

FOR SALE OR LEASE

# 1 John James Audubon Parkway Amherst, New York



## Distinctive Class A Office Space Available

Building Features	
Total Building Size	21,123± Sq. Ft.
Lot Size	1.63± Acres
Year Built	1989
Zoning	OB
Parking	82 Parking Spaces

### Property Highlights

- Amherst, NY professional office building available for sale or lease
- High-end office building featuring a lobby and reception area, a waiting room, private and open offices, conference rooms, restrooms, kitchenettes and more
- The building is in close proximity to the University at Buffalo North Campus and numerous area amenities
- Excellent accessibility to all of Western New York via NYS Thruways I-990, I-290, and I-190
- Ideal for: professional office users, accountant, medical office, financial advisor, marketing agency



Amherst Office Opportunity



Demographics	1 Mile	3 Miles	5 Miles
Population	10,311	77,351	226,965
Average H.H. Income	\$87,948	\$121,692	\$114,907

Source: ESRI Business Analyst 2024

### Contact

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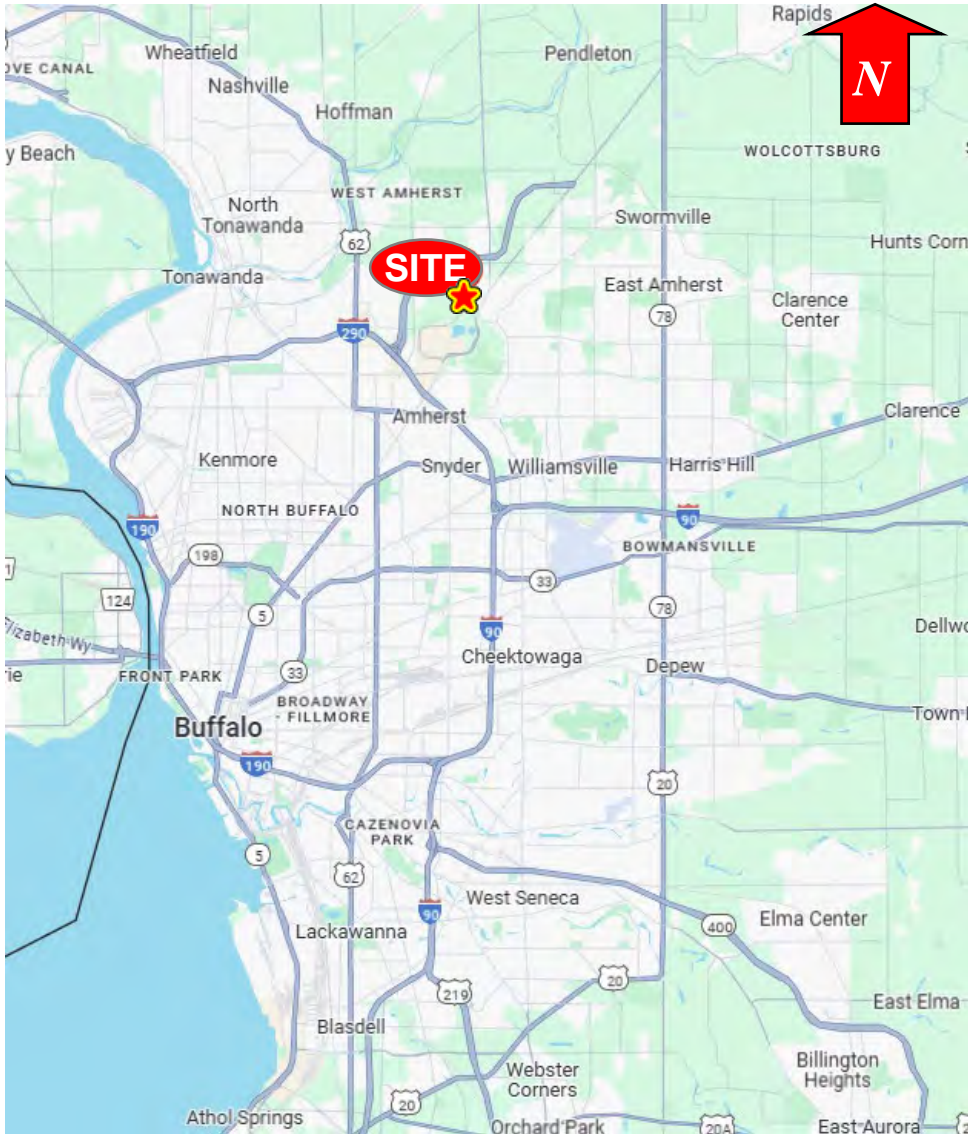
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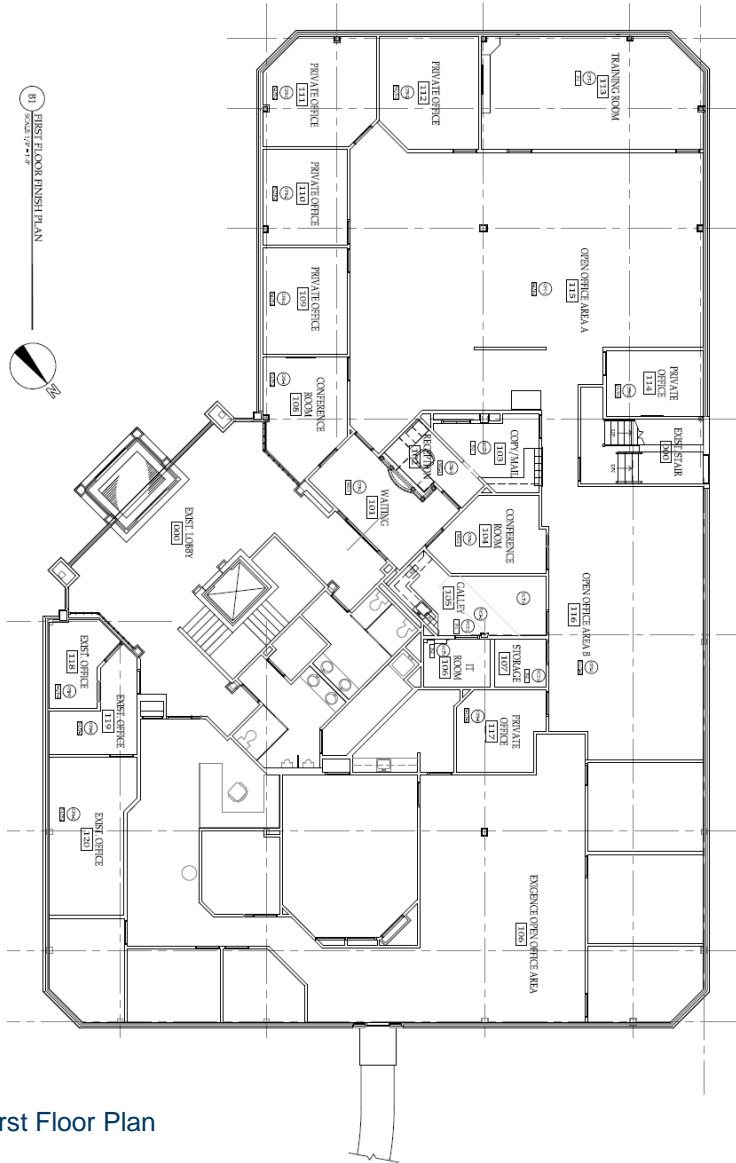


Location Map

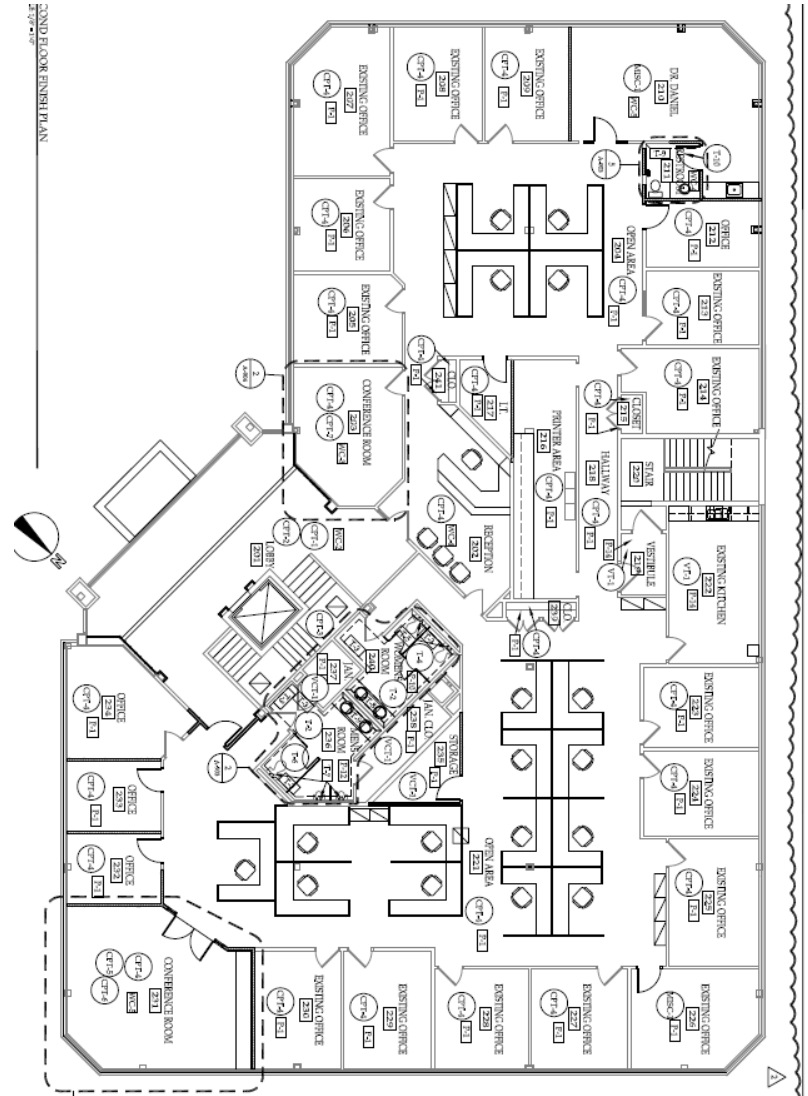
Photos

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First Floor Plan

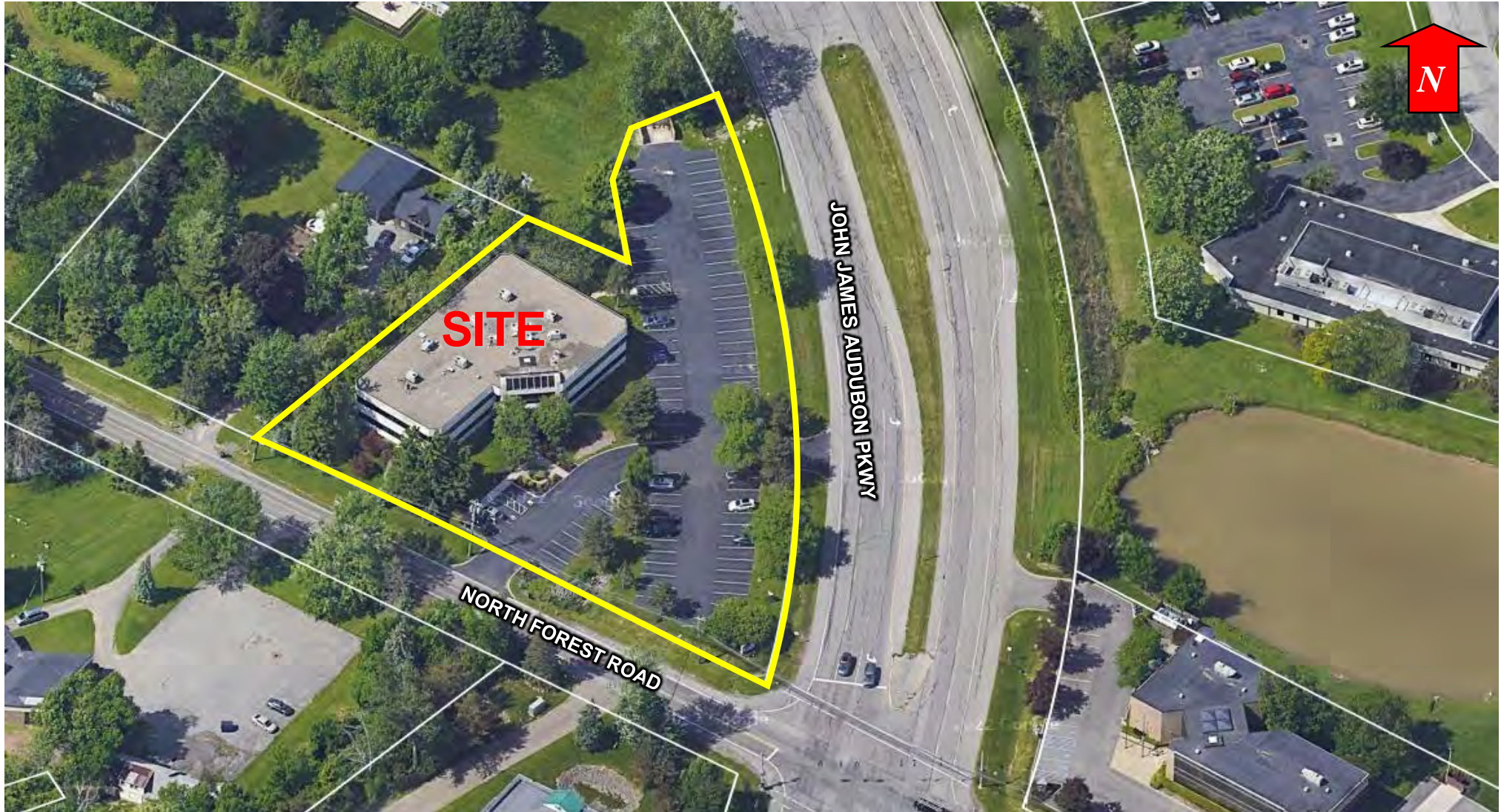


Second Floor Plan



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Aerial