

**CLASS A SUBLEASE – UP TO 59,102 ± SQ.FT.**

**BUILDING FEATURES**

Availability	Up To 59,102 ± Sq. Ft.
Available Suites	29,551 ± Sq. Ft. on 2 <sup>nd</sup> Floor 29,551 ± Sq. Ft. on 3 <sup>rd</sup> Floor
Lease Expiration Date	1/31/2033

**Property Highlights**

- Class “A” Office Building with High-end Finishes
- Ample Free Parking On-Site
- Space Available For Immediate Occupancy
- Crosspoint Square Retail Plaza in Complex
- On-site Certified Daycare Facility
- Easy Access to Area Hotels, Retail Establishments and Restaurants
- Impressive 200-Acre Site that is Home to a Growing Number of International Companies who Value Location and Quality within a Thriving Business Community
- Located in East Amherst, Just North of University at Buffalo North Campus
- CrossPoint Offers Two (2) Valuable Links to the I-990 Expressway/NYS Thruway System and Borders Commuter Friendly Millersport Highway and North French Road
- 15 Minutes to Buffalo-Niagara International Airport and Downtown Buffalo’s Central Business District

**BEAUTIFUL SUBURBAN PARK-LIKE SETTING**



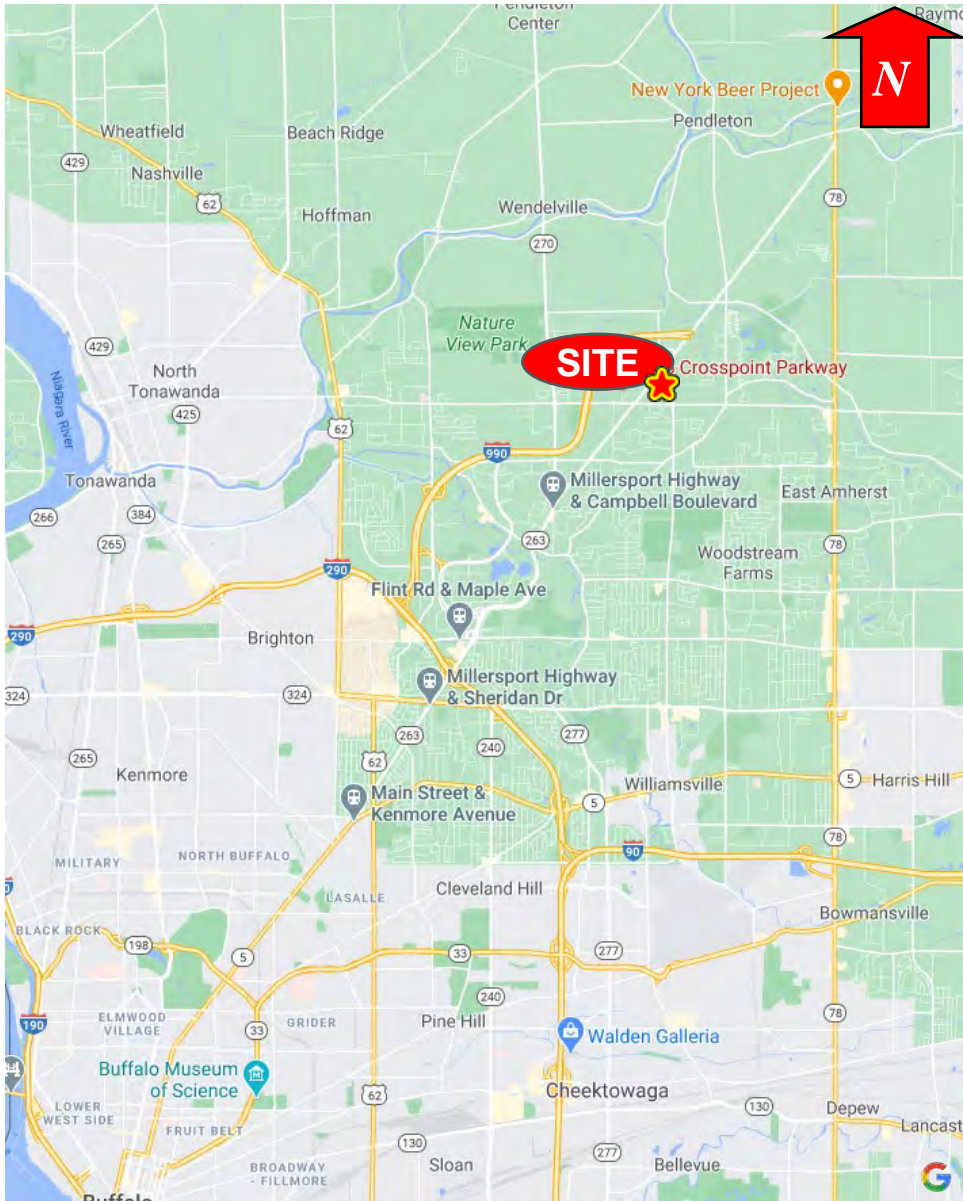
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,213	37,115	113,036
Average Household Income	\$164,451	\$154,009	\$130,987

