



## 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

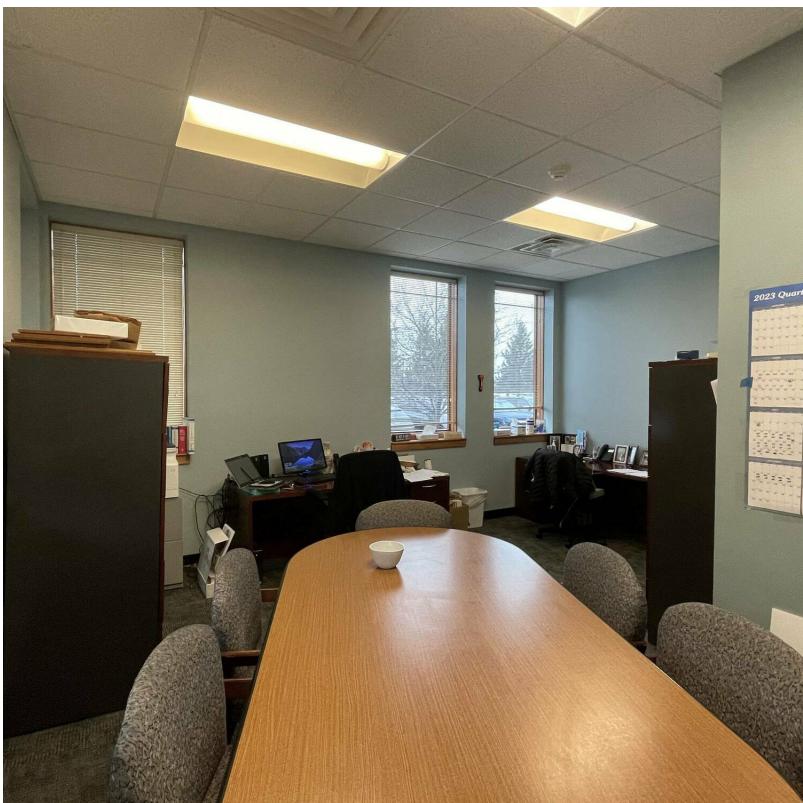
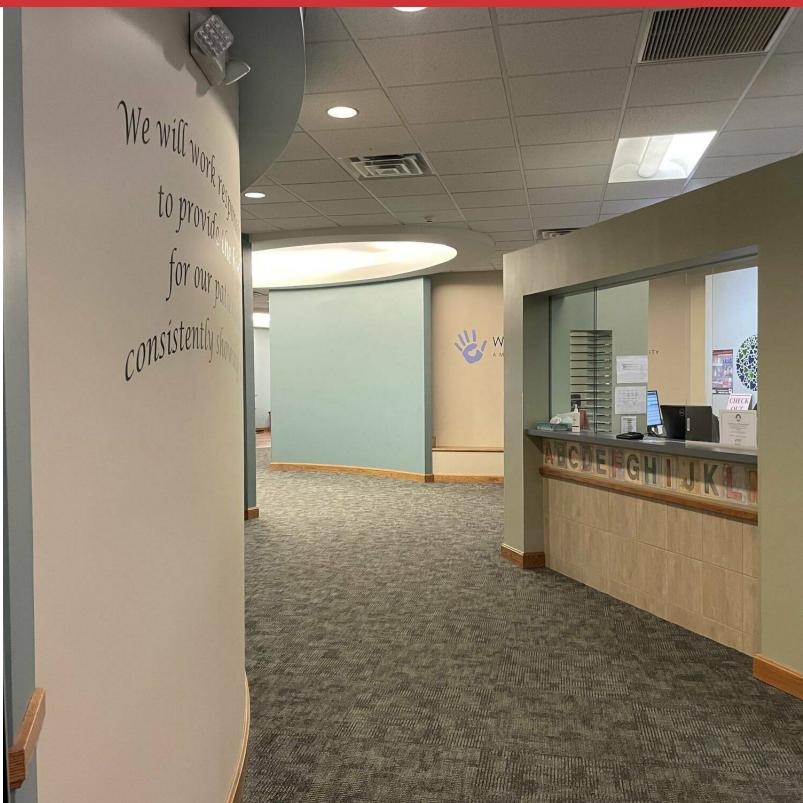
#### Chadd Soto

