



## FOR LEASE

# 3,000+ SF OFFICE BUILDING FOR LEASE

### Property Highlights

- Standalone office building for lease in Amherst, NY
- Ample on-site parking
- Park-like setting
- Updated interior finishes including hardwood flooring throughout
- Centrally located at the corner of Sylvan Parkway and Millersport Highway
- Minutes from University at Buffalo North Campus
- Excellent regional access, just 1.5 miles from I-990 and 2.4 miles from I-290
- Surrounded by numerous shops, restaurants, and services
- Ideal For: professional office, medical office, technology, legal, or financial services users

### Building Features

|                     |                |
|---------------------|----------------|
| Space Available     | 3,000± Sq. Ft. |
| Total Building Size | 3,000± Sq. Ft. |
| Parking             | On-Site        |

| Demographic         | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Population          | 10,859    | 74,252    | 205,021   |
| Average H.H. Income | \$122,147 | \$123,699 | \$114,391 |

Source: ESRI Business Analyst 2025

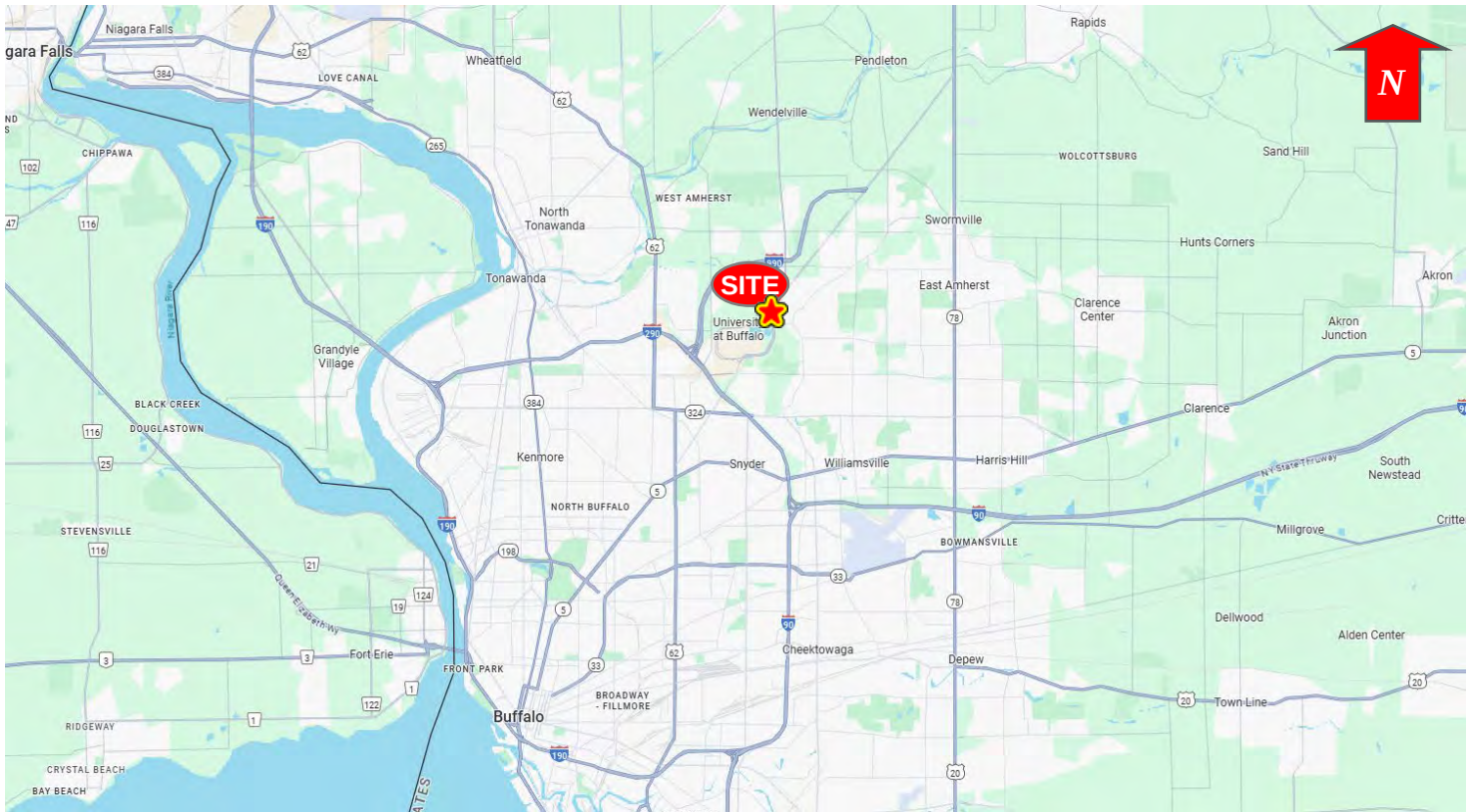
### EXCLUSIVE CONTACT

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Location Map



Aerial

