

# AUDUBON PLACE 2293-2295 MILLERSPORT HIGHWAY

CLASS-A OFFICE CAMPUS **NOW AVAILABLE**



**BENDERSON**  
DEVELOPMENT

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# A NEW WAY TO WORK

Ideally located on Millersport Highway between the I-290 and I-990 interstates, this **UNIQUE, SEVEN-ACRE OFFICE CAMPUS** consists of **TWO CLASS-A BUILDINGS** that offer prime frontage along the highly trafficked corridors throughout Getzville, Amherst and University at Buffalo North. The **OFFICE BUILDINGS APPEAL TO A VARIETY OF USERS**, offering modern construction, multiple private entrances, tenant controlled HVAC/electric, high spacious ceilings, ample parking ratios, multiple high-profile signage opportunities, and **A WELL-MAINTAINED OFFICE CAMPUS**.

The location offers unparalleled brand exposure and puts **YOUR BUSINESS WHERE PEOPLE WANT TO BE** - close to premier retail, dining, entertainment and the rapidly growing University at Buffalo Amherst campus.

**A VIBRANT CAMPUS ENVIRONMENT THAT WILL ENHANCE THE POTENTIAL OF YOUR WORKPLACE.**



# REGIONAL LOCATION

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- Approx. 1.5 miles north to the I-990 and 1.5 miles south to the I-290, providing easy access from all areas of Western New York region
- Close proximity to international bridges to Canada
- Multiple ingress and egress points for easy access to the entire office campus
- Close to nearby amenities including retail, dining, hotels and UB

## REGIONAL ACCESS

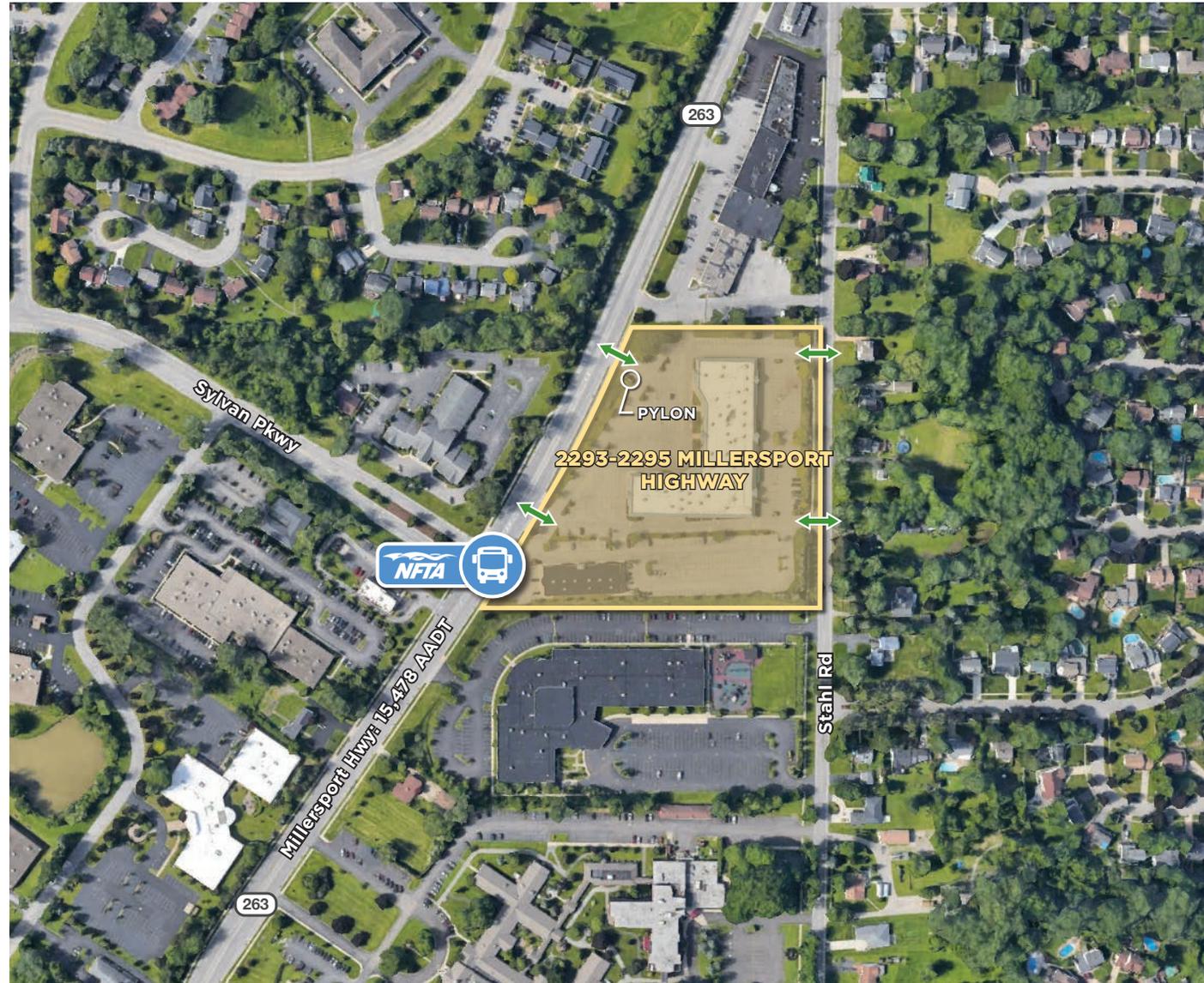
- 1 Mile to University at Buffalo (North Campus)
- 2.5 Miles to Millard Filmore Suburban Hospital
- 5 Miles to Buffalo Niagara International Airport
- 9.5 Miles to International Peace Bridge
- 10 Miles to Downtown Buffalo
- 16 Miles to International Rainbow Bridge
- 66 Miles to Rochester, NY
- 102 Miles to Erie, PA
- 102 Miles to Toronto, Canada
- 146 Miles to Syracuse, NY