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# NAI McGuire

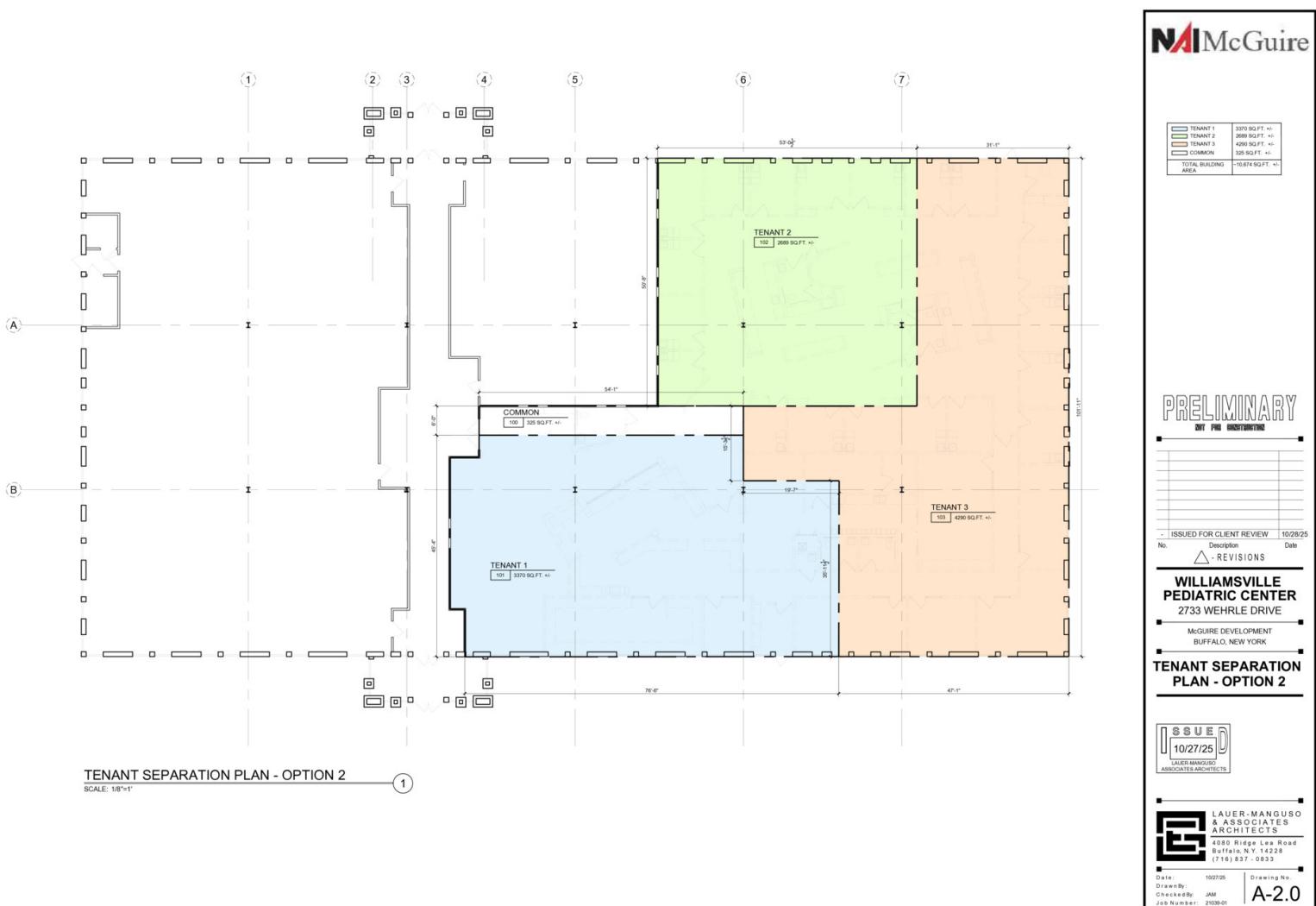
## For Lease

2,500 - 9,976 SF | \$16.00 SF/yr  
