

FOR SUBLEASE

235 College Parkway
Williamsville, NY 14221



Newly Finished Sublease Opportunity

Building Features

Total Building Size	12,000± Sq. Ft.
Space Available	5,196± Sq. Ft.
Lot Size	1.6± Acres
Lease Expiration Date (LED)	12/31/31

Property Highlights

- Williamsville sublease opportunity available for immediate occupancy
- Newly finished suite features a mix of open workspace and private offices, kitchenette, waiting area, and conference room
- Ample free parking on-site
- Easy access to NYS thruways (I-90 and I-290) and close to Village of Williamsville amenities
- Ideal for: professional office and medical office users



Demographics	1 Mile	3 Miles	5 Miles
Population	5,166	76,906	225,636
Average H.H. Income	\$138,568	\$116,058	\$110,885
Source: ESRI Business Analyst 2024			

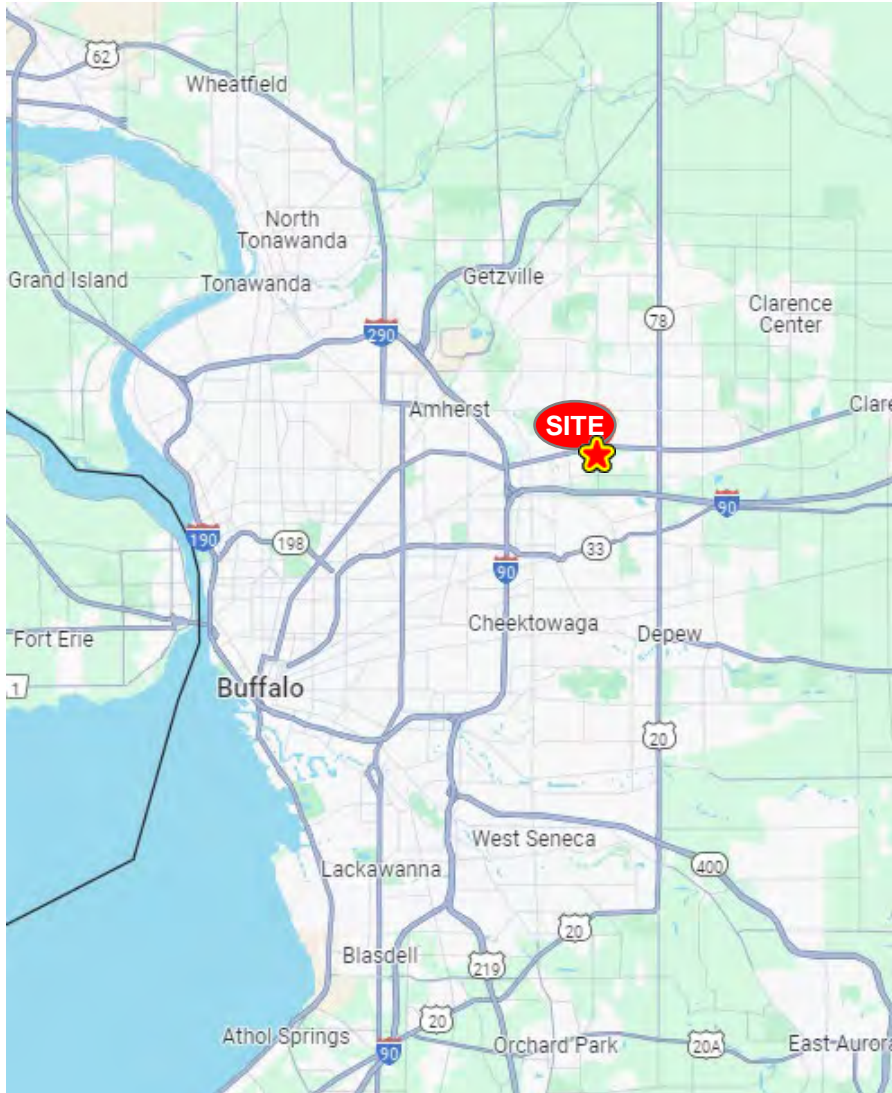
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Location Map



Aerial

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Interior Photos

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