For more information, contact:

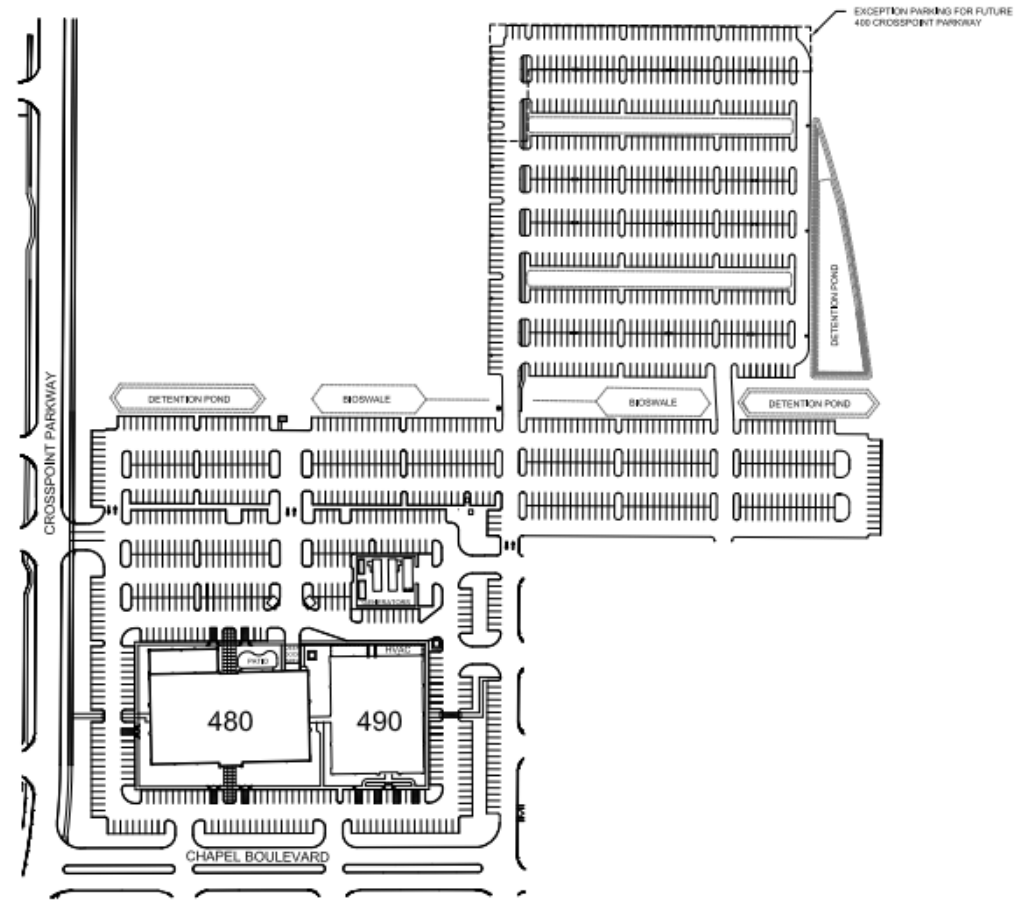
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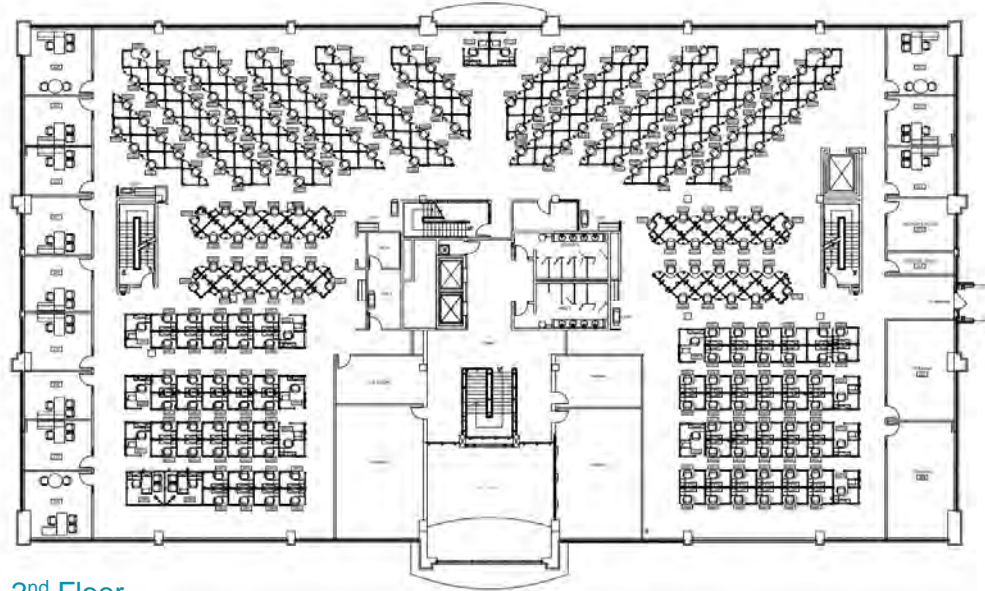
**OFFICE FOR SUBLEASE**  
**480 Crosspoint Parkway**  
East Amherst, New York



