

Office | For Sublease

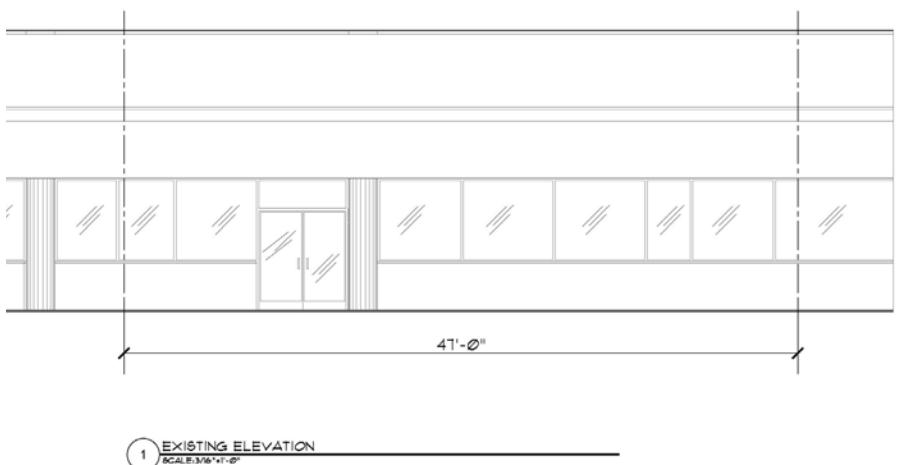
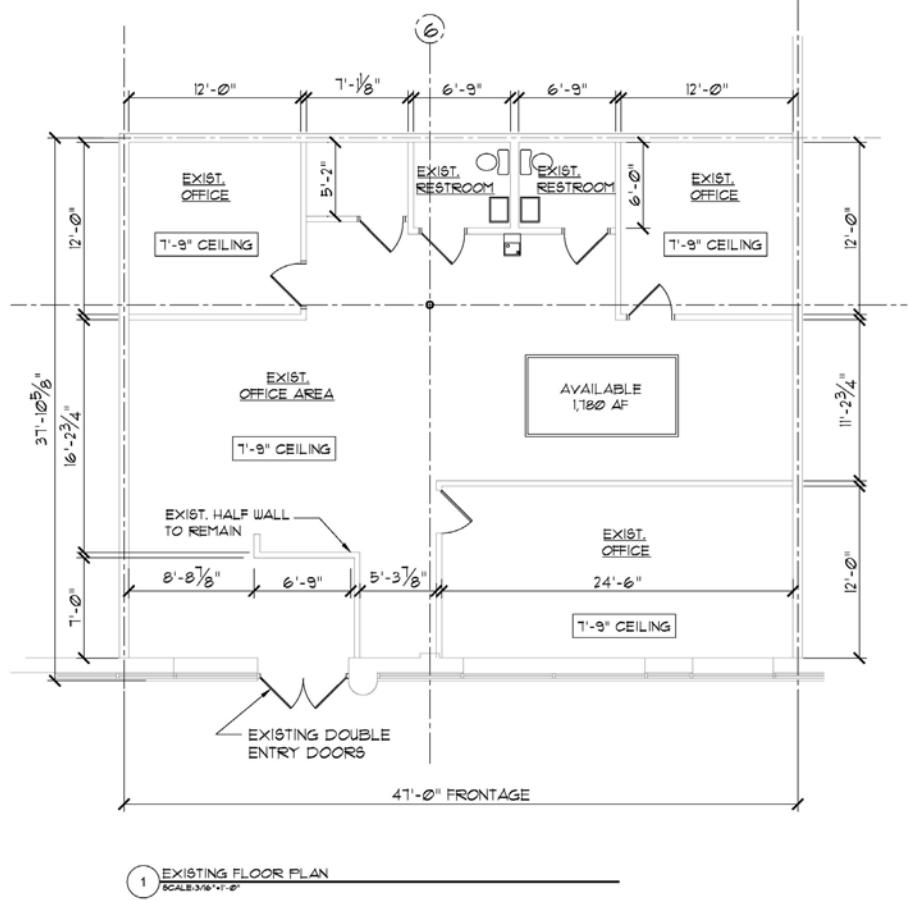
CBRE Upstate NY
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3176 Abbott Road