# OFFICE CAMPUS FEATURES

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- Conveniently located on a main thoroughfare providing high visibility and easy access
- Site consists of 2 buildings totaling 57,000+ SF on sprawling 7-acre campus between Millersport Highway and Stahl Road
- Abundant on-site parking totaling 350+ spaces
- Modern LED site lighting, pedestrian-friendly sidewalks and meticulously maintained landscaping
- NFTA bus stop at the main southernmost entrance to the property
- Multiple entrance points along both Millersport and Stahl roads for easy access for employees and visitors
- Prominent signage opportunities along the heavily trafficked Millersport Highway and UB corridor



# BUILDING FEATURES

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- Two-building campus featuring a 47,000-sq-ft building with modern construction, a newly painted façade and classic exterior brick walls and a 10,000-sq-ft building with a brick exterior and situated at the highly visible south entrance of the property
- Both buildings feature abundant windows around the entire perimeter, providing maximum natural light for the interior office spaces
- Flexible, open floor plans designed to meet the needs of a variety of users from professional to medical office
- Versatile existing spaces that can easily be modified to meet any specific tenant requirements
- New high-efficiency LED lighting in all spaces
- Tenant-controlled high-efficiency HVAC units on the rooftop
- Wet sprinkler system distributed to all areas throughout both buildings
- Both buildings offer multiple covered and uncovered outdoor areas for employees to enjoy
- Over 15 combined entrances/exits with the ability to add/remove depending on tenant needs



