


**Well-Maintained Office/Industrial Complex**
**FOR LEASE**

# PROFESSIONAL OFFICE/FLEX SPACES FOR LEASE

## Property Highlights

- Well-located professional office/industrial complex with office and flex spaces for lease
- Warehouse features include 16' clear height and grade doors
- Amherst location within one of Western New York's premier professional parks
- Excellent visibility and signage along Commerce Drive & John Glenn Drive
- Easy access to NYS Thruways and major roadways
- Ideal For: professional office, warehousing/distribution, contractors and light manufacturing

## Available Suites

|              |                              |
|--------------|------------------------------|
| Suite 3      | 3,577± Sq. Ft. (Office)      |
| Suites 6 & 7 | 1,500± Sq. Ft. (Office)      |
| Suite 8      | 6,068± Sq. Ft. (Office/Flex) |
| Lot Size     | 4.0± Acres                   |

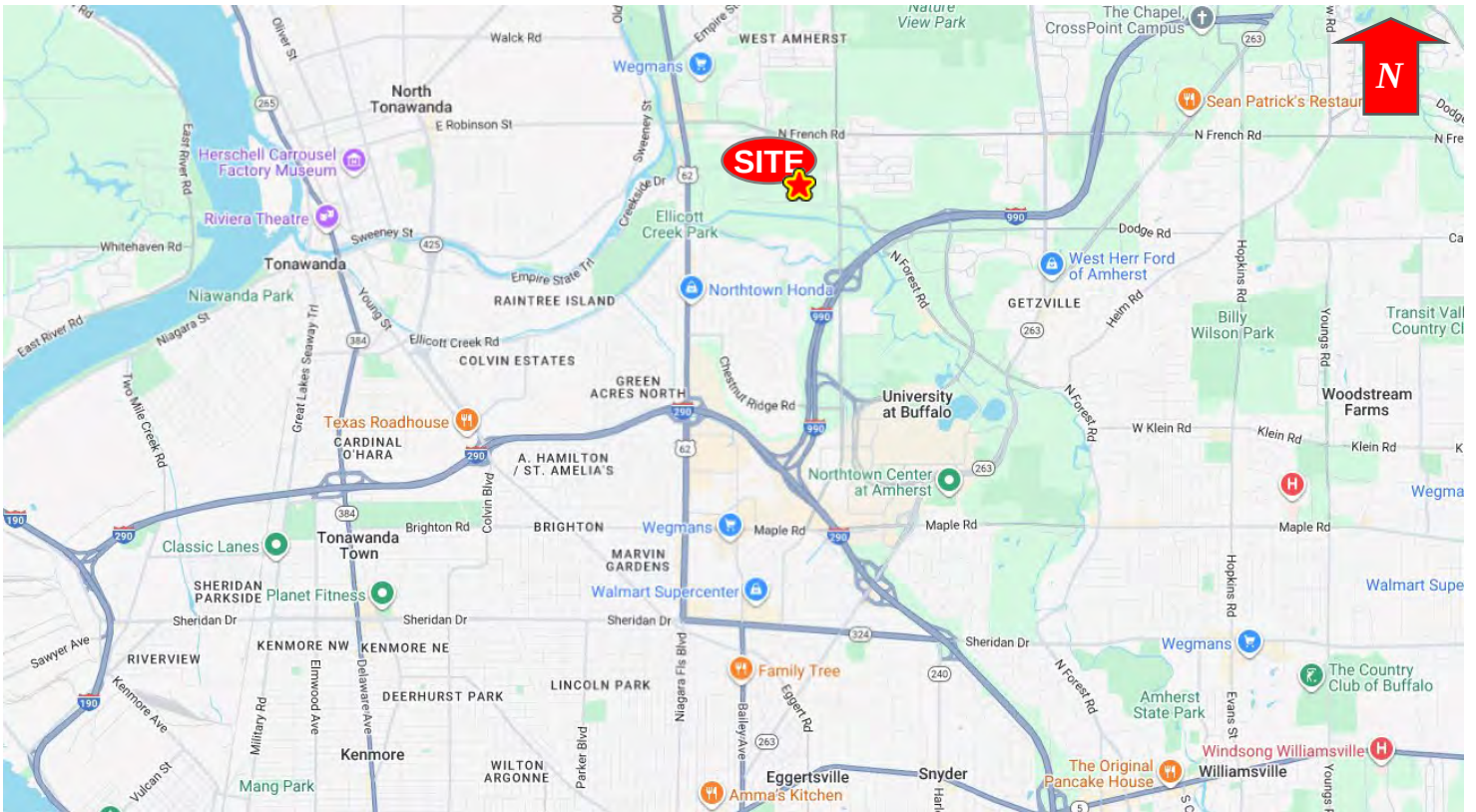
| Demographic         | 1 Mile   | 3 Miles  | 5 Miles   |
|---------------------|----------|----------|-----------|
| Population          | 7,918    | 63,407   | 196,273   |
| Average H.H. Income | \$95,181 | \$96,632 | \$105,853 |

Source: ESRI Business Analyst 2025

## EXCLUSIVE CONTACT

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Location Map



Aerial



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**210-220 John Glenn Drive  
Amherst, New York**



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Suite 3



Suite 3



Suite 3



Suite 7



Suite 7



Suite 8