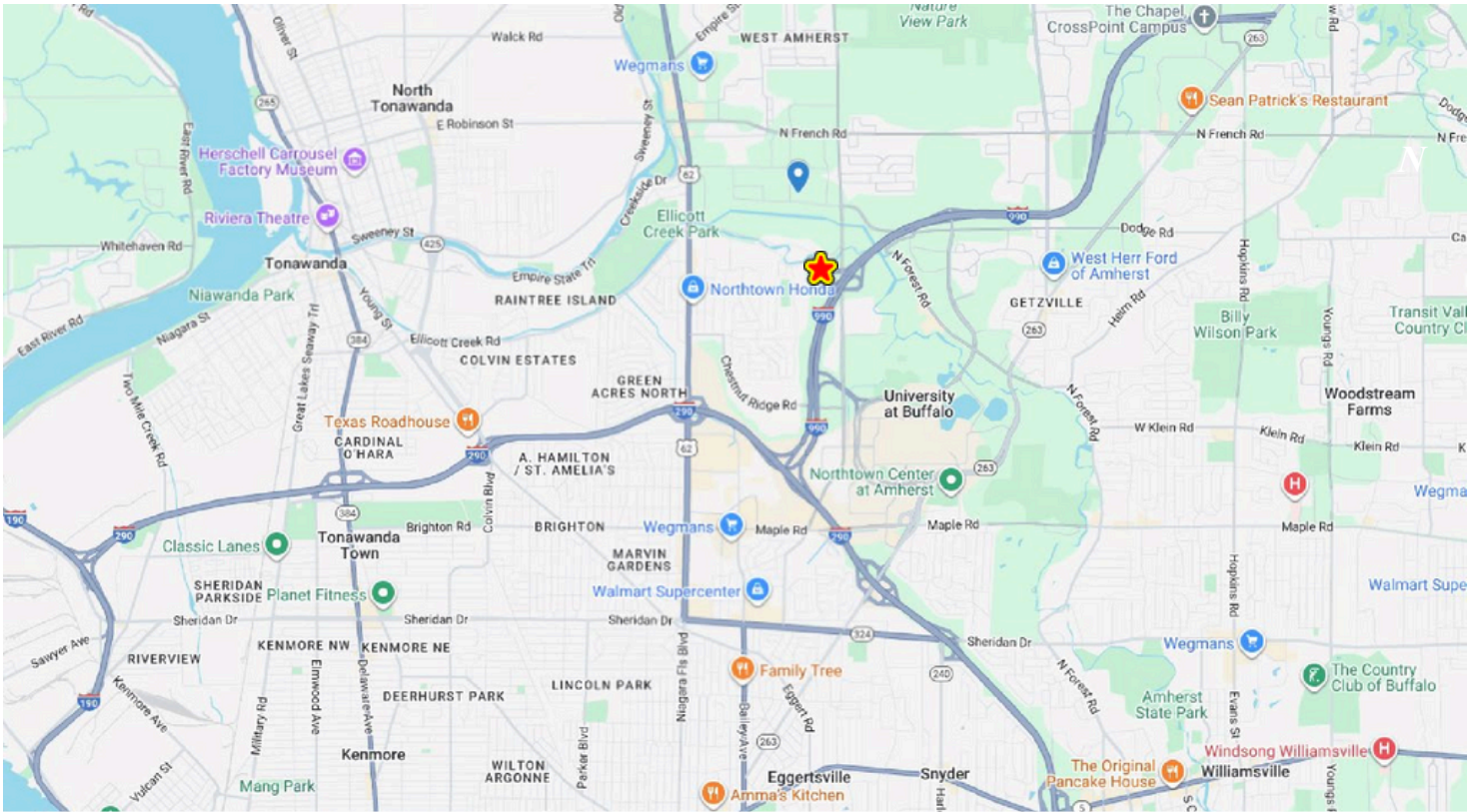
Demographic	1 Mile	3 Miles	5 Miles
Population	7,918	63,407	196,273
Average H.H. Income	\$95,181	\$96,632	\$105,853

Source: ESRI Business Analyst 2025

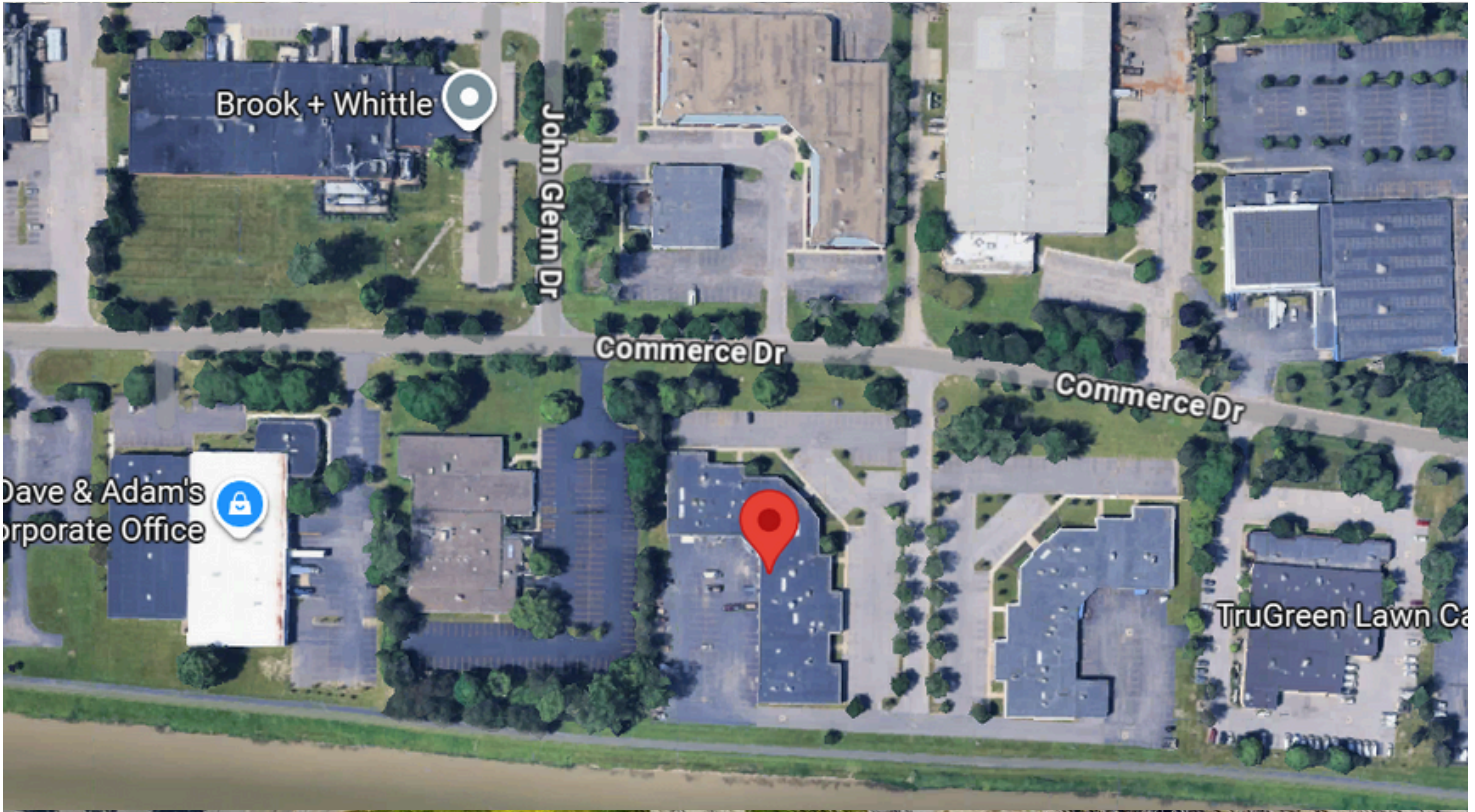
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Location Map



Aerial



Suite 6

Suite 6



Suite 5



Suite 5



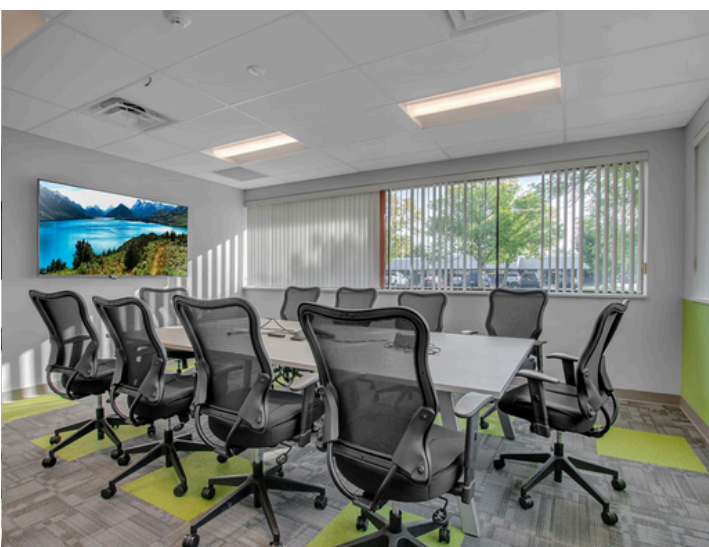
Suite 7



Suite 8



Suite 8



Suite 8