



2733 Wehrle Drive

Williamsville, New York 14221

Property Highlights

- Prime Location - located in well-established medical complex
- Flexible suite layout ideal for various medical specialties
- Enhanced privacy created by strategic placement of treatment areas and soundproofing measures
- Abundant parking
- Close proximity to major roadways

Property Overview

This thoughtfully designed suite offers spacious layout with ample common areas, ensuring both functionality and privacy. Effectively minimizing sound transmission, enhancing confidentiality and comfort for all patients.

Offering Summary

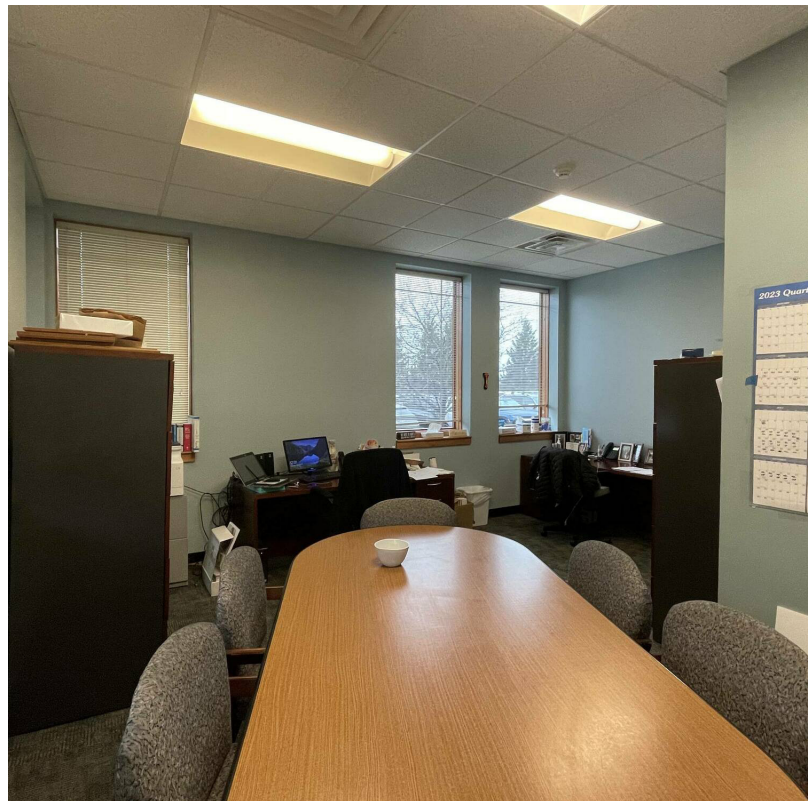
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	20,437 SF
Available SF:	2,500 - 9,976 SF