Office Space



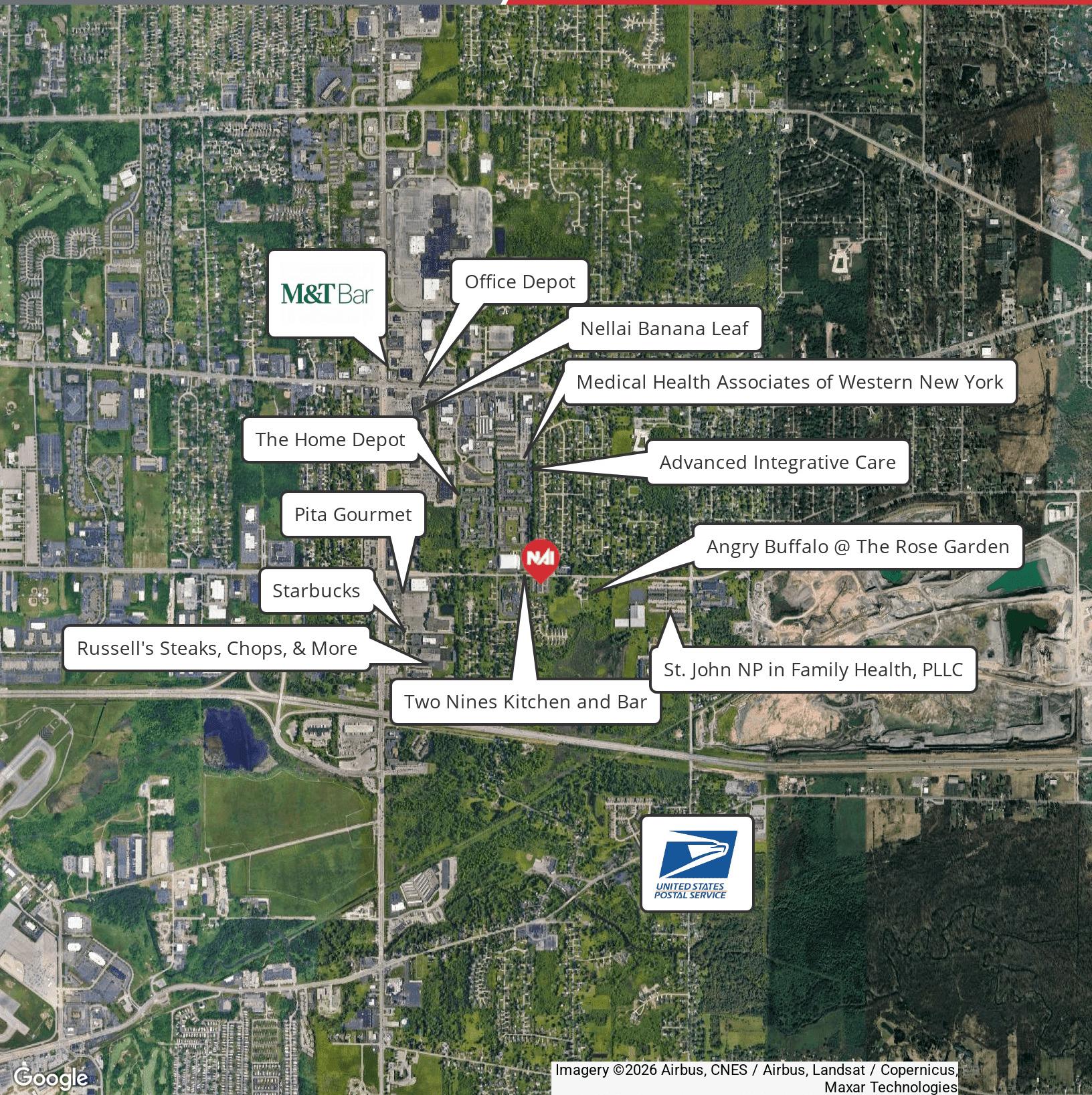
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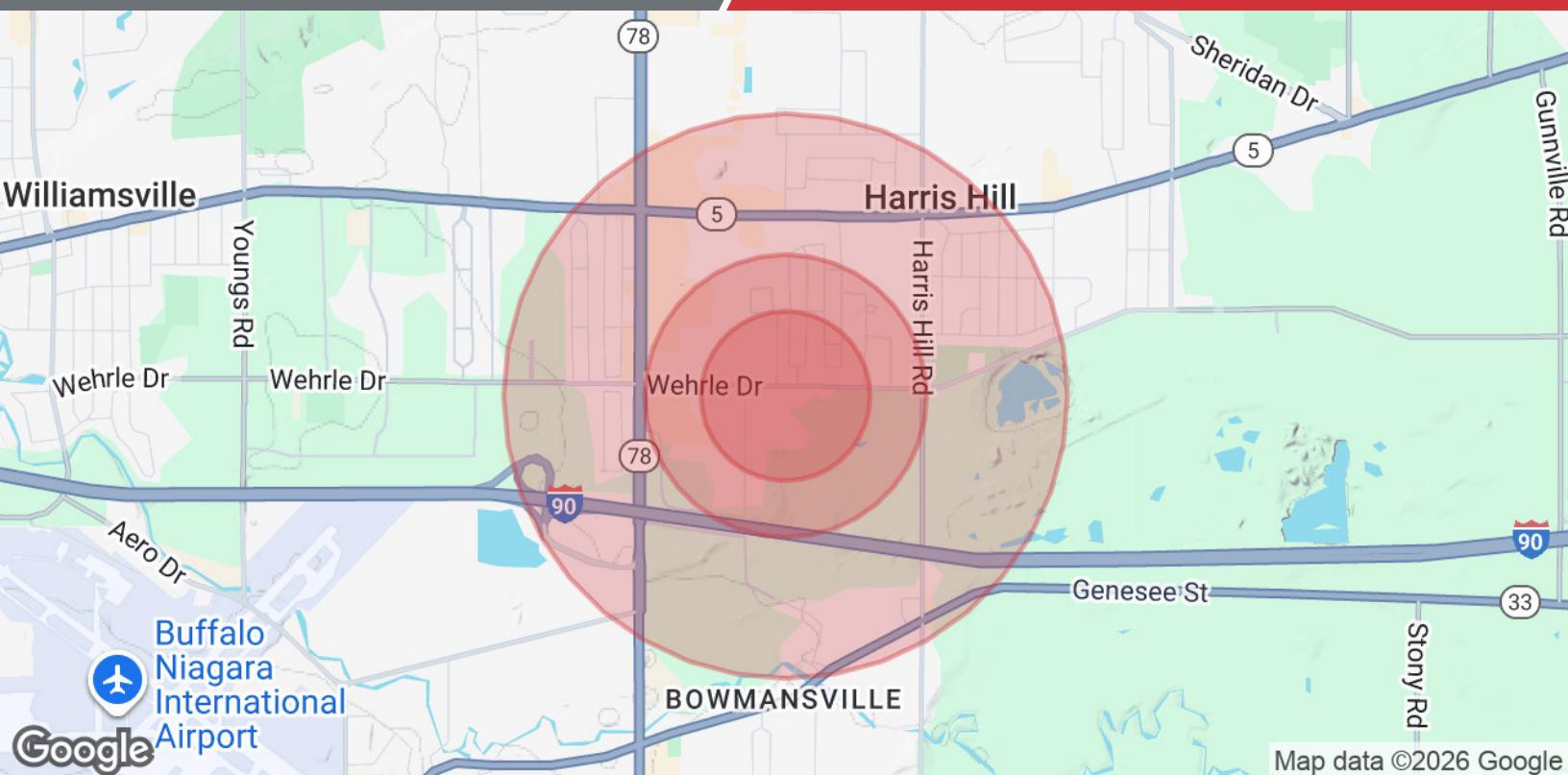
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### Population

	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

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