

FOR LEASE

15,600+ SF AMHERST OFFICE SPACE

Building Features

Space Available	15,600± Sq. Ft.
Building Size	26,256± Sq. Ft.
Lot Size	3.67± Acres
Parking	182± Parking Spaces
Zoning	OB

Property Highlights

- 15,600 SF office space available featuring executive offices and largely open space
- Established Amherst office park
- Will accommodate high density tenant
- Spacious single-story building
- Located immediately north of the University at Buffalo north campus
- Proximate to the I-990 ramp to I-290
- Nice presence on John James Audubon Parkway
- 7 parking spaces/1,000 Sq. Ft. – highest parking ratio in Amherst office market
- Will renovate restrooms
- Nearby area amenities include restaurants, fast food, banks, pharmacies, car dealerships, and post office
- Ideal for: Corporate HQ, customer service, CPA firm, insurance sales, software companies, law firm, non-profit HQ


Amherst Office Space For Lease

Demographic	1 Mile	3 Miles	5 Miles
Population	10,593	73,626	222,136
Average H.H. Income	\$80,130	\$109,499	\$107,438

Source: ESRI Business Analyst 2025

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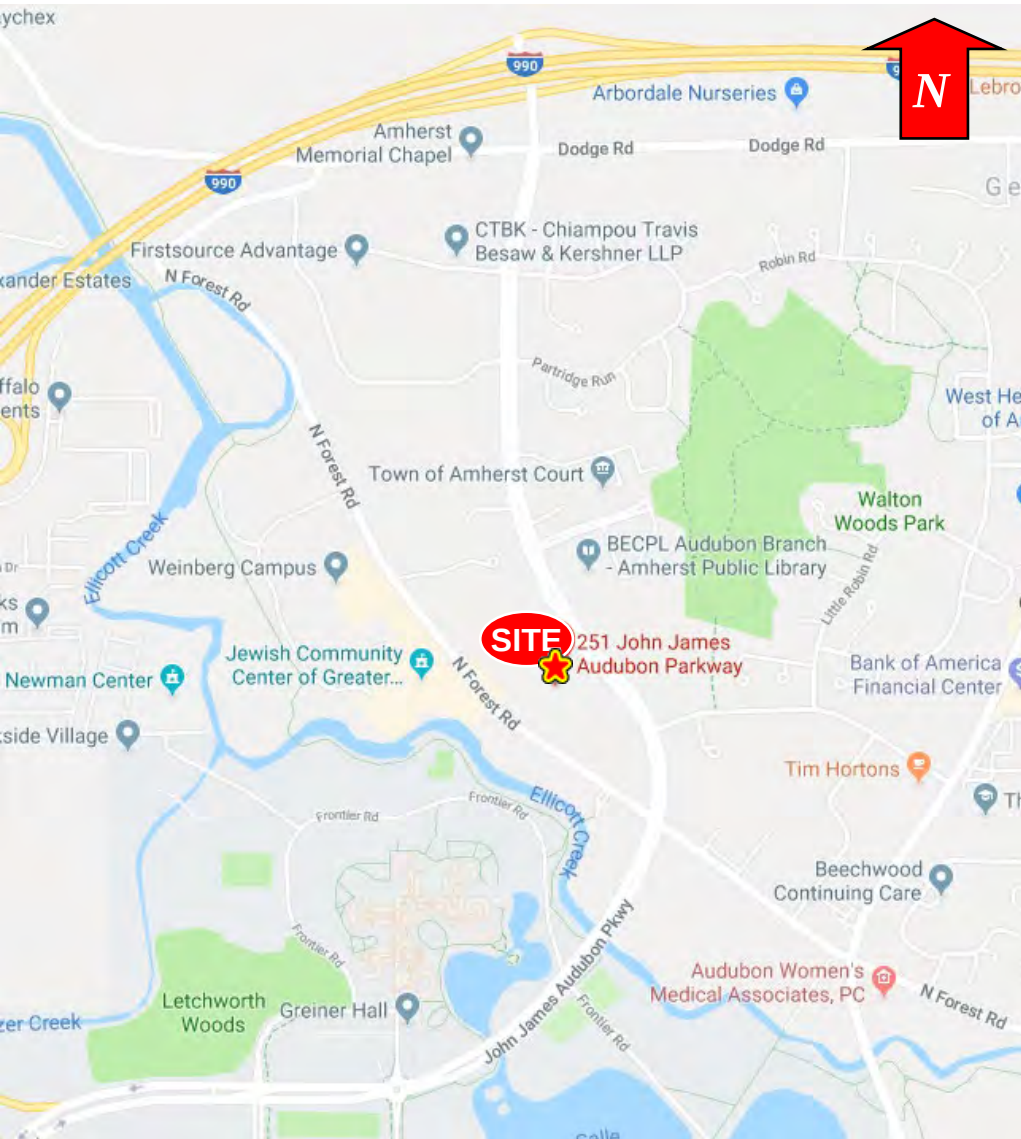


