

26,256 SF OFFICE FOR LEASE

AMHERST OFFICE AVAILABLE FOR LEASE

BUILDING FEATURES

Total Building Size	26,256 ± Sq. Ft.
Total Availability	2,493 – 26,256 ± Sq. Ft.
Lot Size	3.67 ± Acres
Parking	182 ± Parking Spaces
Zoning	OB

Property Highlights

- New lower lease rate
- Single or multi-tenant office space available
- Spacious single-story building with no elevator
- Established Amherst office park
- Will accommodate high density tenant
- 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
- **Suitable for a Regional HQ or Operations Center in Greater Western NY**
- **Building expandable by 9,000 ± Sq. Ft.**
- 7 parking spaces/1,000 Sq. Ft. – highest parking ratio in Amherst office market
- Open areas for cubicles
- 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

HIGHEST PARKING RATIO IN AMHERST OFFICE MARKET



For more information, contact:

David L. Schiller, SIOR
Associate Real Estate Broker
 716.628.3477 - cell
dschiller@pyramidbrokerage.com

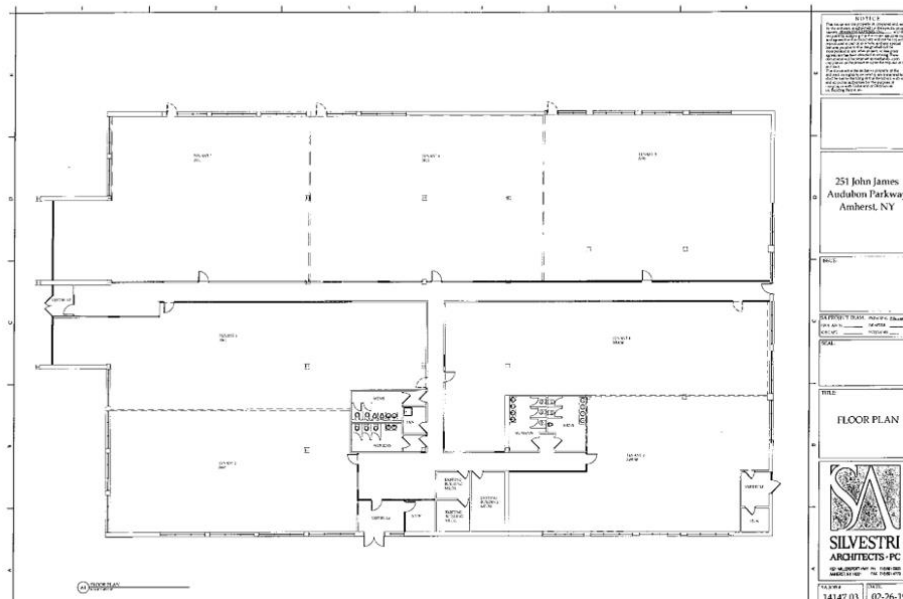
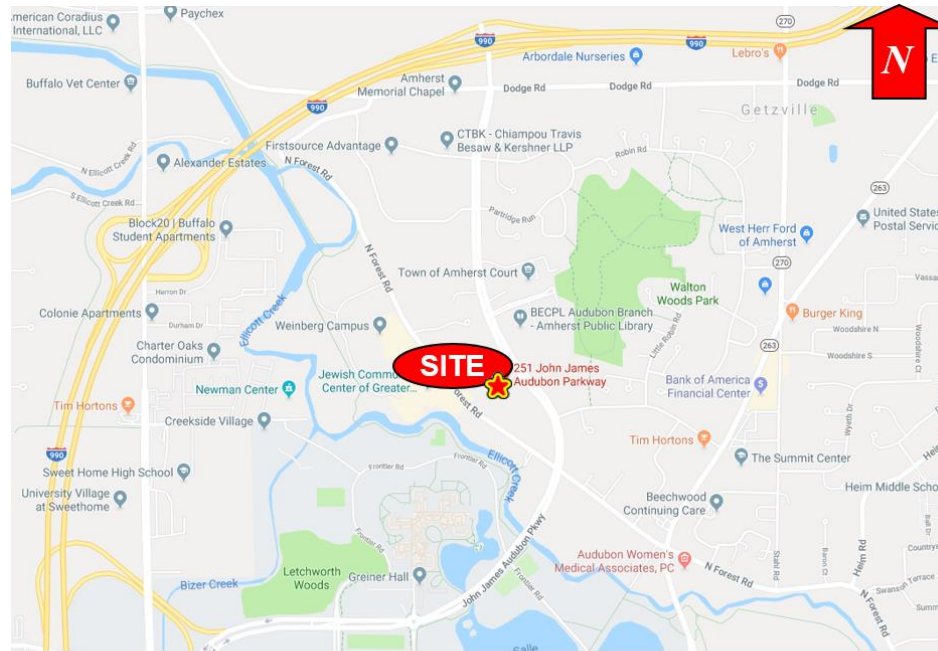
CHARLES KOLBER
Real Estate Salesperson
 716.374.3178 - cell
ckolber@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 phone: +1 716 852-7500

pyramidbrokerage.com

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	10,029	72,771	217,447
Average Household Income	\$70,894	\$92,172	\$91,434

OFFICE FOR LEASE
251 John James Audubon Parkway
 Amherst, New York



Location Map + Floor Plan