



FOR SUBLEASE

2,900 \pm SF OFFICE SPACE AVAILABLE

Property Highlights

- 2,900 SF office space available in Amherst, NY
- Ample on-site parking
- Signage opportunity in front of the building
- Located at the corner of Sylvan Parkway and Millersport Highway
- Minutes from NYS I-990 and University at Buffalo North Campus
- Convenient access to numerous shops, restaurants, and services
- Ideal For: professional office users, insurance firms, advertising firms, employment firms, or larger companies seeking a satellite office

Building Features

Total Building Size	22,993 \pm Sq. Ft.
Space Available	2,900 \pm Sq. Ft.
Parking	On-Site

Demographic	1 Mile	3 Miles	5 Miles
Population	10,859	74,252	205,021
Average H.H. Income	\$122,147	\$123,699	\$114,391

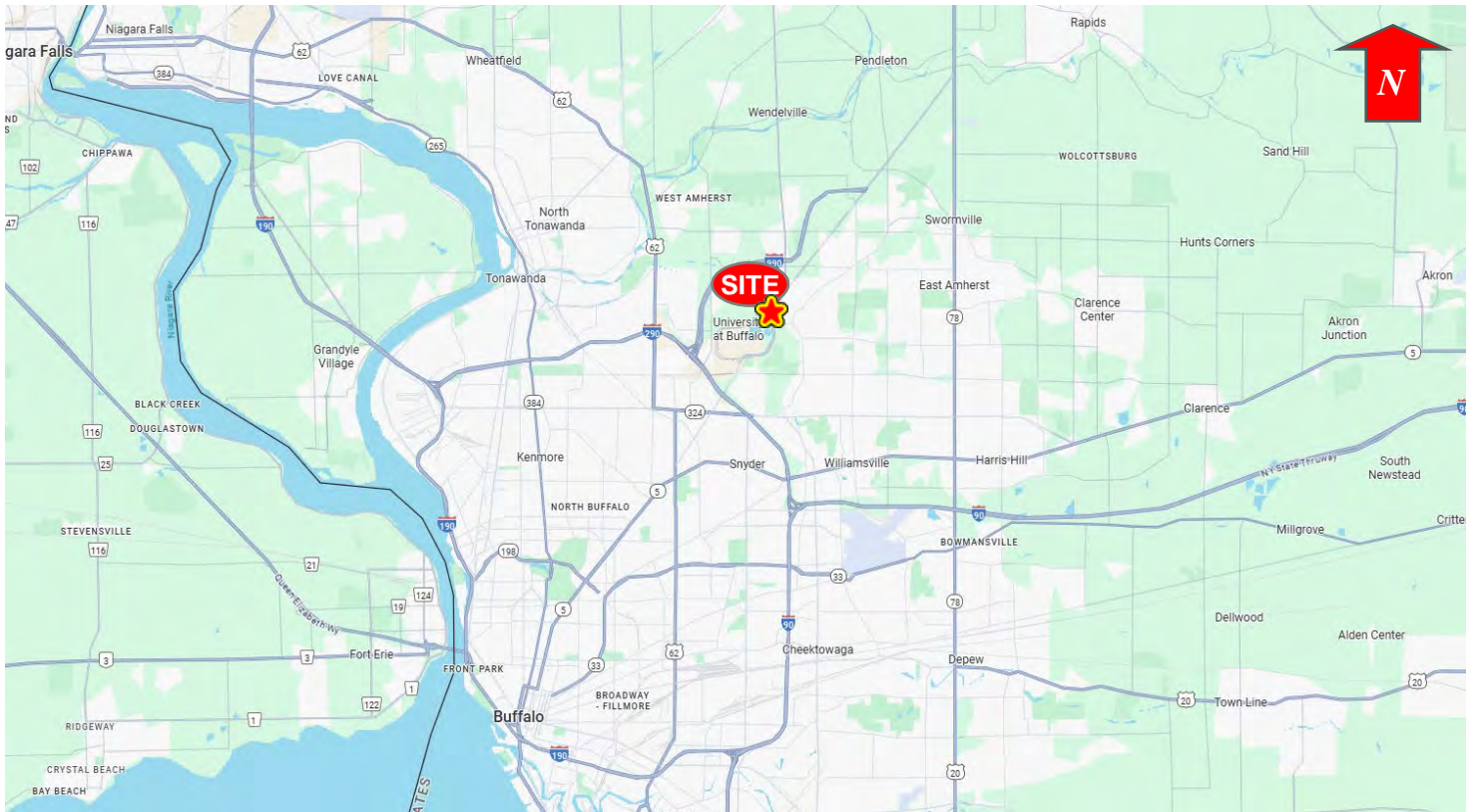
Source: ESRI Business Analyst 2025

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Location Map



Aerial