**CUSHMAN &
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**Pyramid Brokerage
Company**

**251 John James Audubon Parkway
Amherst, New York**



Location Map



Aerial

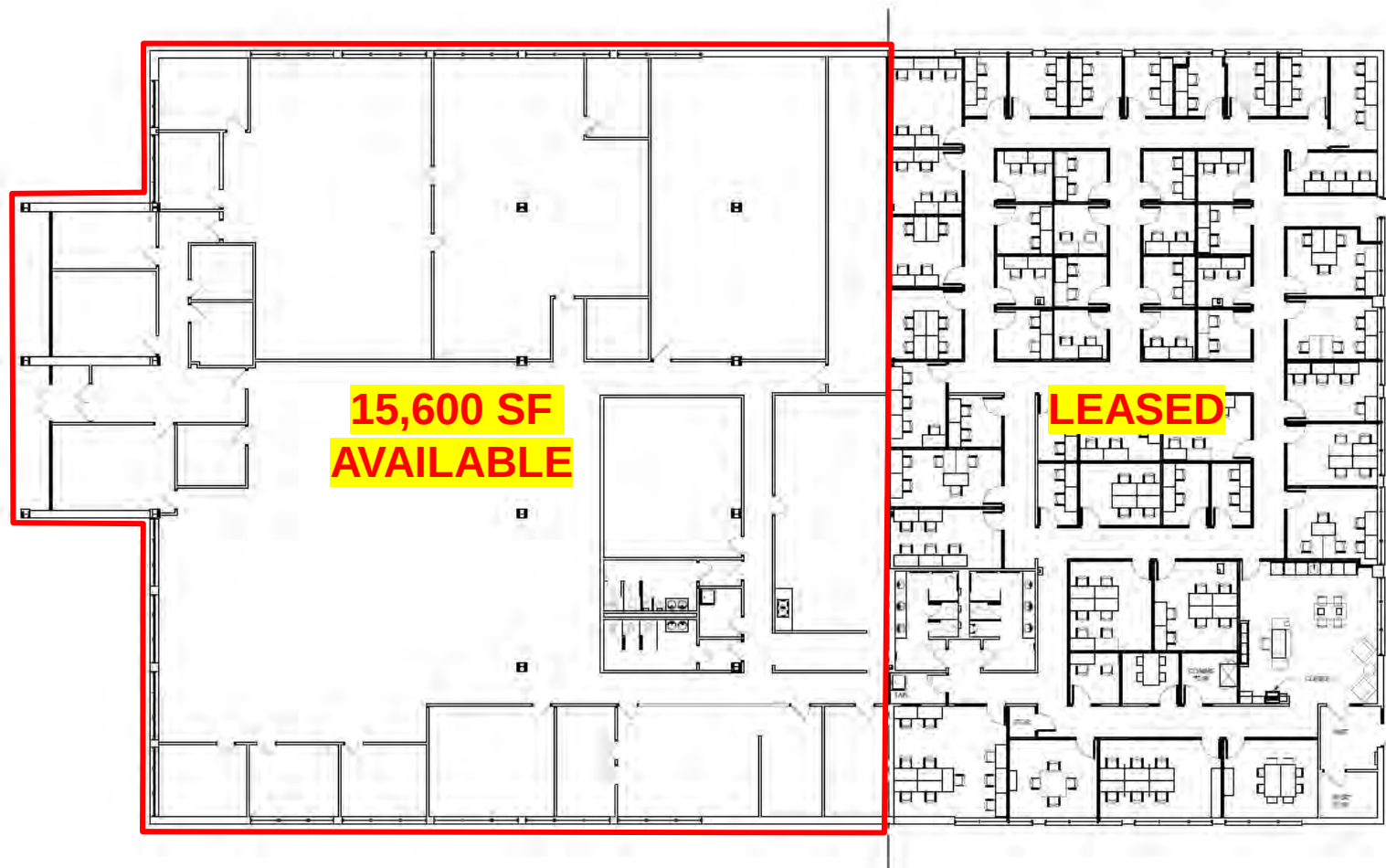


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Floor Plan

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