


FOR LEASE

FLEXIBLE OFFICE SUITS AVAILABLE

Property Highlights

- 1700 SF Available
- 1000 SF Available
- 450 SF Available
- Ample on-site/underground parking available
- Established office location w/ existing professional tenant history
- Three story professional building w/ elevator
- Located just off Sheridan Dr in Williamsville/Amherst
- Strong demographics w/ high household incomes/educated workforce nearby
- Surrounded by affluent residential neighborhoods/established business districts
- Minutes from the main line transit corridor/commercial district
- Ideal for: Medical/Healthcare practices, Professional Services, Education/Training, Corporate office users, Nonprofit/Community organizations

Building Features

Building Size	26,192+ Sq. Ft.
Lot Size	1.20+ Acres

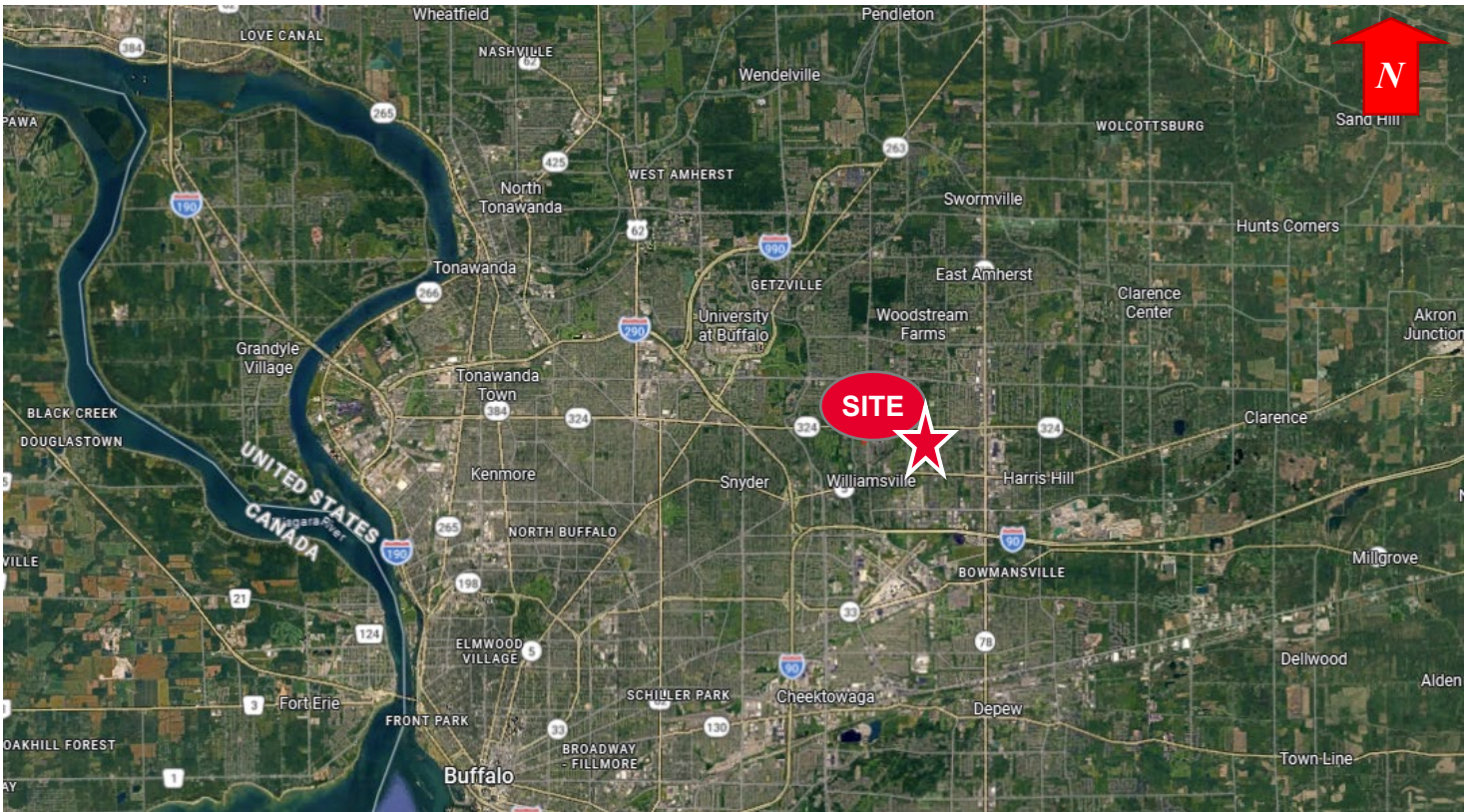
Demographic	1 Mile	3 Miles	5 Miles
Population	9,291	75,992	238,189
Average H.H. Income	\$145,817	\$136,956	\$114,787

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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Location Map



Aerial



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**388 Evans Street,
Williamsville, NY**



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