



PRIME SUBURBAN OFFICE LOCATION

 95 JOHN MUIR DR | AMHERST, NY 14228



5,300 ± SF
AVAILABLE



160 SPACES
ON-SITE PARKING



\$15.00/PSF
LEASE RATE



NNN
LEASE TYPE

OFFERING DETAILS

Property Type	Class A Office
Available Space	5,300 ± SF
Availability	Immediate
Year Built	1991
Parking	160 Spaces
Suite Configuration	Private Offices & Open Area
Floor	1st
Access	Minutes to I-990 & UB North

PROPERTY OVERVIEW

- Adjacent to UB North Campus
- Immediate Access to I-990
- Minutes from I-290 Interchange
- Ample On-Site Parking
- Professional Amherst Office Setting

95 JOHN MUIR DR

AMHERST, NY 14228



FLOOR PLAN



EXCLUSIVE LISTING AGENTS

LUKE BARNEY

Licensed Real Estate Salesperson

m: 607.205.0253

o: 585.454.4500

e: lbarney@caliberbrokerage.com

DANIEL MANSFIELD


Licensed Real Estate Salesperson


m: 845.490.7914

o: 585.454.4500

e: dmansfield@caliberbrokerage.com

CALIBER COMMERCIAL BROKERAGE

 394 E Henrietta Rd, Rochester, NY 14620

 585.454.4500

 www.caliberbrokerage.com