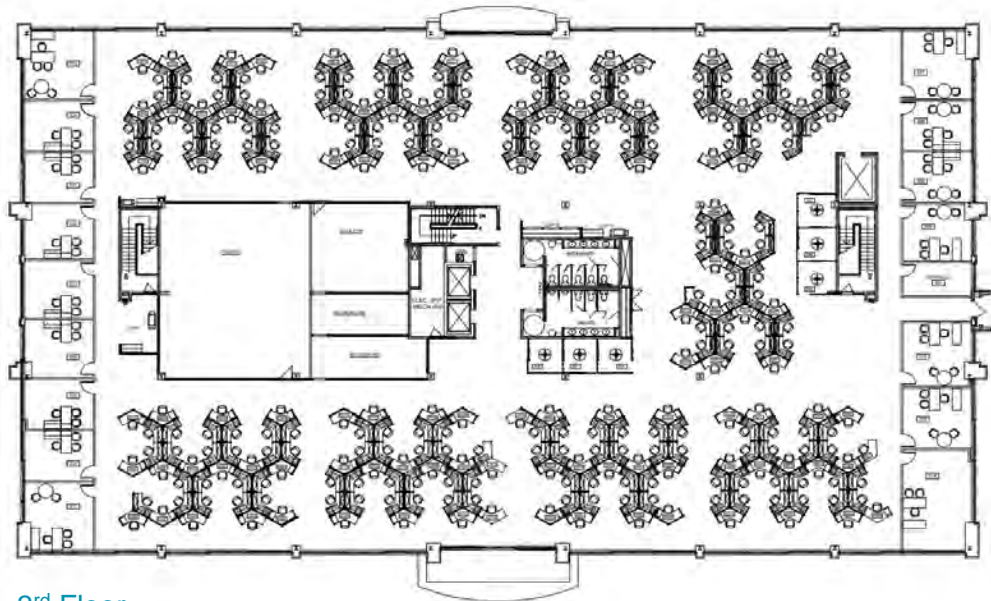
Location Map



Site Plan



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

Floor Plans