

FOR LEASE

1150 Youngs Road  
Williamsville, NY 14221



## Up to 40,000 ± SF of Medical Office Space

### Building Features

Total Building Size	40,000 ± Sq. Ft.
Space Available	Up to 40,000 ± Sq. Ft.
Parking	5.6/1,000 ± Sq. Ft.

### Property Highlights

- Extremely well-located Williamsville medical office space
- New ownership has extensive plans for significant interior and exterior improvements
- Motivated landlord offering a flexible floorplan, ready to redevelop to suit Tenant needs
- Located just one property east of Millard Fillmore Suburban Hospital
- Less than 2 miles from Transit Road retail corridor
- Within a 7-minute drive from Park Country Club, Country Club of Buffalo, Wegmans, Target, Williamsville Place, and the Village of Williamsville
- Ideal for: primary care, orthopedics & sports medicine, physical therapy, specialty medical, dental practices, imaging operators, lab, audiology and cancer care

### Contact

**RICHARD J. SCHECHTER**  
Associate Real Estate Broker  
+1 716 316 4040  
rschechter@pyramidbrokerage.com

**JOHN TICCO, III, SIOR**  
Associate Real Estate Broker  
+1 716 863 5304  
jtizzo@pyramidbrokerage.com

New Ownership & New Management!



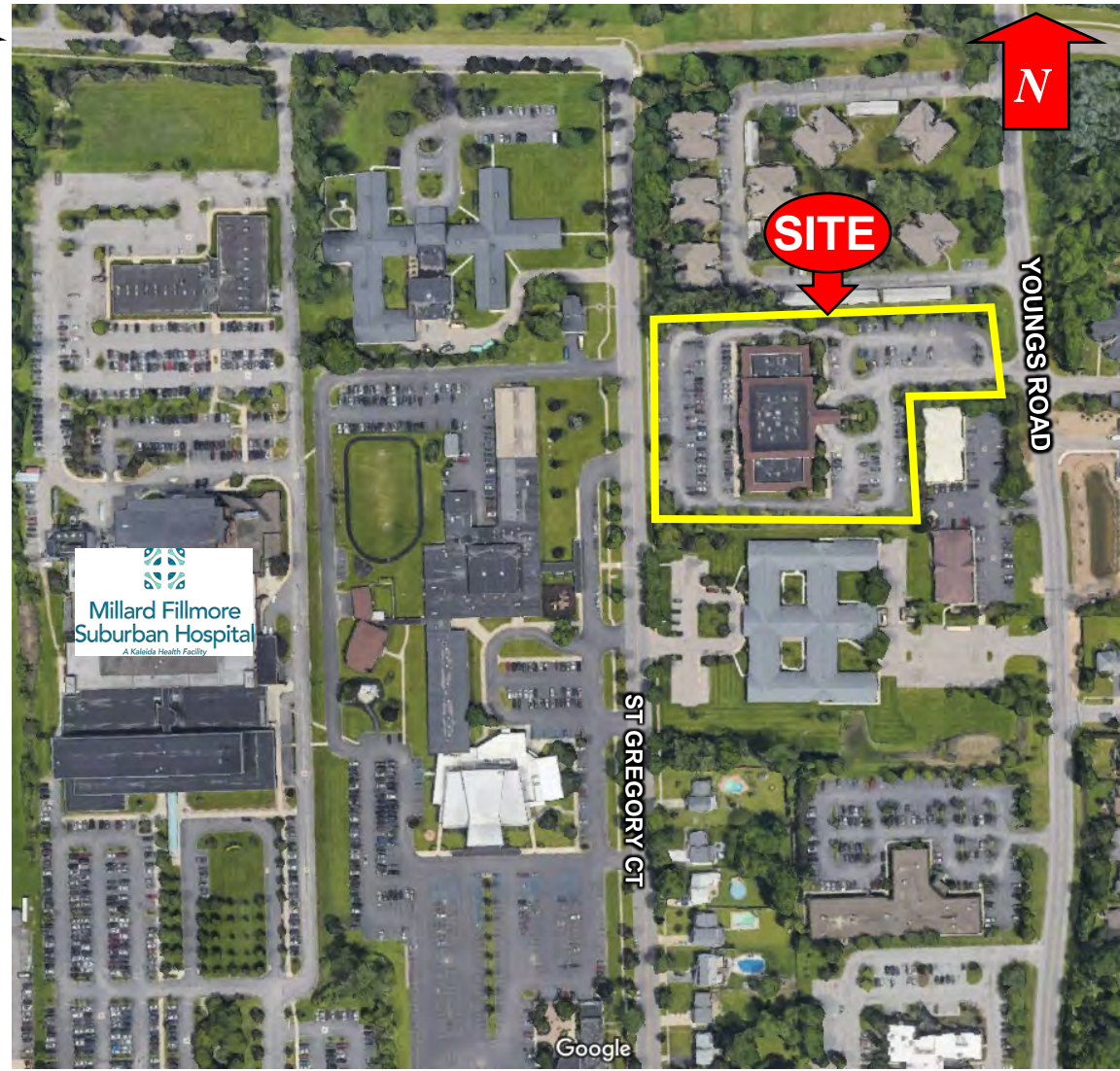
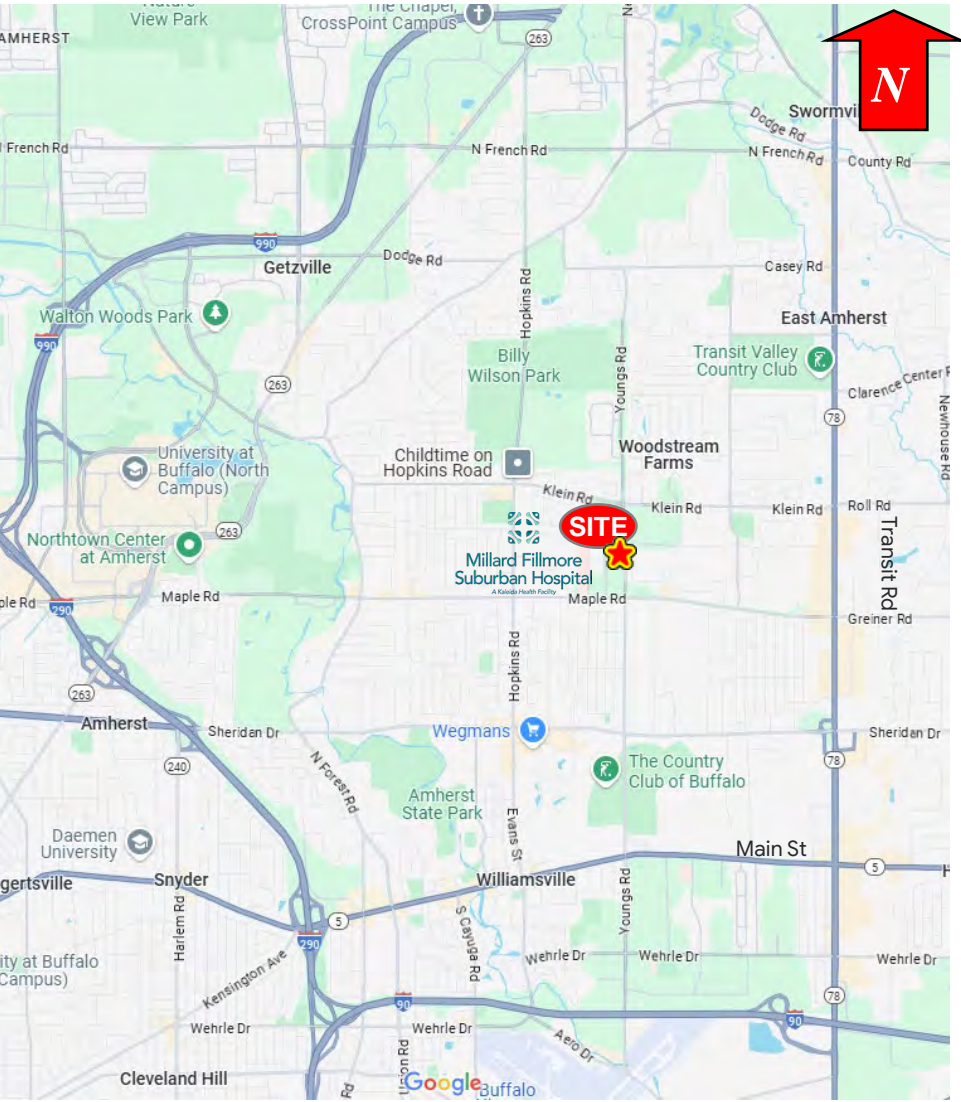
Demographics	1 Mile	3 Miles	5 Miles
Population	9,853	70,360	168,017
Average H.H. Income	\$151,574	\$152,853	\$132,158

Source: ESRI Business Analyst 2024

14 Lafayette Square, Suite 1900  
Buffalo, New York 14203  
+1 716 852 7500  
pyramidbrokerage.com

FOR LEASE

1150 Youngs Road | Williamsville, NY



Location Map

Aerial

**FOR LEASE**

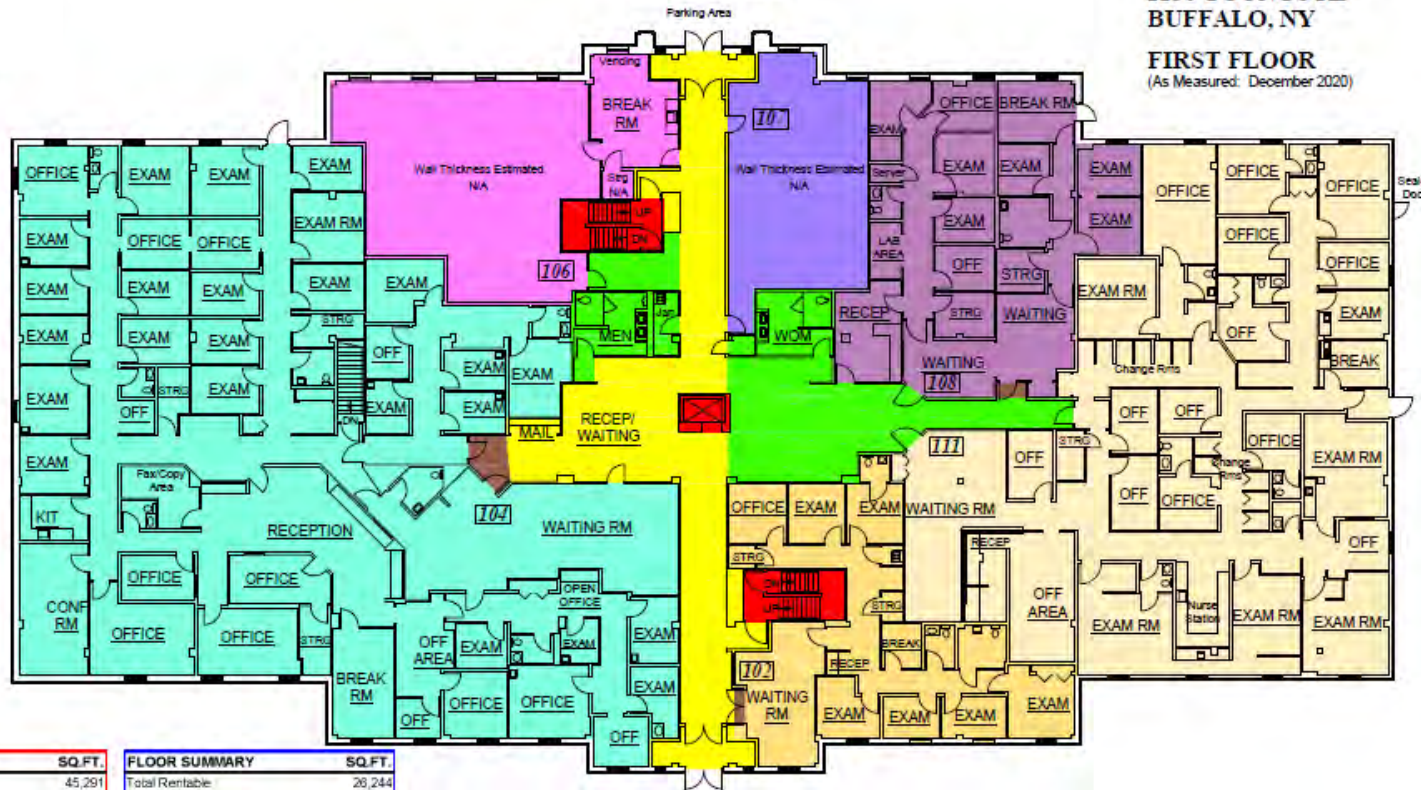
**1150 Youngs Road | Williamsville, NY**



**LEASE PLAN**

**EAST AMHERST MEDICAL BUILDING  
1150 YOUNGS RD  
BUFFALO, NY**

**FIRST FLOOR**  
(As Measured: December 2020)



BUILDING SUMMARY	SQ.FT.
Total Rentable	45,291
Total Occupant Storage	4,453
Total Usable	39,898
Total Tenant	36,867
Base Occupancy	138
Total Occupant	38,996
Floor Service	3,538
Building Service	4,773
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	297
Total Unenclosed Covered Gallery	0
Total Parking	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	26,244
Total Occupant Storage	0
Total Usable	22,165
Total Tenant	22,079
Base Occupancy	138
Total Occupant	22,165
Floor Service	1,371
Building Service	1,838
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	103
Total Unenclosed Covered Gallery	0
Total Parking	0

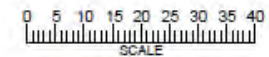
AREAS COMPUTED IN ACCORDANCE WITH  
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,  
METHOD A (Multiple Load Factors Method).

Survey Accuracy: +/- 0.10 %

**YOUNGS RD**

LASERTECH is a registered US trademark of LaserTech Floorplans, LLC  
Copyright 1999 LaserTech Floorplans, LLC. All Rights Reserved.

Subj #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
102	1,743.6	2,091.3	2,091.3	1,184.3	4.6
104	9,549.5	11,095.0	11,095.0	1,184.3	26.4
106	1,763.7	2,088.3	2,088.3	1,184.3	4.6
107	802.4	1,175.1	1,175.1	1,184.3	2.6
109	2,213.7	2,739.9	2,739.9	1,184.3	6.3
111	6,008.1	7,113.7	7,113.7	1,184.3	15.1

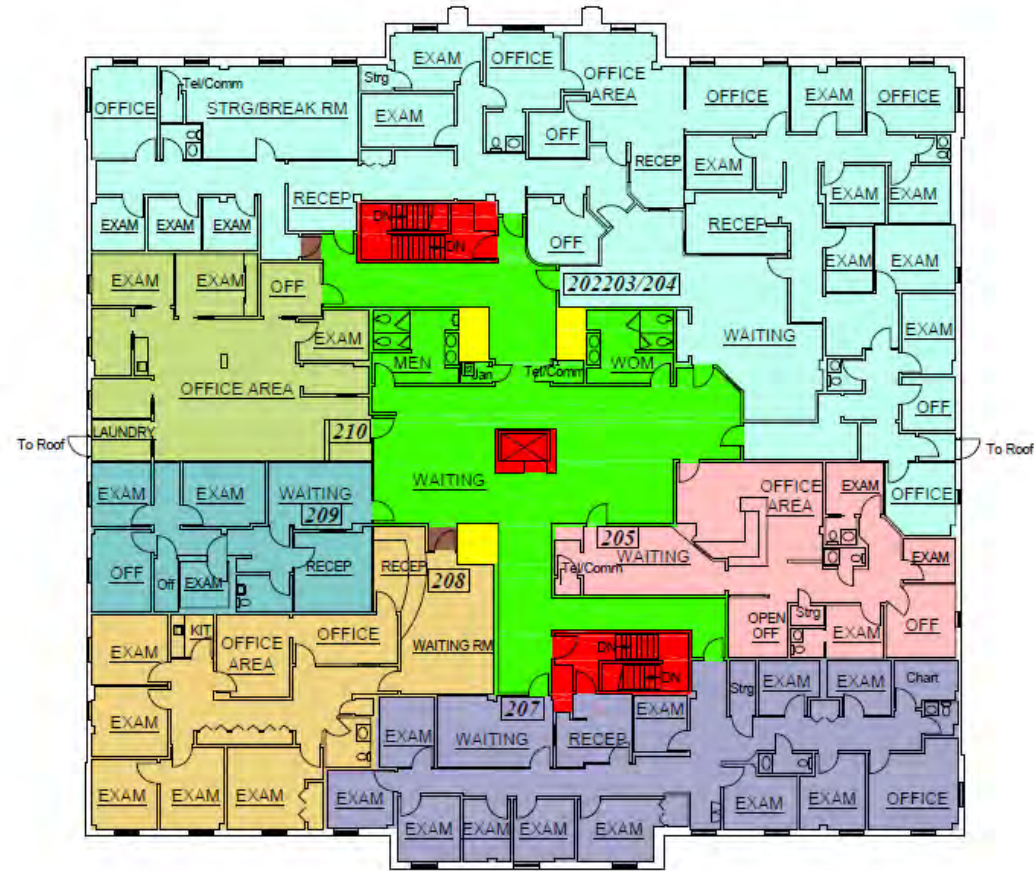


<https://lt-fp.com>  
TEL: (888) 393-6666  
FILE: 20-324

**First Floor Plan**

FOR LEASE

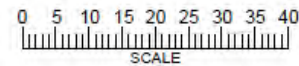
1150 Youngs Road | Williamsville, NY



FLOOR SUMMARY	SQ.FT.
Total Rentable	16,600
Total Occupant Storage	0
Total Usable	12,631
Total Tenant	12,600
Total Ancillary	31
Total Occupant	12,631
Floor Service	2,219
Building Service	113
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	473
Total Unrented Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
202/203/204	5,142.5	6,758.0	6,758.0	1,314.2	14.8
205	1,250.8	1,643.8	1,643.8	1,314.2	3.6
207	2,262.4	2,973.1	2,973.1	1,314.2	6.6
208	1,761.5	2,314.9	2,314.9	1,314.2	5.1
209	968.0	1,272.1	1,272.1	1,314.2	2.8
210	1,486.2	1,637.7	1,637.7	1,314.2	4.8

Survey Accuracy: +/- 0.10 %



AREAS COMPUTED IN ACCORDANCE WITH ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD, METHOD A (Multiple Load Factors Method).

LASERTECH® is a registered US trademark of LaserTech® Floorplans Ltd. Copyright 1996 LaserTech® Floorplans Ltd. All Rights Reserved

Second Floor Plan