



FOR SALE OR LEASE

MULTI-TENANT OFFICE OPPORTUNITY

SNYDER COMMONS | 4600 MAIN STREET, AMHERST, NEW YORK

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FOR SALE OR LEASE

10,120 \pm SF MULTI-TENANT
OFFICE BUILDING

Building Features

Total Building Size	10,120 \pm Sq. Ft.
Spaces Available	Suite 100: 3,028 \pm Sq. Ft. Suite 200: 3,177 \pm Sq. Ft.
Year Built	1988
Lot Size	0.58 \pm Acres

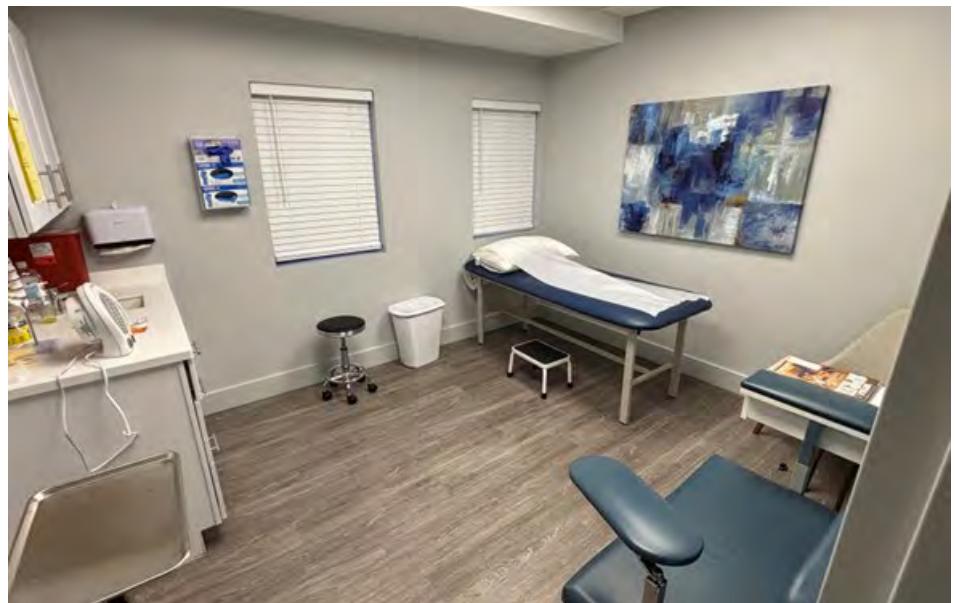
Property Highlights

- Multi-tenant office building at Snyder Commons
- Flexible sale or lease opportunity
- Two suites currently available
- Move-in ready office space with efficient floor plans and quality existing finishes
- Convenient, accessible Main Street location
- Close proximity to NYS I-90 and I-290 Thruways
- Surrounded by established residential neighborhoods and businesses
- Near restaurants, retail, and Daemen College
- Ample on-site parking
- Bus line access and signage opportunities
- Ideal For: investors, owner-occupiers, medical and professional office users

Demographic	1 Mile	3 Miles	5 Miles
Population	12,488	126,369	331,051
Average H.H. Income	\$145,141	\$93,645	\$95,041

