

office for Lease 251 John James Audubon Parkway

Amherst, New York

AMHERST OFFICE AVAILABLE FOR LEASE

26,256 SF OFFICE FOR LEASE

BUILDING FEATURES	
Total Building Size	26,256 <u>+</u> Sq. Ft.
Total Availability	2,493 – 28,256 <u>+</u> Sq. Ft.
Lot Size	3.67 <u>+</u> Acres
Parking	182 <u>+</u> 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

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

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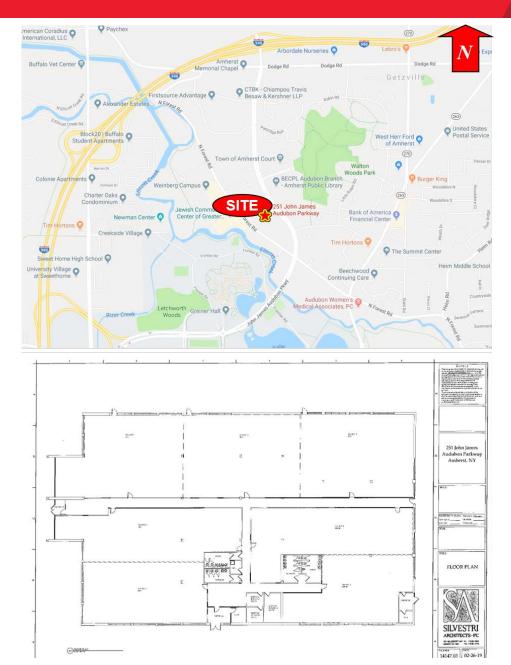
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Location Map + Floor Plan

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