

FOR LEASE

8600 Sheridan Drive Clarence, NY 14221



AVAILABLE IMMEDIATELY - Three adjoining suites of 1,422 sf, 1,700 sf, and 2,670 sf at the northeast corner of Sheridan Drive and Meadowbrook Road, Clarence. The space is part of an owner occupied (Apex Dental Solutions, LLC) building of about 9,185 sf on 1.10 acres. There are about 54 paved parking spaces so the overall parking ratio is well above 5.5 per thousand sf. Each of the clean, bright suites has its own bathroom with abundant window light and separate entrances to the parking lot. The 2,670 sf suite was built as a dental laboratory with three phase, 220 power. Additional common men's and women's bathrooms are available in the hallway.

The building is located on the north side of Sheridan Drive about a mile east of Eastern Hills Mall on Transit Road and a mile west of Main Street. The site is just a few miles from the Buffalo Niagara International Airport. Clarence is highest median income township in Erie County.

Stephen Hunt

Licensed Associate Real Estate Broker

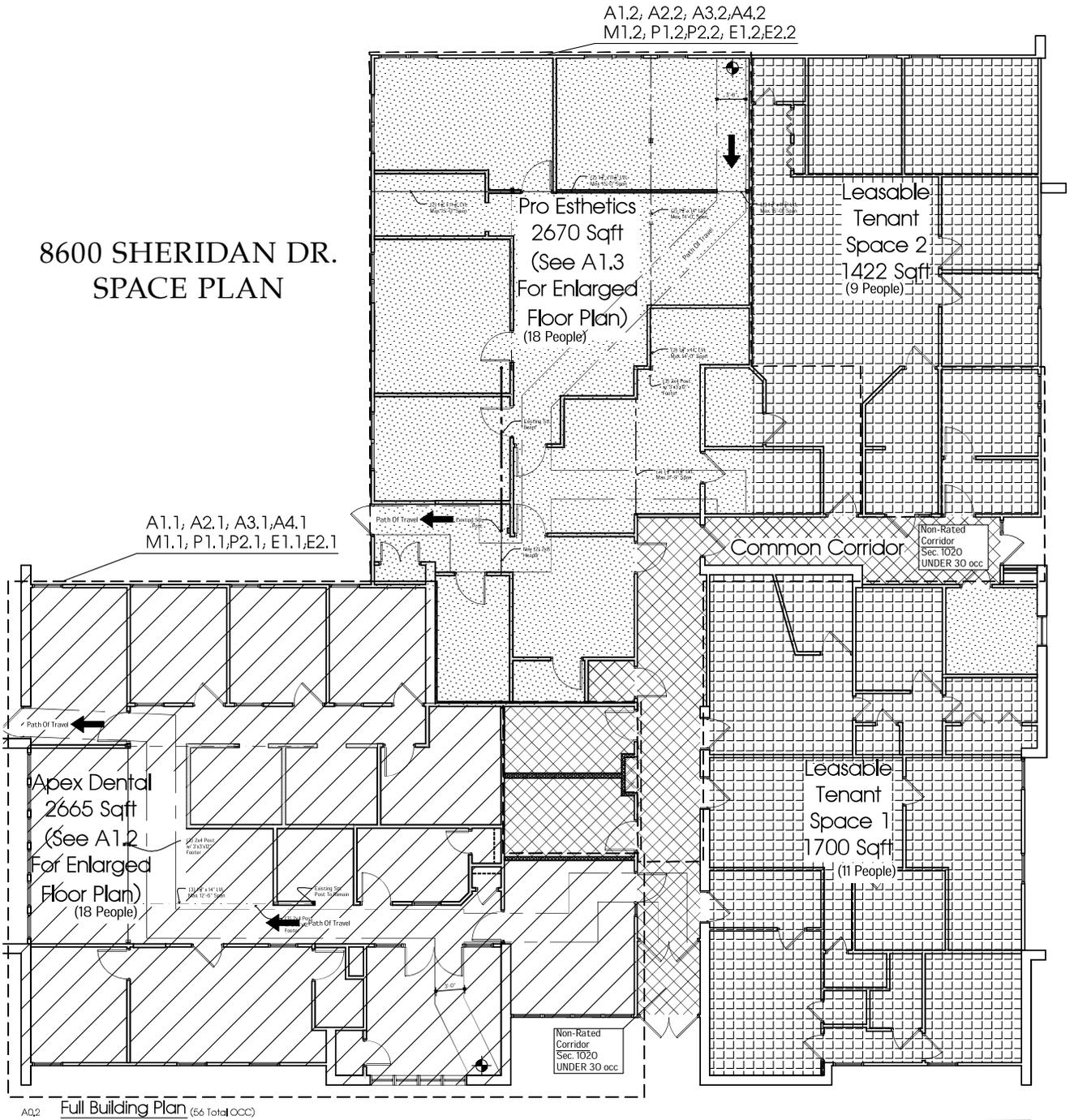
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8600 SHERIDAN DR. SPACE PLAN