Source: ESRI Business Analyst 2025

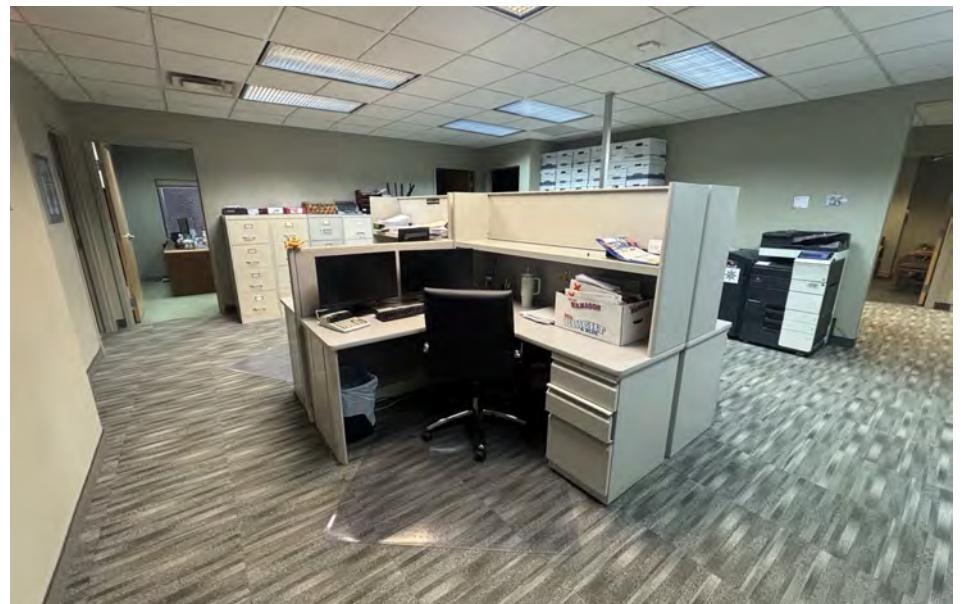




Suite 100 Photos

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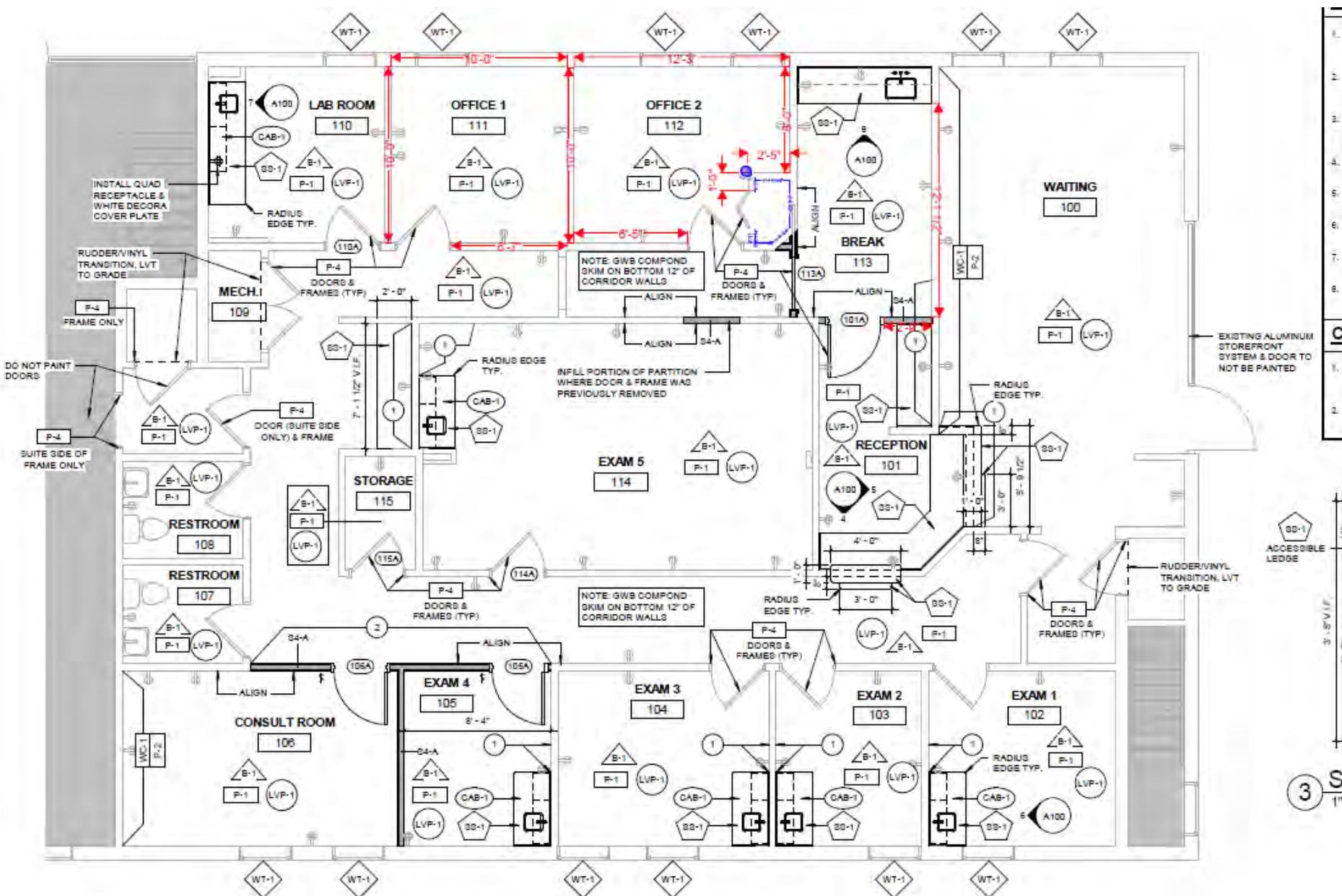
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Suite 200 Photos

