

26,256 SF OFFICE FOR LEASE

AMHERST OFFICE AVAILABLE FOR LEASE

BUILDING FEATURES

Total Building Size	26,256 ± Sq. Ft.
Total Availability	2,493 – 28,256 ± Sq. Ft.
Lot Size	3.67 ± Acres
Parking	182 ± Parking Spaces
Zoning	OB

Property Highlights

- Single or multi-tenant office space available
- 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
- Open areas for cubicles
- Window line will be enhanced
- Will renovate restrooms
- Nearby area amenities include: restaurants, fast food, banks, pharmacies, car dealerships, and post office
- Ideal for: CPA firm, insurance sales, software companies, law firm, real estate office, non-profit HQ



For more information, contact:

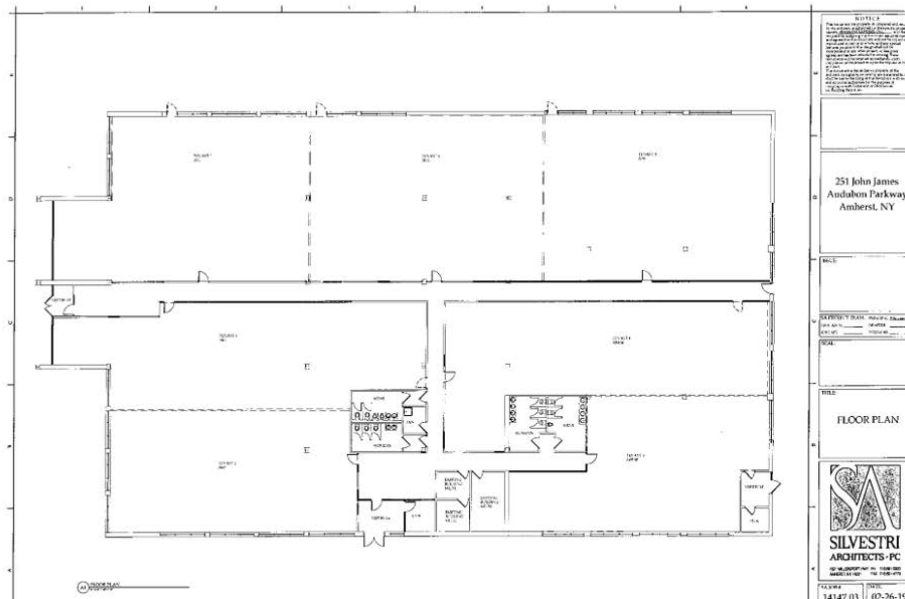
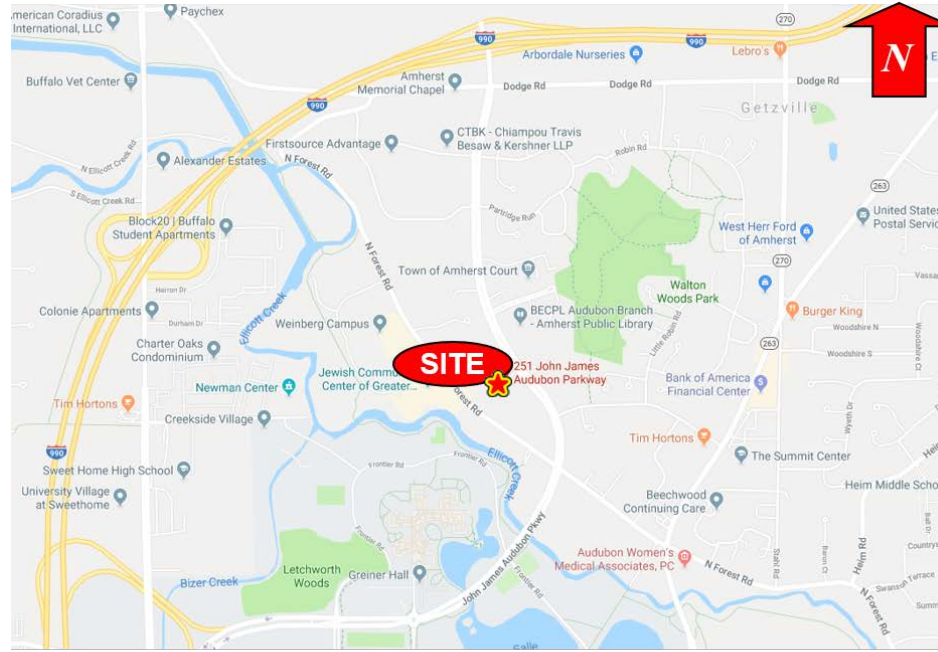
David L. Schiller, SIOR
Associate Real Estate Broker
 716.628.3477 - cell
dschiller@pyramidbrokerage.com

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