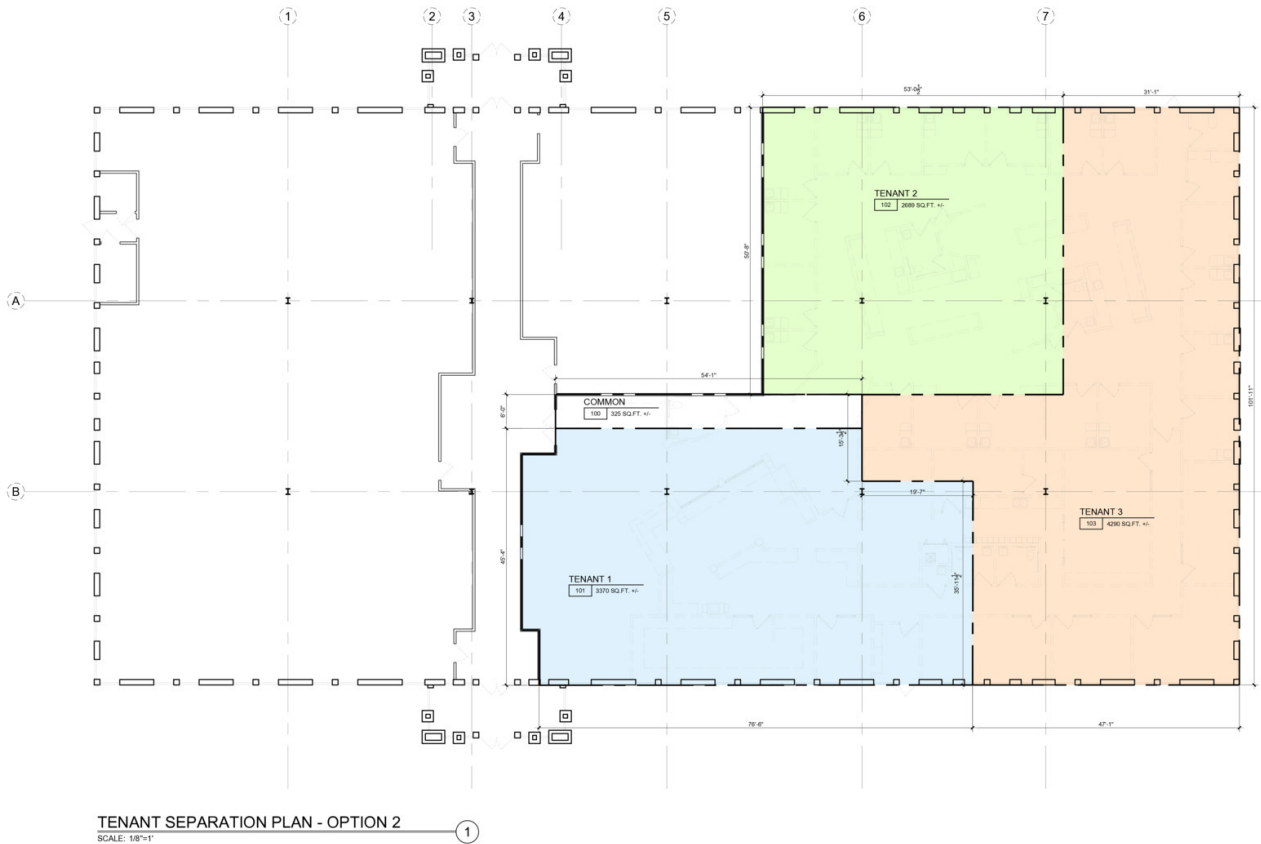
For More Information

Chadd Soto

O: 716 574 5533

csoto@naimcguire.com





TENANT 1	3370 SQ.FT. +/-
TENANT 2	3689 SQ.FT. +/-
TENANT 3	4390 SQ.FT. +/-
COMMON	325 SQ.FT. +/-
TOTAL BUILDING AREA	11674 SQ.FT. +/-

