

2,065 SF OFFICE FOR SUBLEASE

TRANSIT ROAD OFFICE SUITE AVAILABLE

BUILDING FEATURES	
Building Size	23,500 ± Sq. Ft.
Available Space	2,065 ± Sq. Ft.
L.E.D.	06/22/2023
Parking	Surface Lot
Zoning	MA

Property Highlights

- Office Space Available for Sublease
- Excellent location on Transit Road near Main Street, across from the Eastern Hills Mall
- Seven (7) Private Offices around the perimeter, each with a window.
- Many amenities and restaurants nearby within walking distance
- Server Room
- Spectrum and FIOS Available
- Parking, Parking, and More Parking!
- Ideal for: Administration Office for Non-Profits, Sales Organizations, Insurance, Law Office, Financial Planners, Engineers, Mortgage Brokers, General Office Use



For more information, contact:

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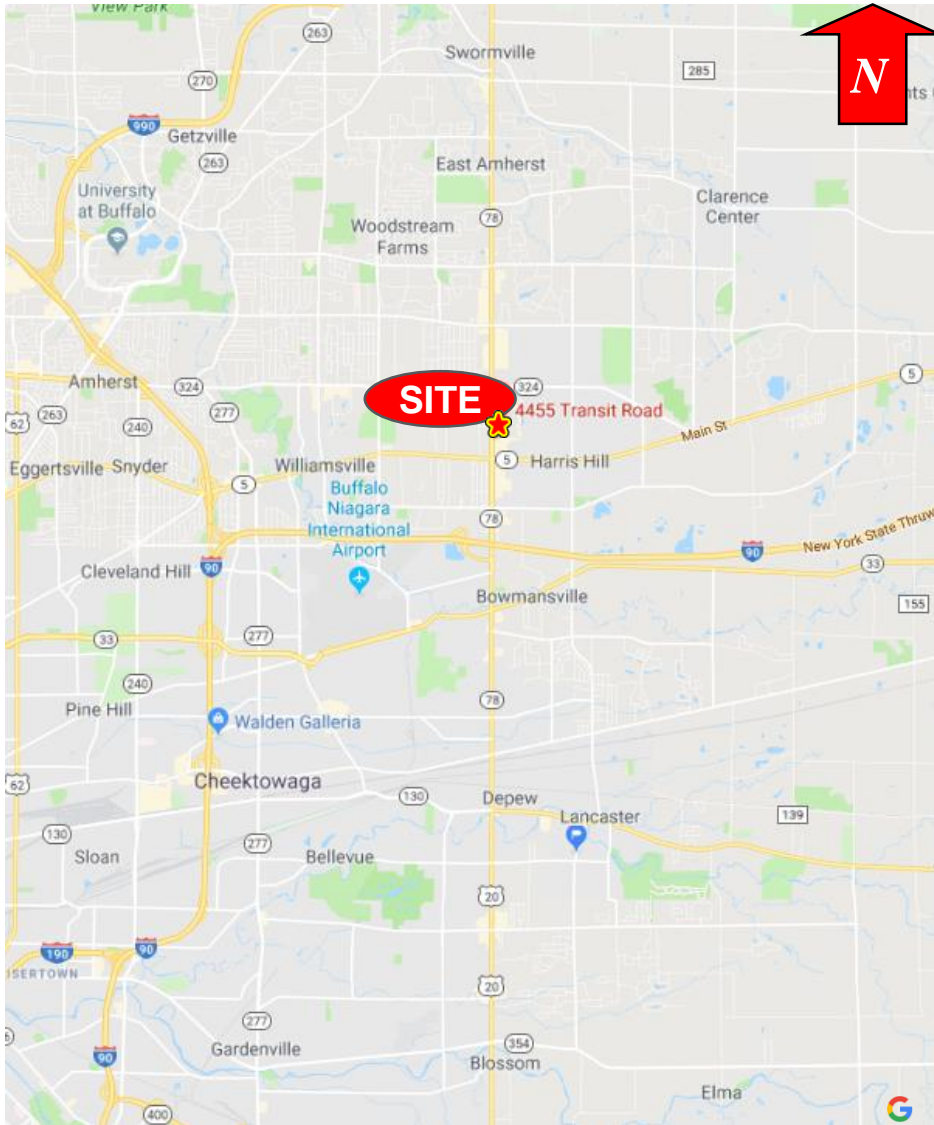
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,017	46,028	156,132
Average Household Income	\$105,761	\$114,699	\$101,426

TRAFFIC COUNTS	
Transit Road	34,250 AADT
Main Street	28,474 AADT

OFFICE SUITE FOR SUBLEASE
4455 Transit Road
Williamsville, New York



Location Map

Area Retail