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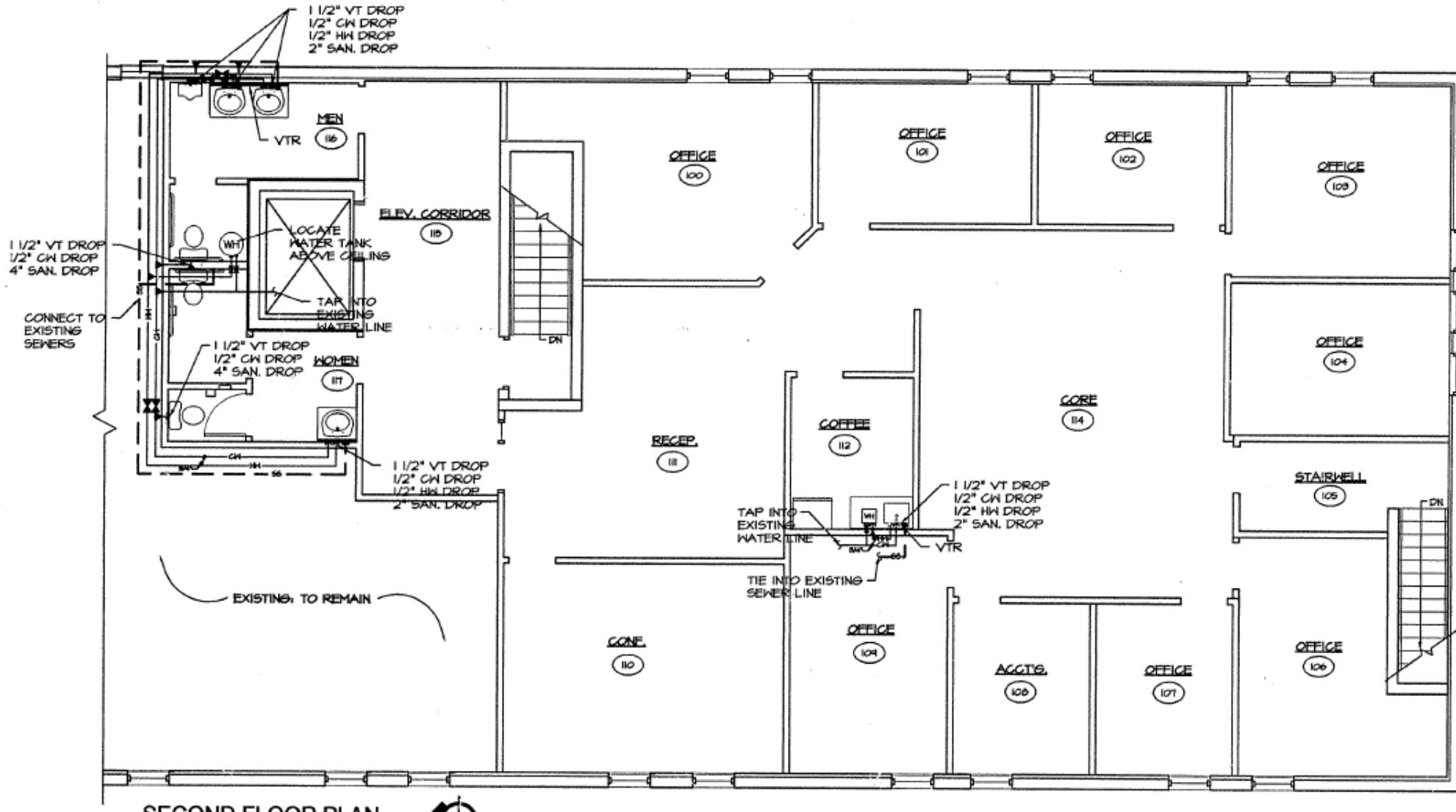
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Suite 100 Floor Plan