PRELIMINARY
BY THE ARCHITECT

ISSUED FOR CLIENT REVIEW 10/28/25
No. Description Date

REVISIONS

WILLIAMSVILLE PEDIATRIC CENTER
2733 WEHRLE DRIVE

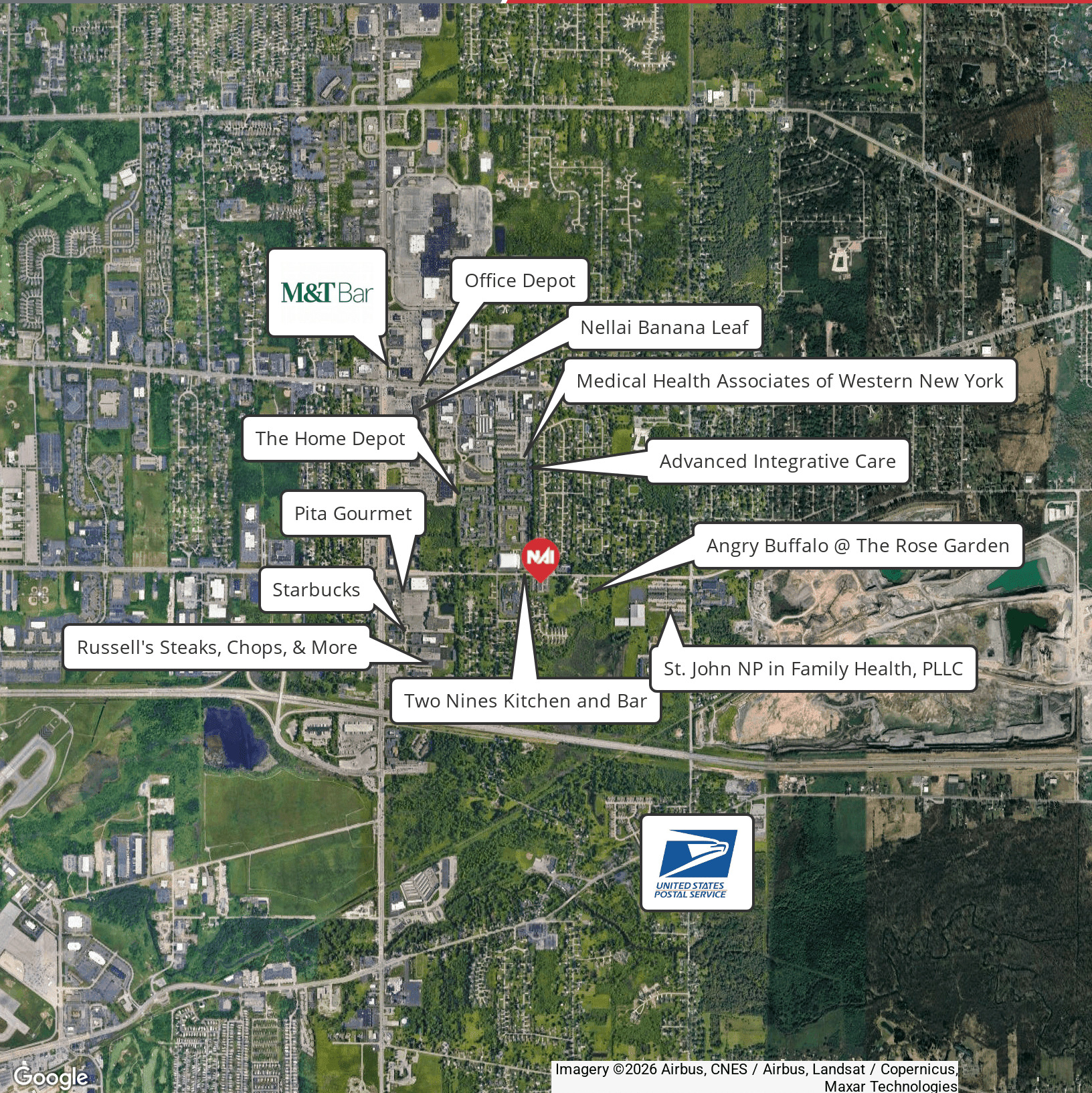
McGUIRE DEVELOPMENT
BUFFALO, NEW YORK

TENANT SEPARATION PLAN - OPTION 2

ISSUED
10/27/25
LAUER-MANGUSO & ASSOCIATES ARCHITECTS

LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4955 Ridge Lea Road
Buffalo, N.Y. 14228
(716) 837-0833

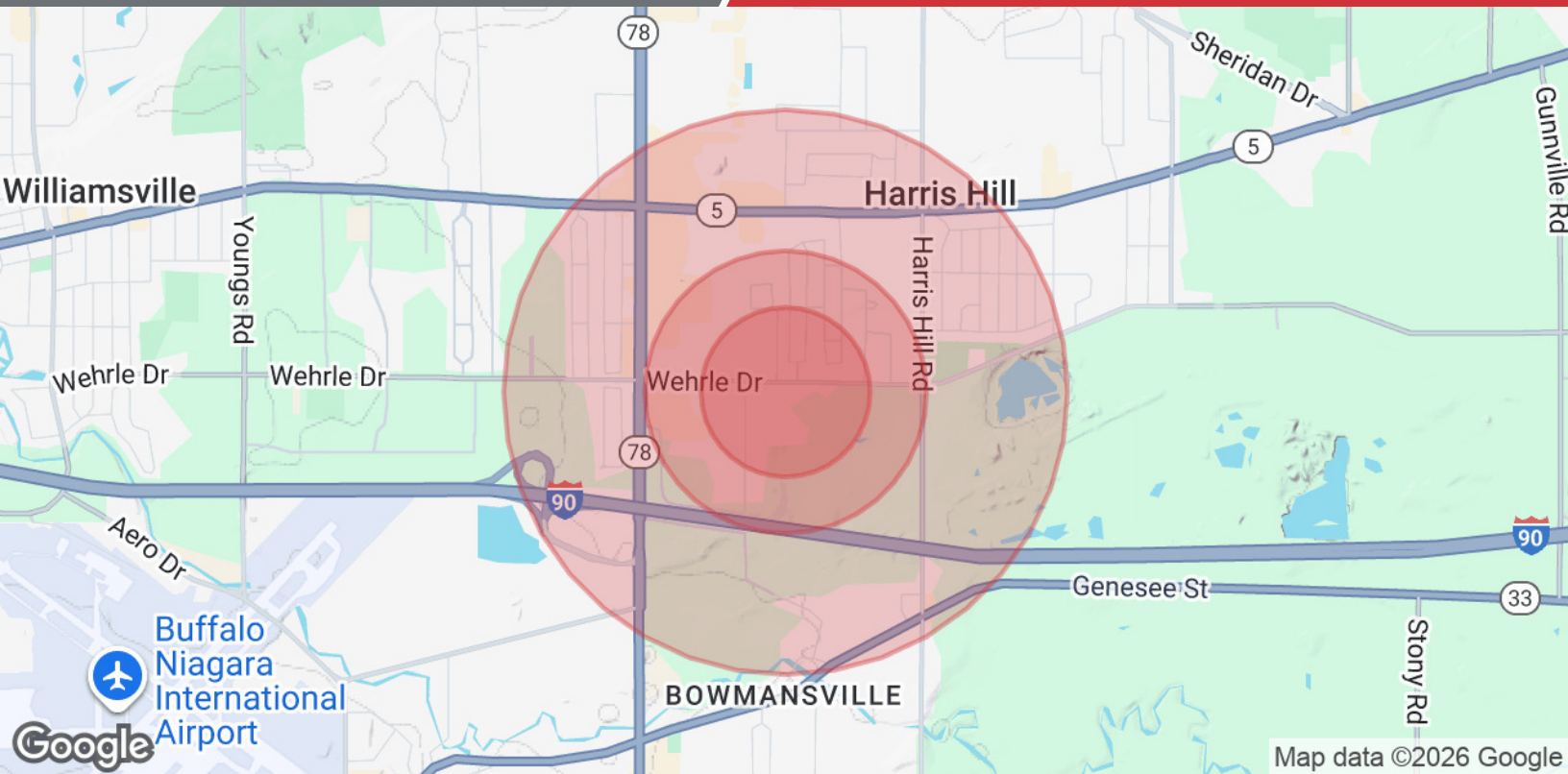
Date: 10/27/25 Drawing No. A-2.0
Drawn By: JAM
Checked By: JAM
Job Number: 21030-01



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455 Cayuga Rd Suite 100
Buffalo, NY 14225
716 829 1901 tel
naimcguire.com



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	390	1,399	4,366
Average Age	46	45	45
Average Age (Male)	44	43	43
Average Age (Female)	48	47	46
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	169	611	1,915
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$120,425	\$122,620	\$117,371
Average House Value	\$301,931	\$305,030	\$308,060

Demographics data derived from AlphaMap