Orchard Park, New York 14127

1,780 SF Office Sublease - Suite 300W





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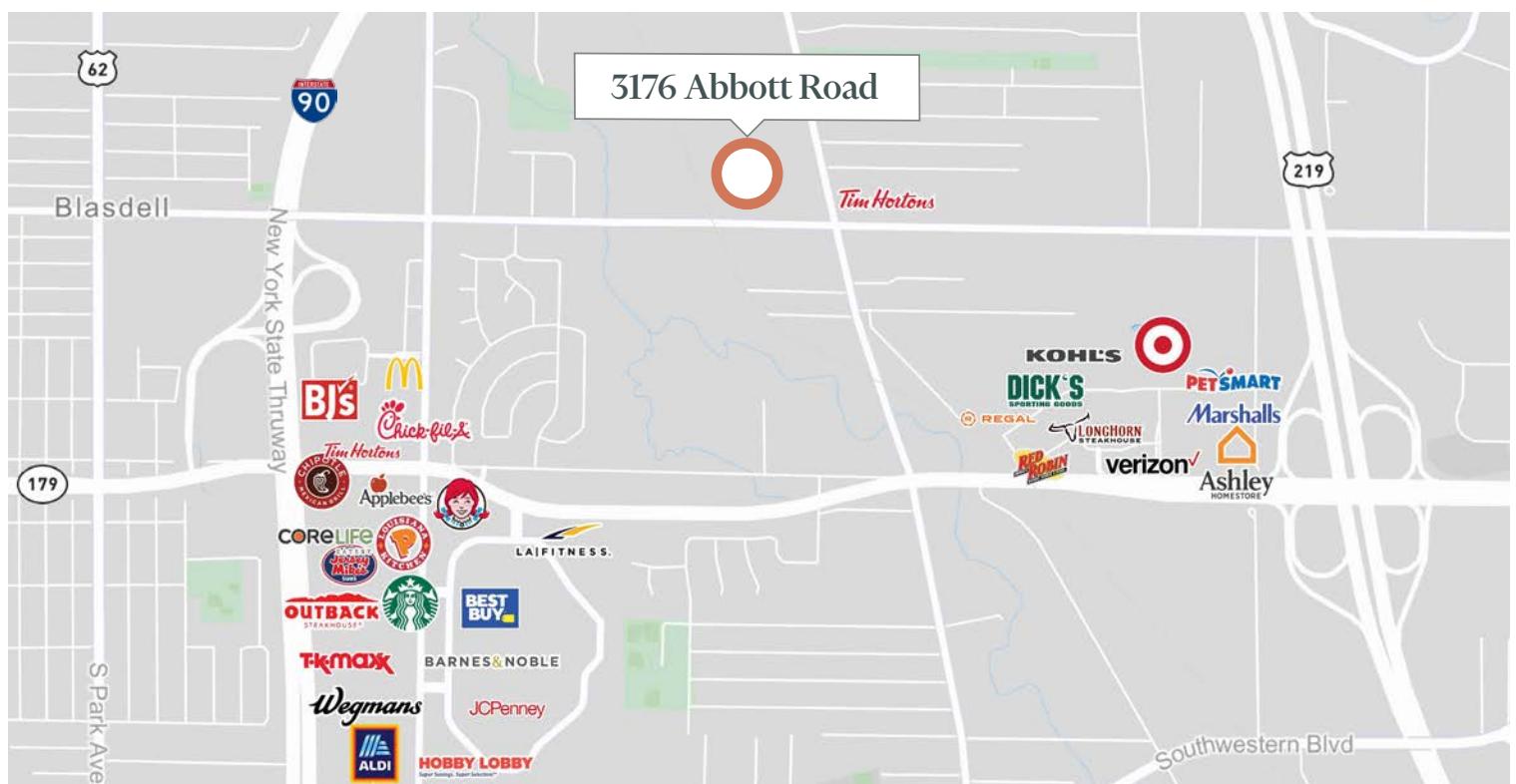
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For Sublease

1,780 SF inline office suite available for sublease through 10/31/2029 in Abbott Commerce Center. The space includes two small private offices, a large conference room, open area for workstations, and two restrooms.

Property Highlights

- + 1,780 SF office with ample parking
- + Nearby highway access — 1.5 mi. to Rt. 219; 1.7 mi. to I-90/NYS Thruway
- + Many nearby food and retail options at nearby Quaker Crossing and McKinley Mall shopping areas
- + Neighboring businesses include: Fastenal, Fox Pest Control, Viant, Questmark, Medbio Silicones, BestSelf Behavioral Health, Quality Equipment Distributors, Aspire of WNY, Precision Abrasives, Atwal Eye Care, and ASI Marine



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