

ONE FIFTY

CROSSPOINT PKWY

OFFICE SUBLEASE
OPPORTUNITY
28,880-86,640 SF

150 CROSSPOINT PKWY, AMHERST, NY

CBRE

ONE FIFTY CROSSPOINT PKWY

Constructed by one of WNY's premier development companies in 2001, 150 Crosspoint Parkway enjoys a prime location in Crosspoint Business Park in Amherst, NY, one of the area's most prominent business addresses. Totalling 86,000 square feet, the single-story building design promotes collaboration and innovation through an open and incredibly efficient office environment, unique meeting and training spaces, spacious cafeteria with food service buildout, outdoor patio, and an abundance of exterior windows allowing natural light within the space. The building also features a reception area, along with controlled access and abundant parking.

The Park has robust power and fiber optic infrastructure that allows access to low cost utilities. In addition, 150 Crosspoint has a dedicated 750KW backup generator, enough power to run full building operations in emergency situations.



Abundant parking



Access controlled, secure entrances and exits



Open office floor plan, extremely efficient



Divisible training room and abundance of conference rooms



Cafeteria with food service buildout



750KW backup generator for full building operations



Exterior Patio



Prime location near major commuting routes

IDEAL BUFFALO LOCATION

0.6 Miles
to I-990

4.7 Miles
to I-290

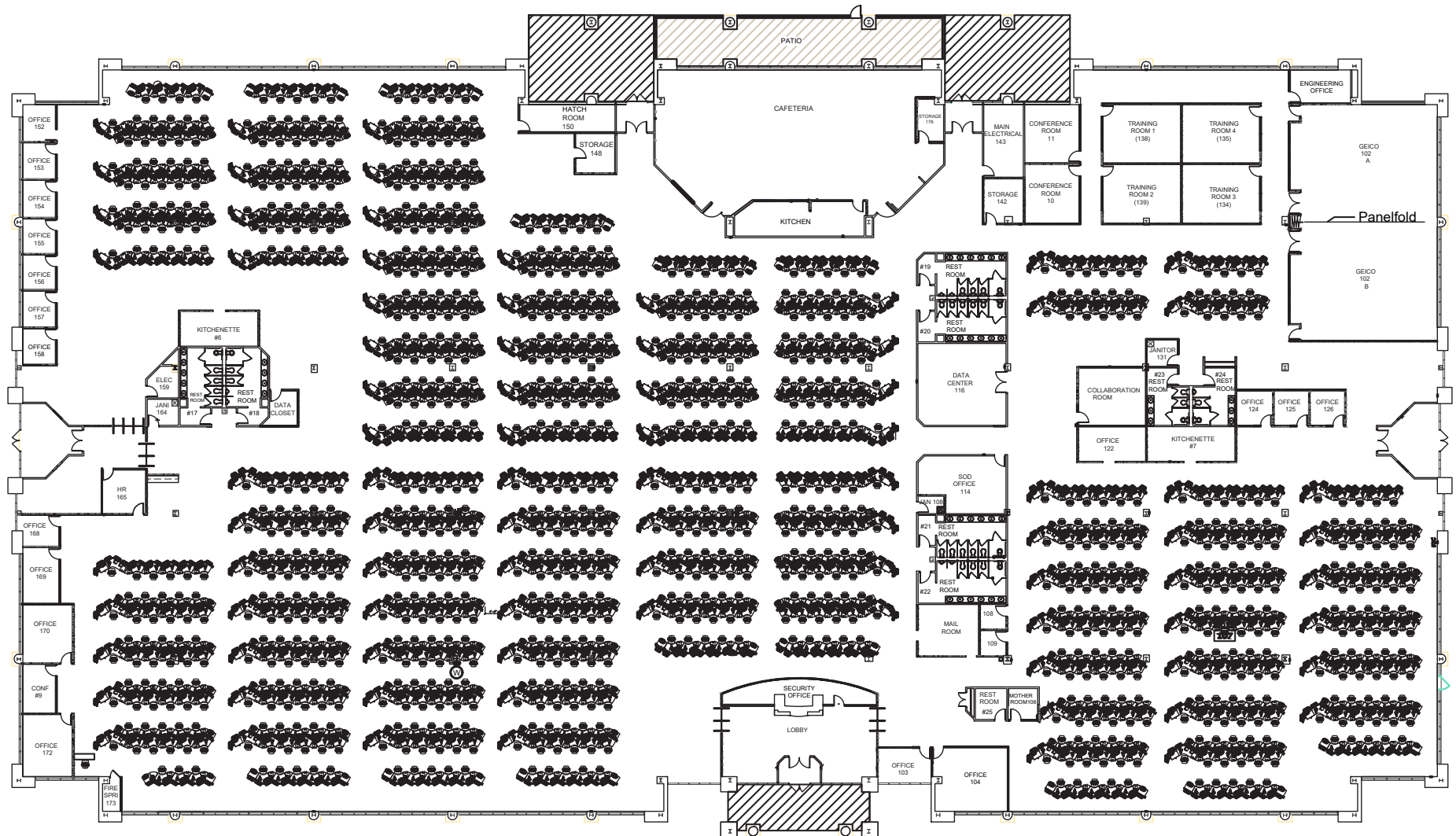
6 Miles
*Boulevard Retail
Trade Area*

11 Miles
*Buffalo Niagara
International Airport*



FLOOR PLAN

SUBLEASE EXPIRATION 9/31/2031







SUBLEASE OPPORTUNITY

150 CROSSPOINT PKWY, AMHERST, NY

For more information, please contact:

SHANA STEGNER, SIOR
+ 1 716 855 3700
shana.steger@cbre.com

SARAH CASHIMERE-WARREN
+ 1 716 855 3700 x 8714
sarah.cashimere@cbre-buffalo.com

EMILY BEASY
+ 1 916 337 6032
emily.beasy@cbre.com

ONE FIFTY
CROSSPOINT PKWY

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from reliable sources but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation, or warranty and accepts no responsibility or liability for the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE