

Sterling Medical Park Office Building



FOR LEASE

10,515+ SF MEDICAL OFFICE SPACE AVAILABLE

Property Highlights

- 10,515+ Sq. Ft. space available which could be demised for various medical uses
- Co-tenants include thriving specialty medical practices
- Located in highly successful Sterling Medical Park
- Located VERY close to the Route 219 Expressway and a short drive to the NYS Thruway
- Traffic counts exceed 18,000 cars/day on Milestrip Road
- Excellent demographics and located in one of the fastest growing areas of Western New York
- Surrounded by ample nearby amenities
- Located on heavily traveled and vibrant Milestrip retail corridor
- Ample parking on-site
- Ideal for other medical practices and professional office users

Building Features

Space Available	10,515± Sq. Ft.
Total Building Size	45,052± Sq. Ft.
Lot Size	4.3± Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	3,977	52,084	144,194
Average H.H. Income	\$106,684	\$106,565	\$97,345

Source: ESRI Business Analyst 2025

Traffic Counts

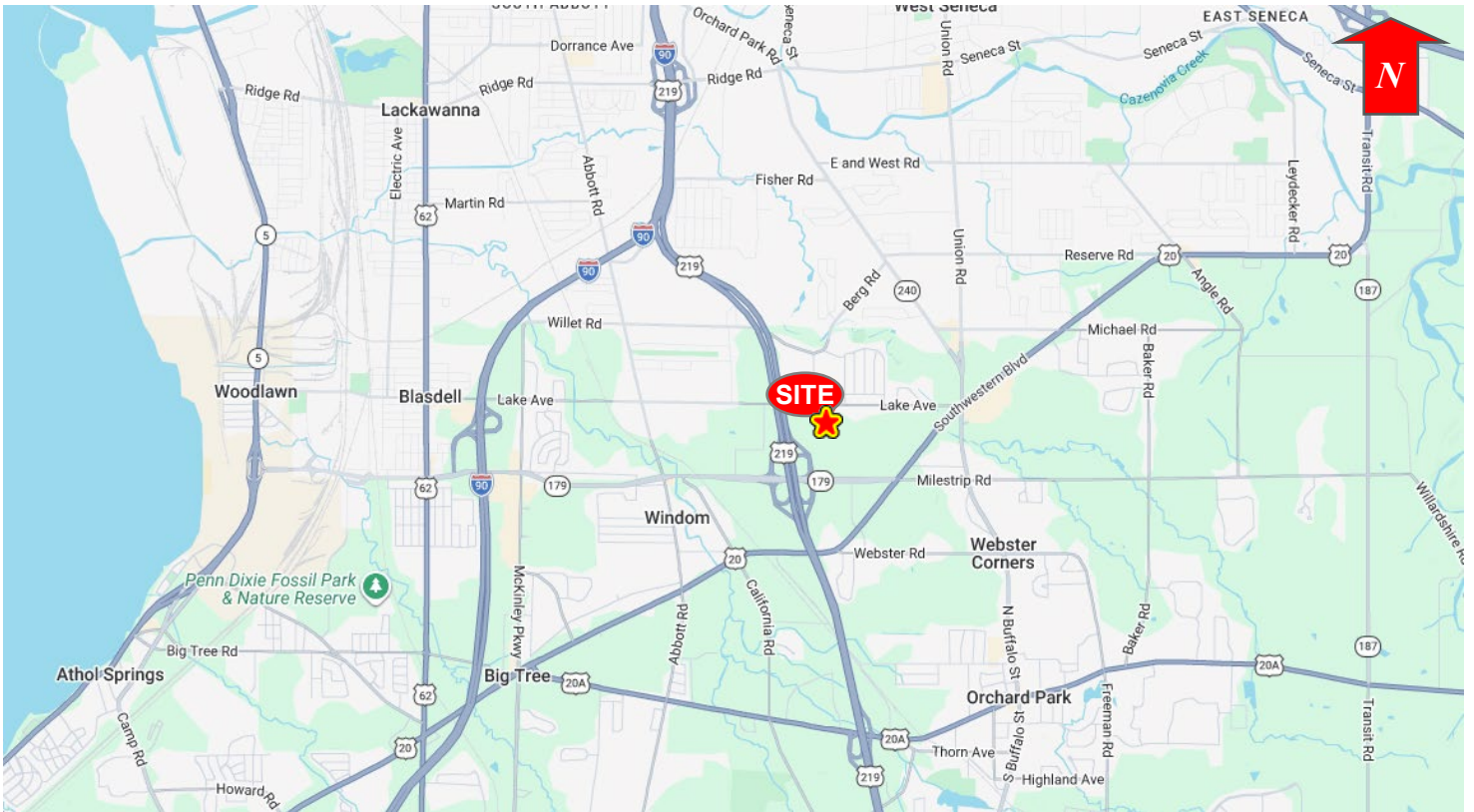
Milestrip Road	18,572 AADT
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Source: GBNRTC

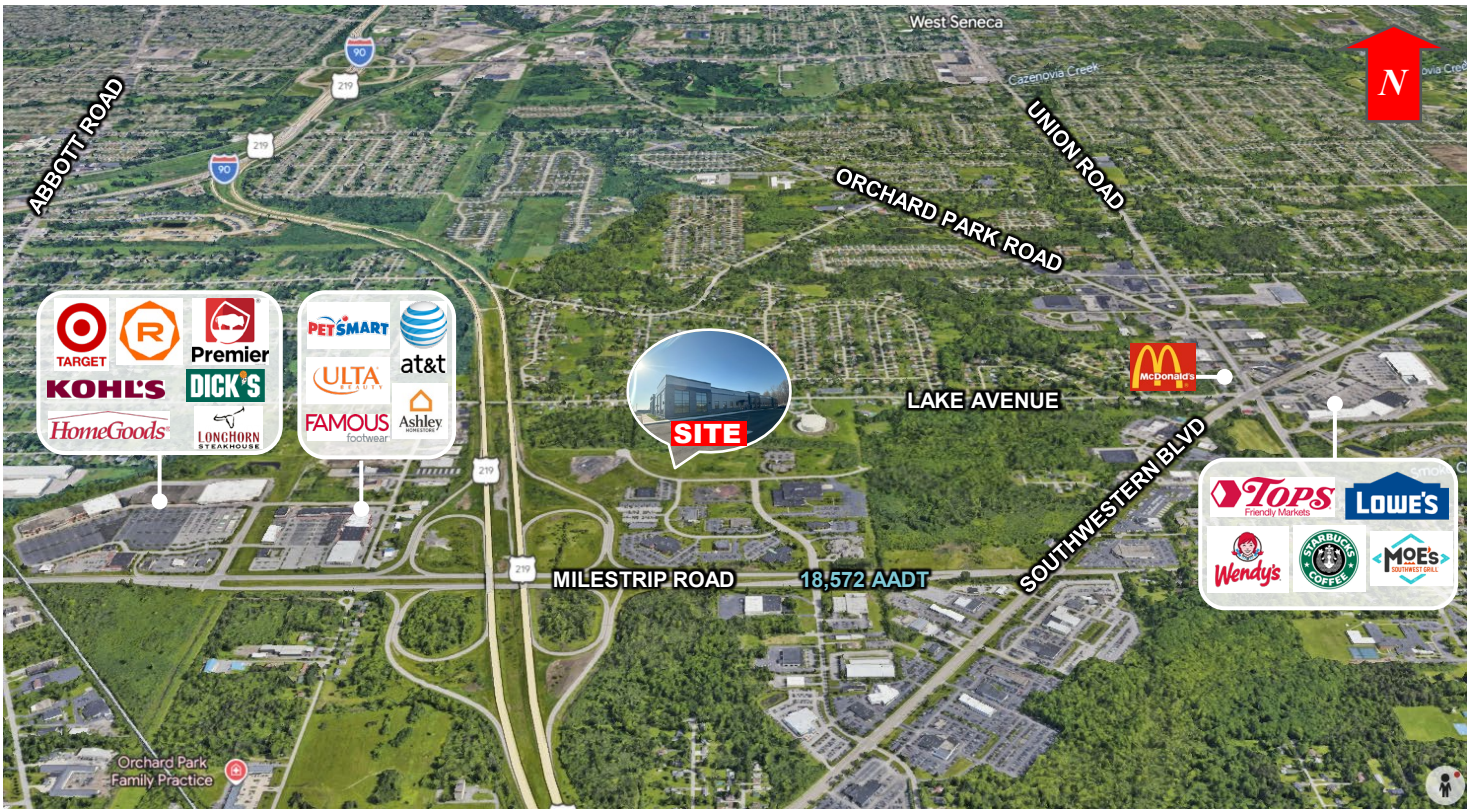
EXCLUSIVE CONTACT

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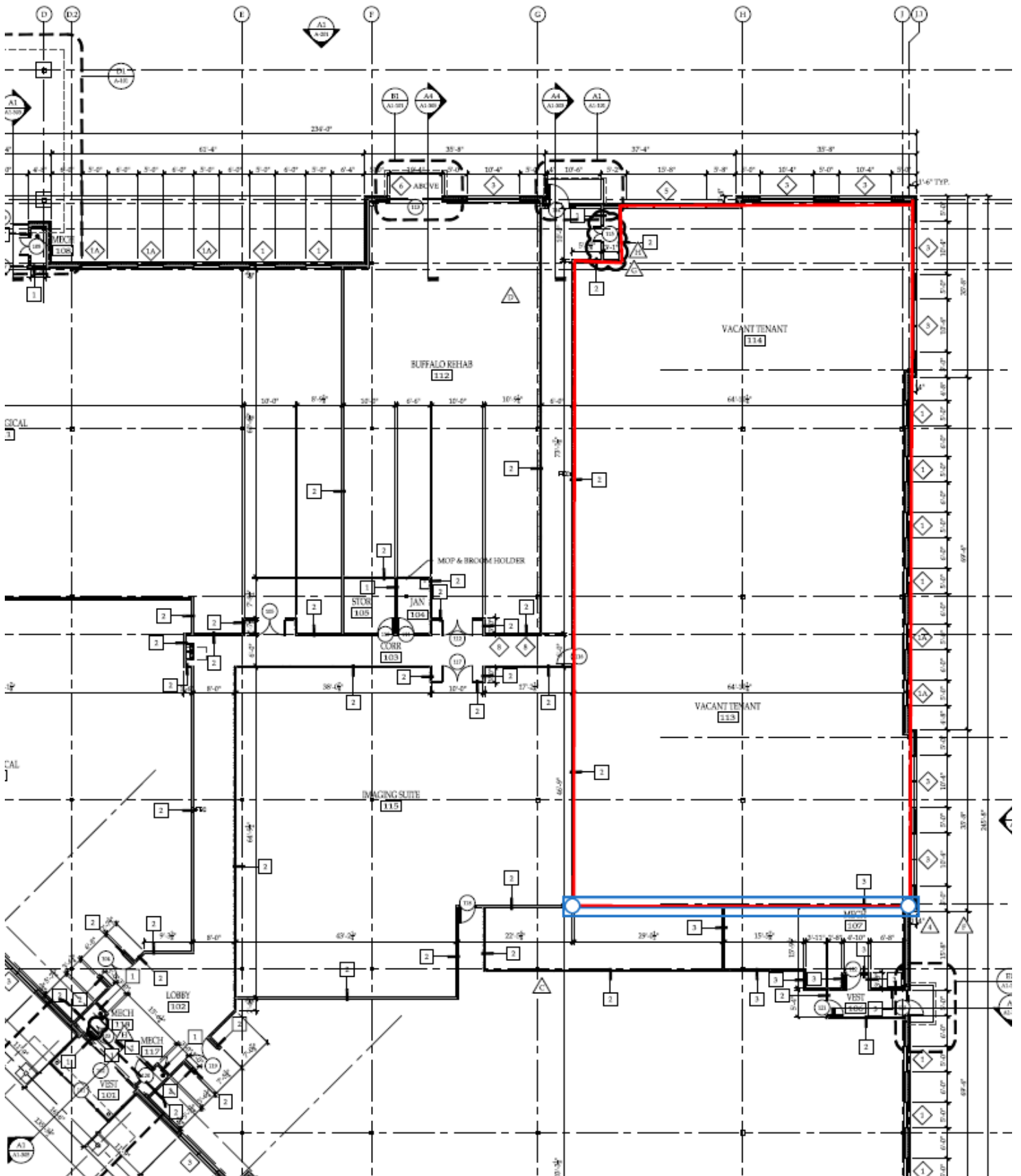


Location Map

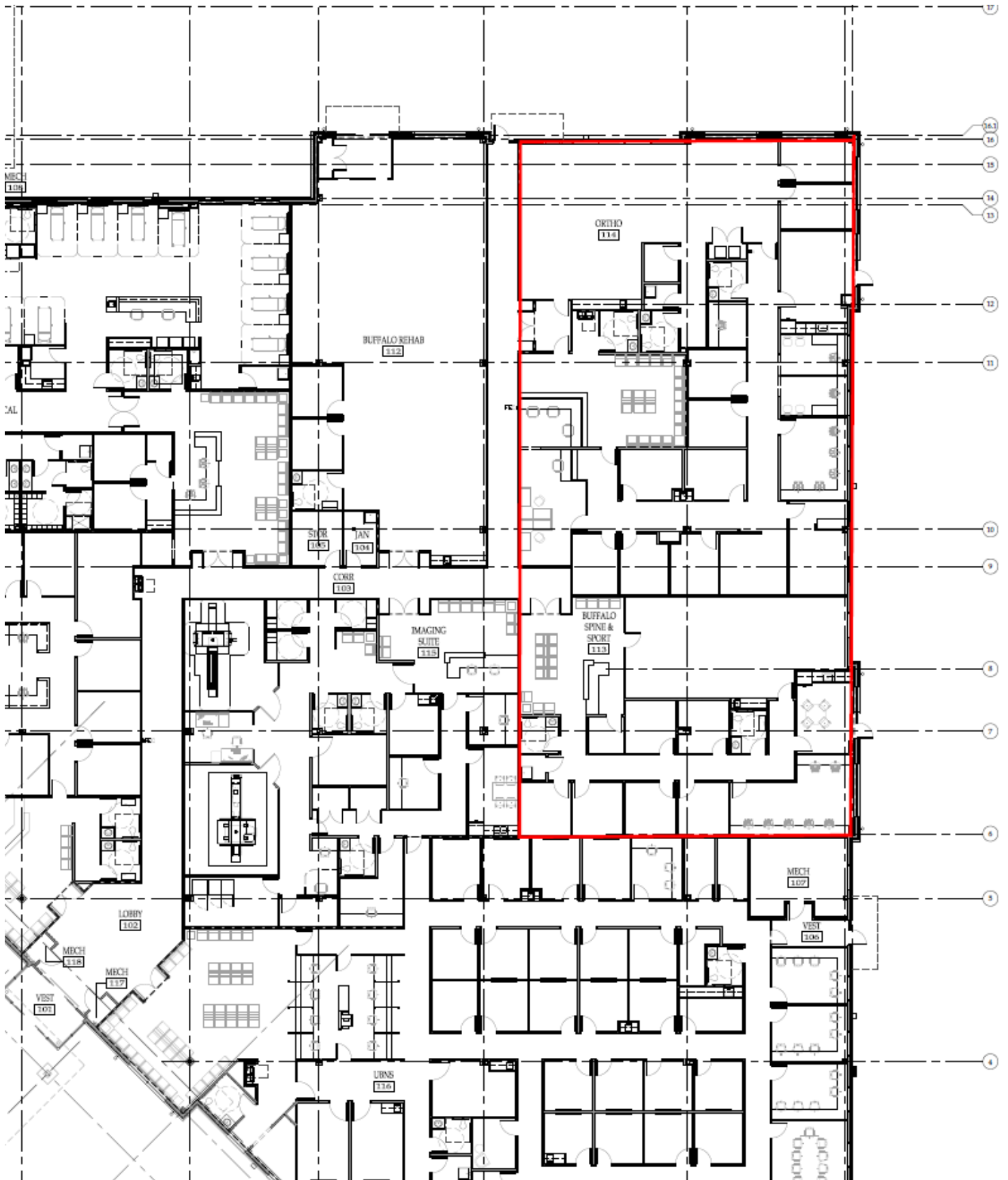


Aerial





Existing Floor Plan



Sample Floor Plan