

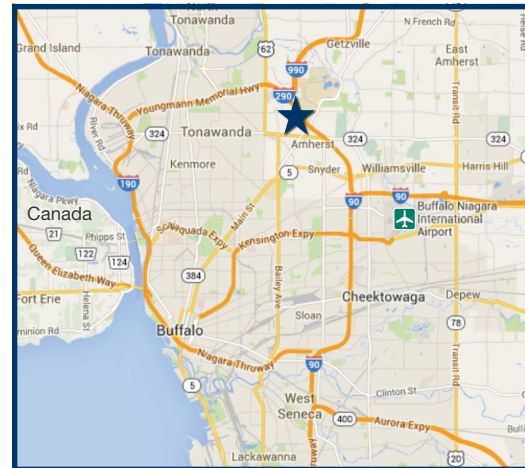
# UNIVERSITY CENTRE OFFICE

4330 MAPLE ROAD :: AMHERST, NEW YORK 14226

# BENDERSON DEVELOPMENT

## AVAILABLE FOR LEASE

LATITUDE: 42.992243 LONGITUDE: -78.802136



### :: LOCATION FEATURES

- Overlooking I-290 and Near I-990 and I-90 Providing Excellent Access Throughout Western New York
- Minutes from Buffalo Niagara International Airport, Downtown Buffalo and the Peace Bridge Linking the United States to Canada
- Adjacent to University at Buffalo North Campus

### :: SITE FEATURES

- Excellent Visibility from I-290 (Youngmann Expressway) and I-90
- Beautifully Maintained, Lush Landscaping
- Abundant Tenant and Visitor Parking
- Restaurants, Hotels and Shopping Centers Nearby

### :: BUILDING FEATURES

- Newer, Two-Story, Class A Office Building Totaling 20,000 SF
- Attractive, Contemporary Exterior and Interior Design
- Suites Can Be Sub-Divided and Configured to Suit
- Fully Wired for Internet Access
- Security System
- First-Class Fitness Area with Shower Facilities
- Specialty Glass with High SPC Rating
- Signage Facing I-190 Thruway

### :: FOR INFORMATION

**Brandon Irish-Baker**  
C: 716.863.7292

**Tony Battista**  
C: 716.998.9918

[benderson.com](http://benderson.com)

3259-10.22

570 DELAWARE AVENUE :: BUFFALO, NEW YORK 14202  
PHONE :: 716.886.1100 FAX :: 716.886.2269

# BENDERSON



# UNIVERSITY CENTRE OFFICE

AMHERST :: NEW YORK

# BENDERSON

DEVELOPMENT



OFFICE :: INDUSTRIAL :: RETAIL :: HOTEL :: RESIDENTIAL

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