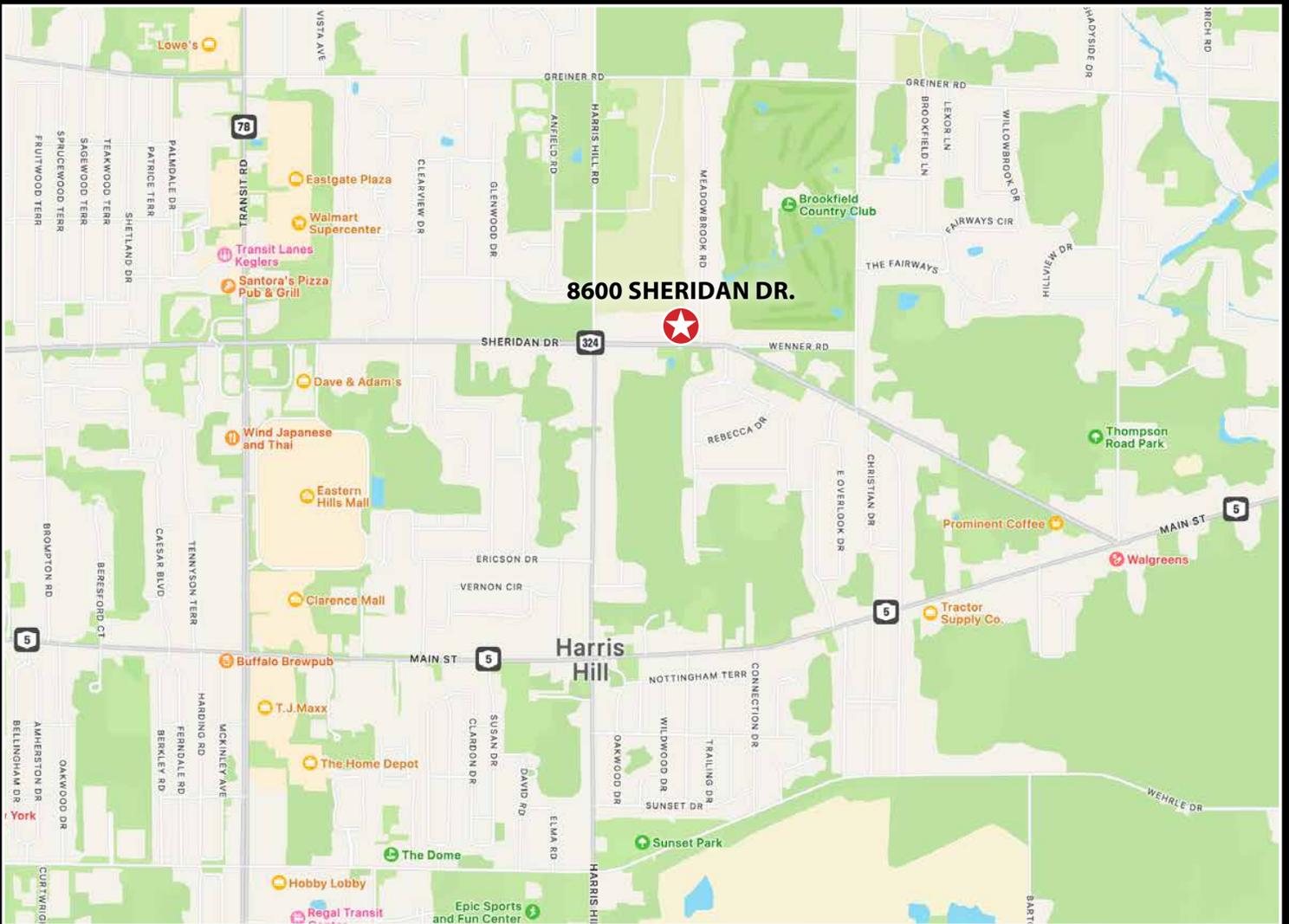
A02

Full Building Plan (56 Total occ)

3/10' - 1'-0"







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