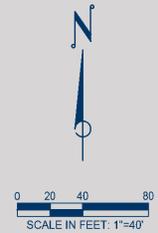
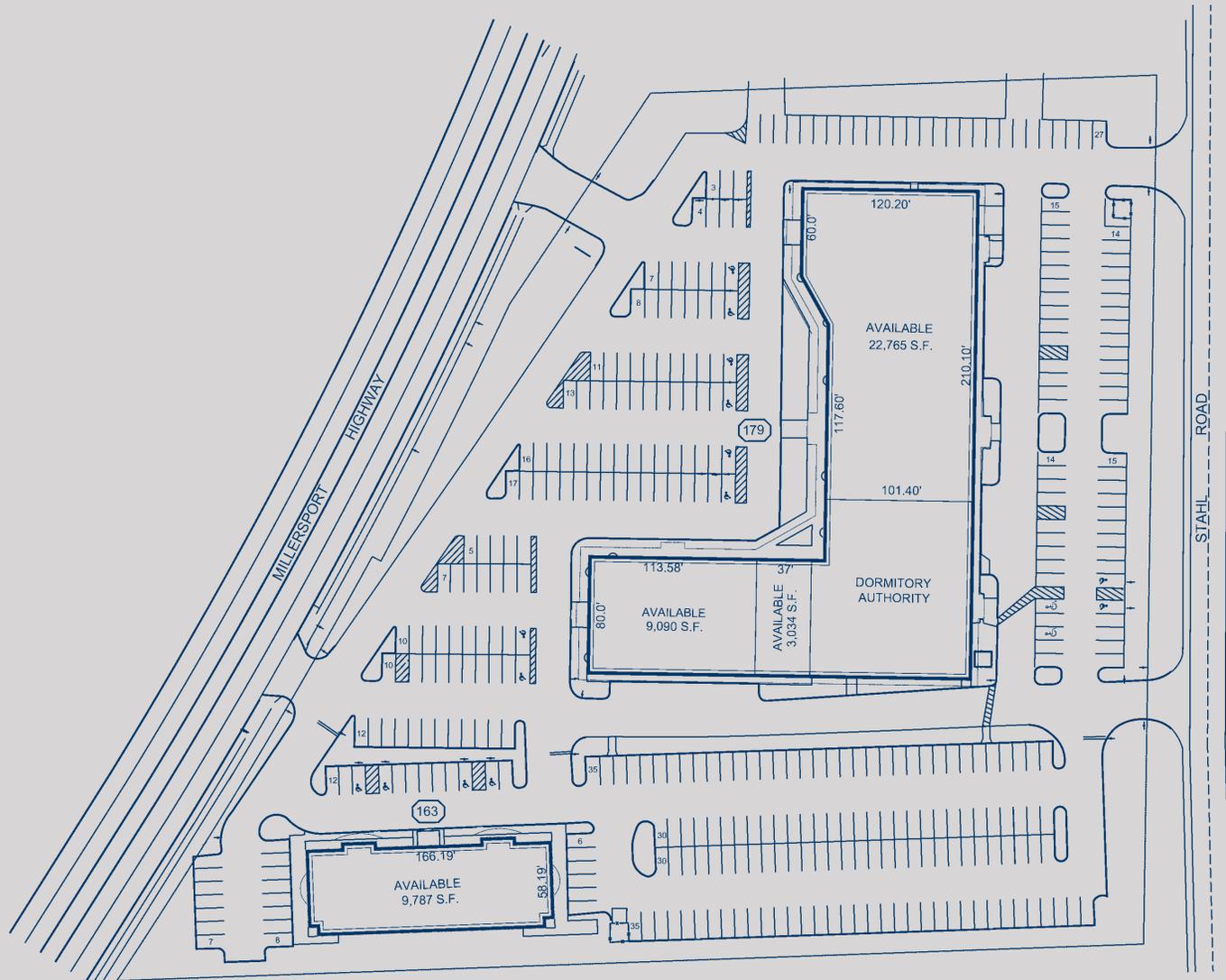
# PROPERTY GALLERY

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# PROPERTY SITE PLAN

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# BENDERSON DEVELOPMENT

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Founded in 1949, Benderson Development is one of the largest privately held real estate companies in the United States. The company currently owns more than 1,000 properties totaling over 55 million square feet in 40 states. The diverse portfolio includes retail, office, medical, industrial/warehouse, hospitality and residential properties.

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