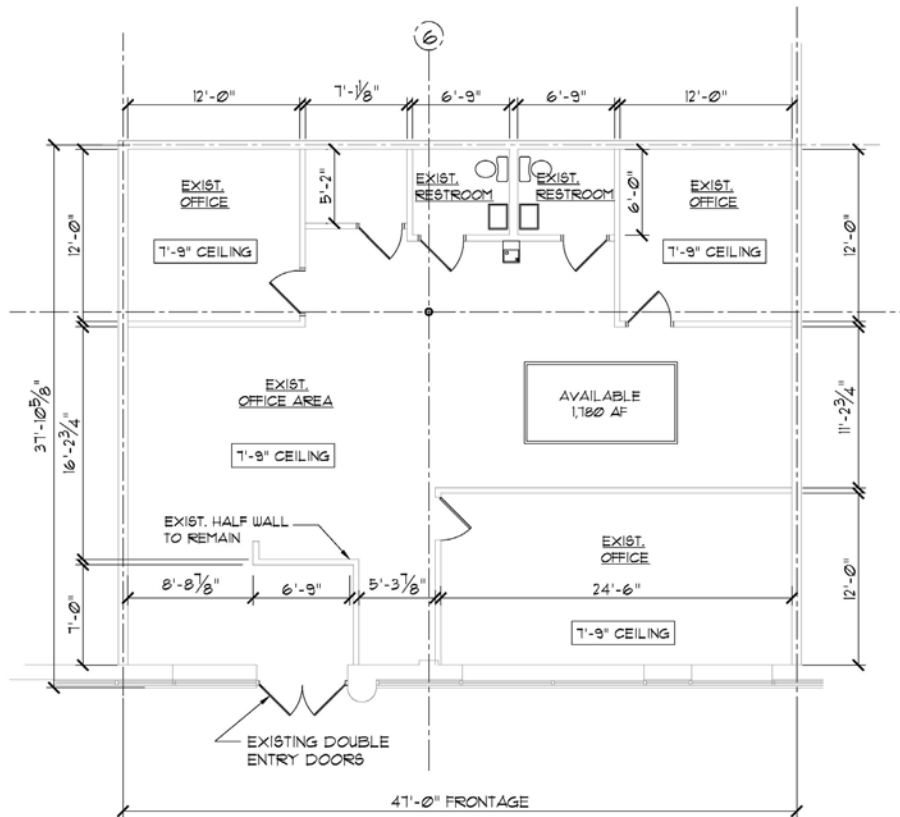


# 3176 Abbott Road

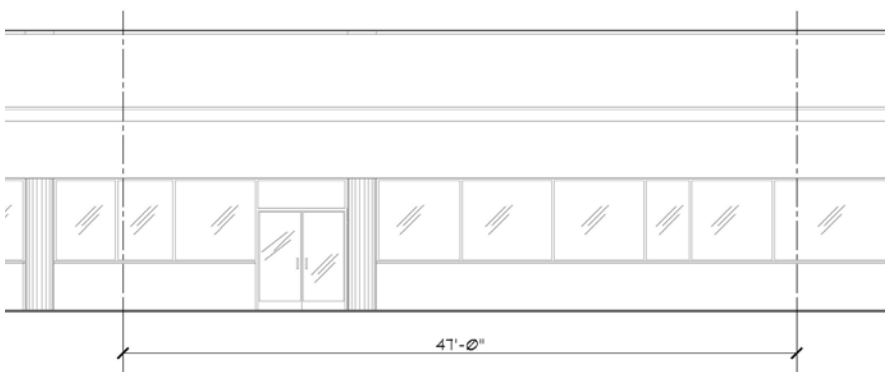
Orchard Park, New York 14127

1,780 SF Office Sublease - Suite 300W





1 EXISTING FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1 EXISTING ELEVATION  
