



Professional Office For Lease
2150 Wehrle Drive
 Williamsville, NY

Office / For Lease

PROFESSIONAL OFFICE SPACE AVAILABLE FOR LEASE

BUILDING FEATURES	
Total Available	Three (3) Contiguous Suites: 2,268 ± Sq. Ft. 4,534 ± Sq. Ft. 5,699± Sq. Ft.
Parking	Surface Lot
Zoning	OB

Property Highlights

- Three (3) contiguous professional office suites available totaling 2,268 ± Sq. Ft., 4,350 ± Sq. Ft., and 5,699 ± Sq. Ft.
- Suitable for professional and general office use
- Signage available on monument sign
- Ample parking available on-site via surface lot
- Prominent location with exceptional presence at signalized intersection in Williamsville, NY
- Located on the corner of Wehrle Drive and Spindrift Drive
- Close proximity to NYS Thruway I-90
- Ideal For: insurance firm, advertising company, employment service, financial firm



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,868	63,222	185,118
Average Household Income	\$108,413	\$95,735	\$96,159



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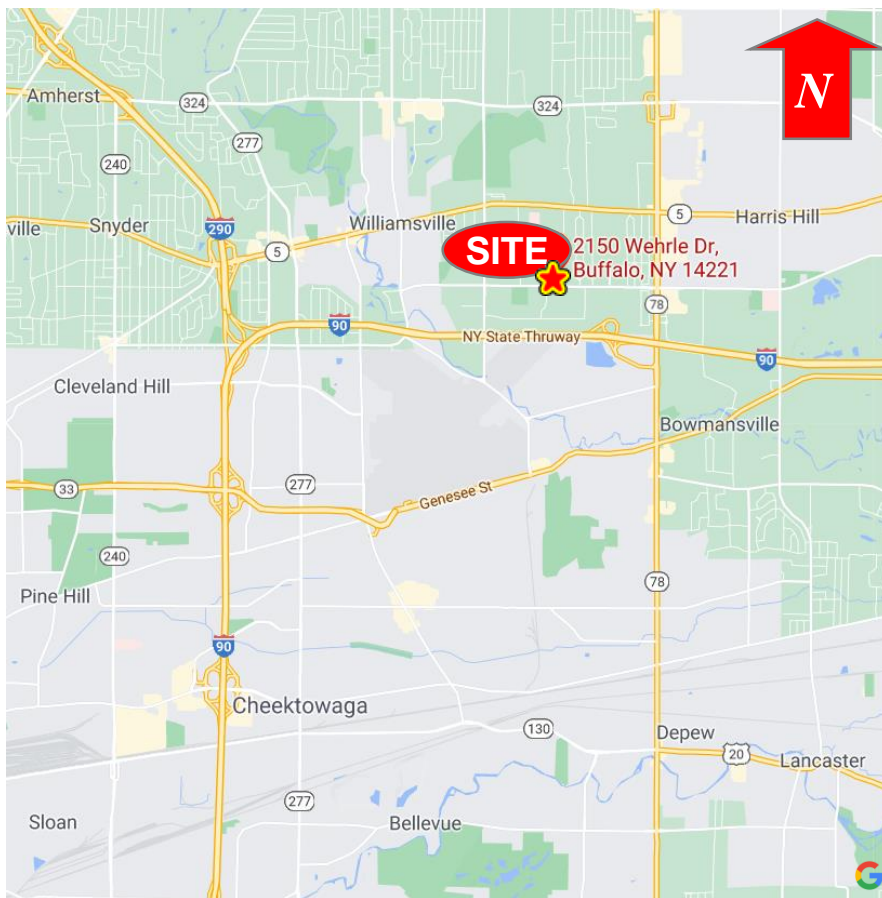
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Location Map



Aerial

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