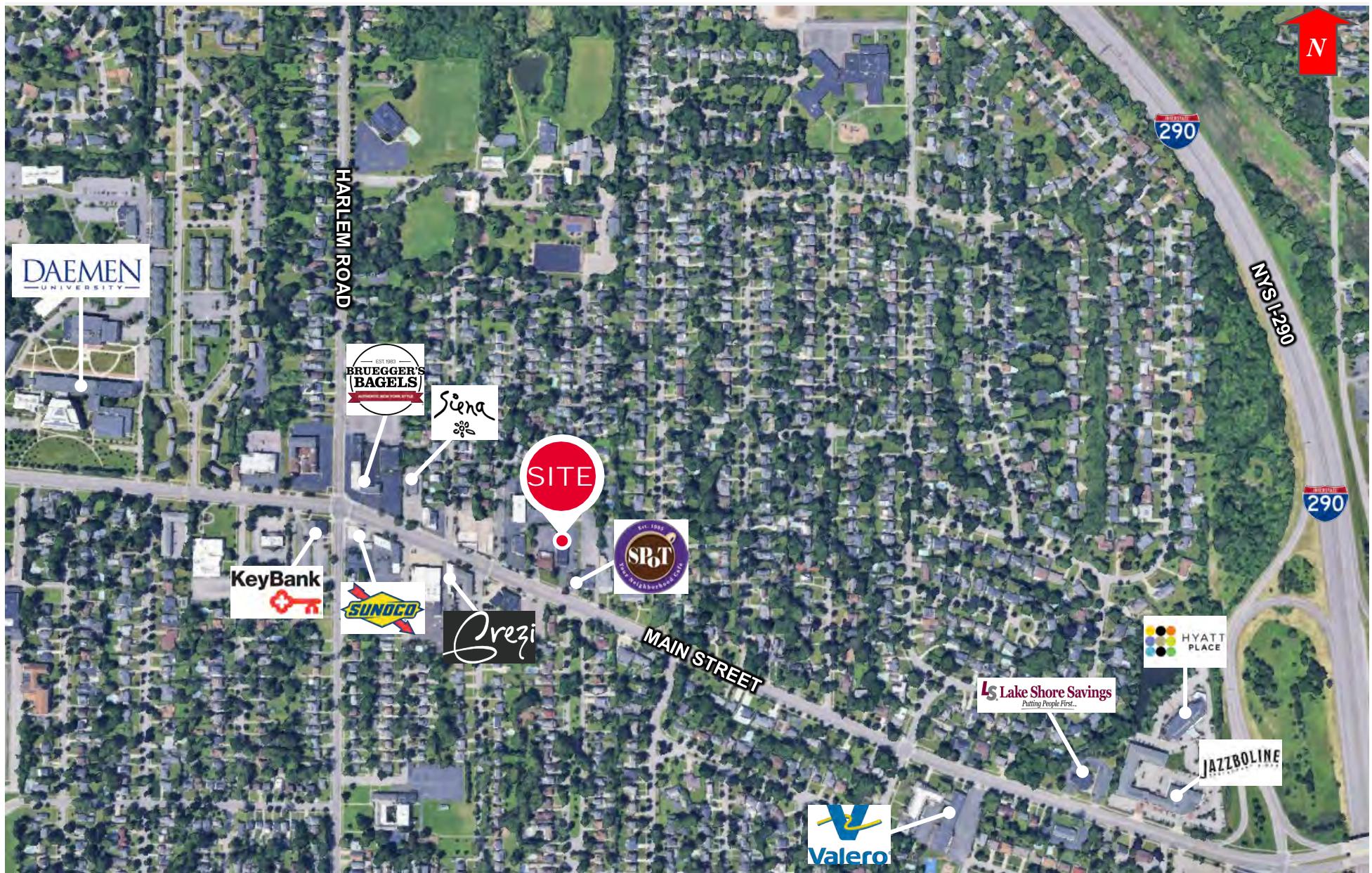
REFLECTED CEILING PLAN

SCALE: 5/16" = 1'-0"


SECOND FLOOR PLAN

SCALE: 5/16" = 1'-0"


Suite 200 Floor Plan



Aerial

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