



OFFICE FOR LEASE

Fairfield Commons

1659 Amherst Street, Buffalo, NY

Buffalo, NY Office Opportunity / For Lease

1,645 ± SF OFFICE SPACE AVAILABLE FOR LEASE

BUILDING FEATURES

| | |
|---------------------|-----------------------------------------|
| Total Building Size | 9,274 ± Sq. Ft. |
| Total Available | 1,645 ± Sq. Ft. |
| Parking | Surface Lot 1 Reserved Parking Space |
| Zoning | N-3R |

Property Highlights

- Recently remodeled office space available for lease
- Available December 1, 2021
- Office features updated reception area, two (2) private offices, kitchenette, and conference room
- One (1) reserved parking space on-site
- Located in North Buffalo / Central Park area
- Just a five (5) minute drive to Route 198, ten (10) minute walk to Delaware Park
- Proximate to Hertel Avenue area amenities including: area restaurants, grocery stores, cafes, banks, and more
- Ideal for: law firm, financial group, marketing agency, architect, engineering group



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Population | 21,333 | 210,326 | 378,912 |
| Average Household Income | \$75,701 | \$64,781 | \$63,173 |



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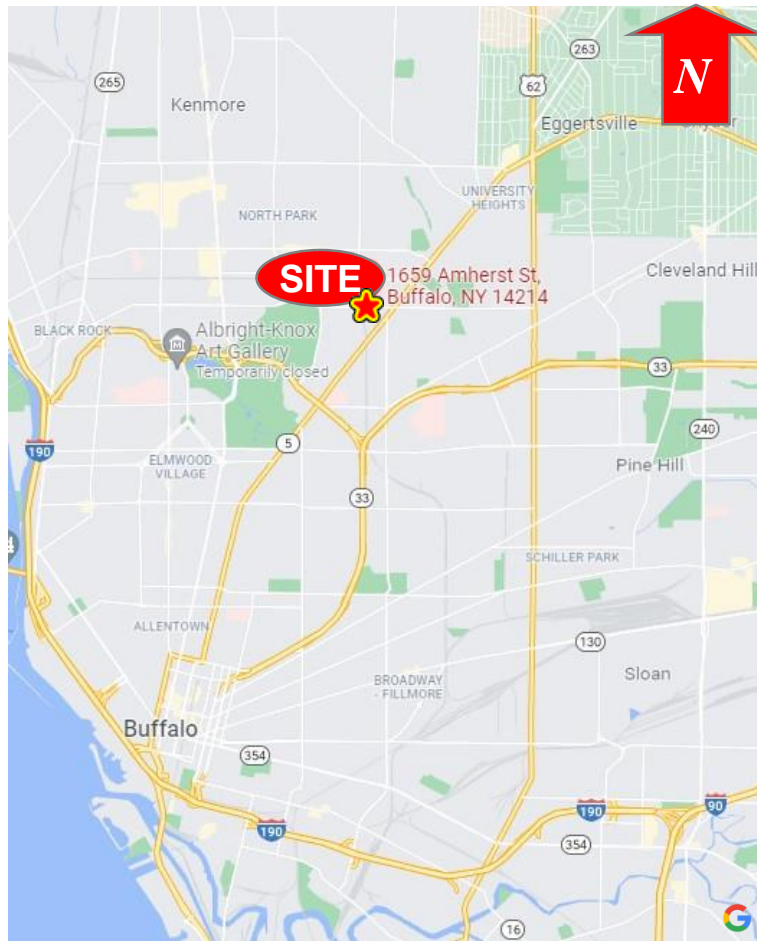


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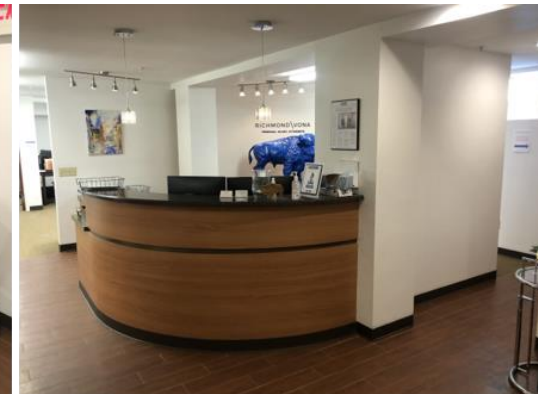
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Drive Time Map



Interior Photos

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