SCALE: 3/16" = 1'-0"

## 3176 Abbott Road - Suite 300W

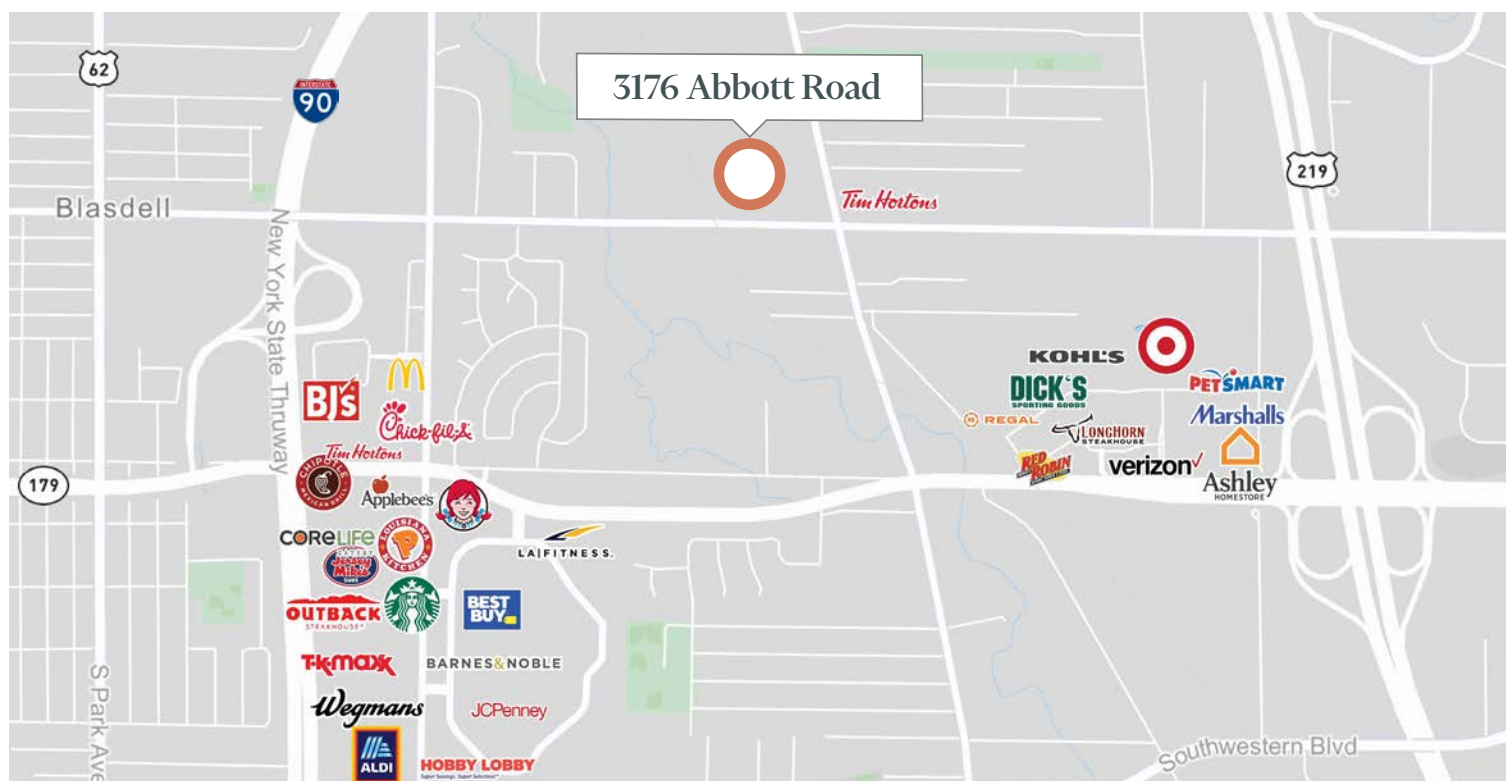
Orchard Park, NY 14127

# 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



## Contact Us

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