

FOR LEASE

UP TO 40,000 ± SF OF MEDICAL OFFICE SPACE

Building Features

Building Size	40,000 ± Sq. Ft.
Availability	Up to 40,000 ± Sq. Ft.
Parking	5.6/1,000 SF

Property Highlights

- Extremely well-located Williamsville medical office space
- New ownership has extensive plans for significant interior and exterior improvements
- Motivated landlord offering a flexible floorplan, ready to redevelop to suit Tenant needs
- Located just one property east of Millard Fillmore Suburban Hospital
- Less than 2 miles from Transit Road retail corridor
- Within a 7-minute drive from Park Country Club, Country Club of Buffalo, Wegmans, Target, Williamsville Place, and the Village of Williamsville
- Ideal for: primary care, orthopedics & sports medicine, physical therapy, specialty medical, dental practices, imaging operators, lab, audiology and cancer care



**NEWLY
RENOVATED
LOBBY**

Demographics	1 Mile	3 Miles	5 Miles
Population	9,853	70,360	168,017
Average HH Income	\$151,574	\$152,853	\$132,158

EXCLUSIVE CONTACT

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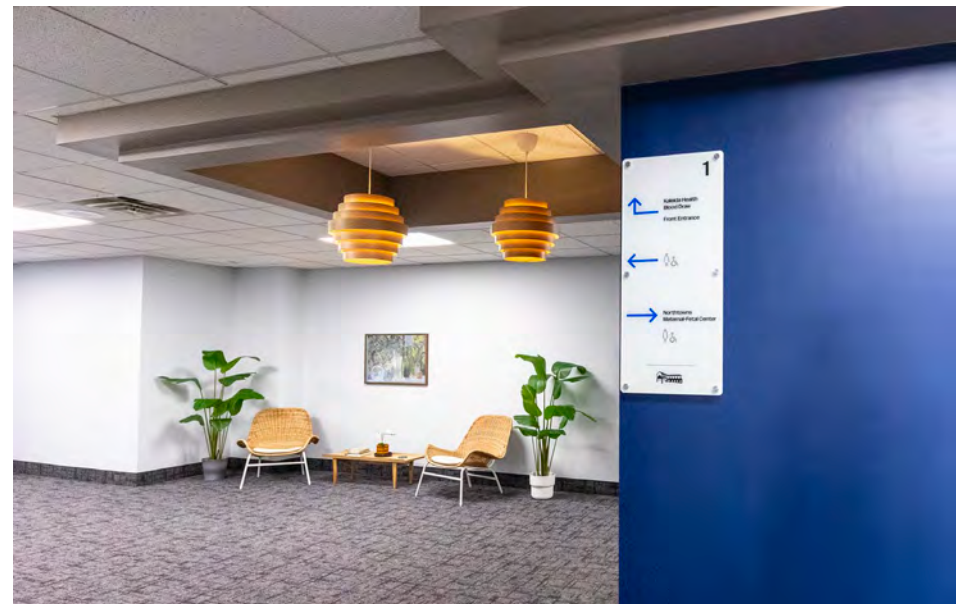


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1150 Youngs Road
Williamsville, New York**



Newly Renovated Common Area

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Model Suite Photos

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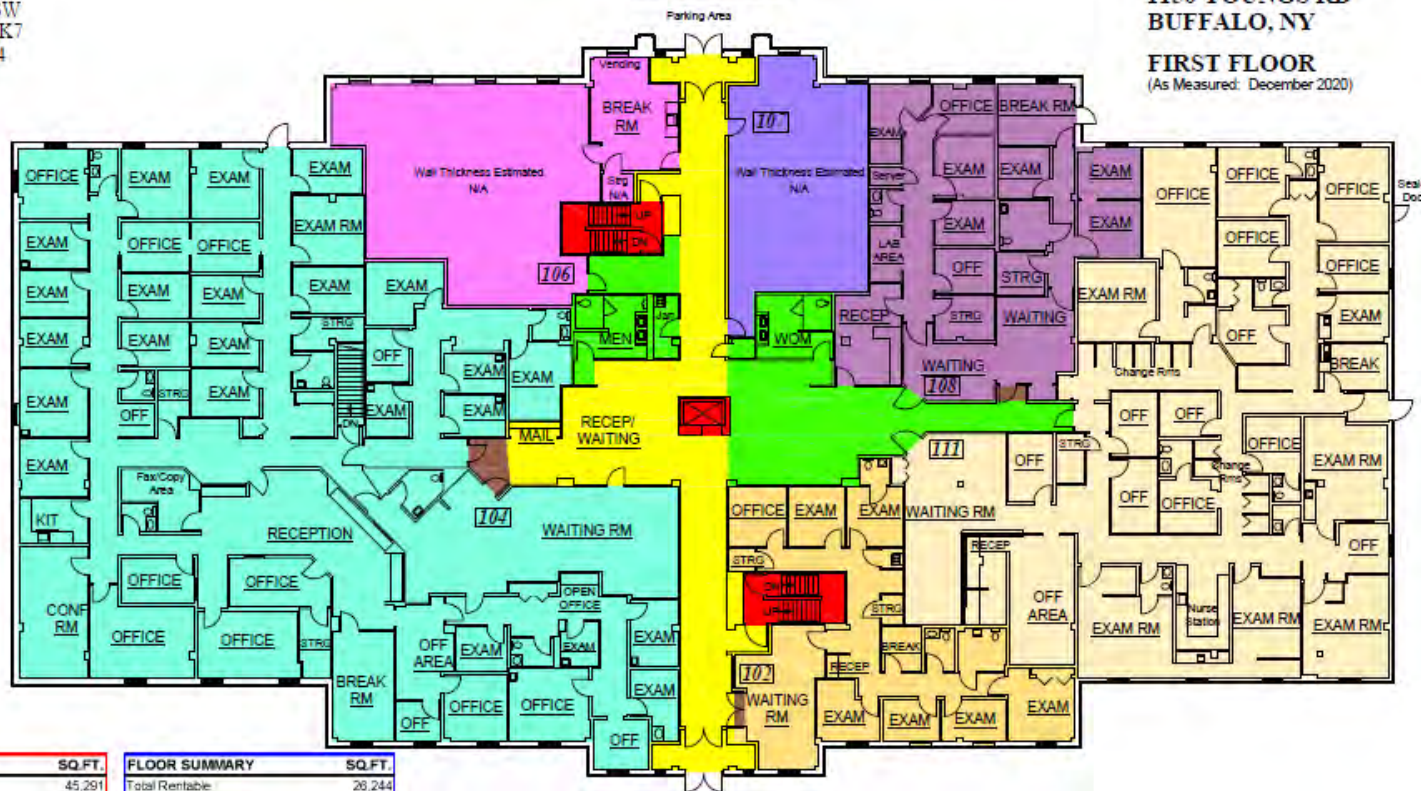
PREPARED FOR:

JLL
3900 855 2 Street SW
Calgary, AB T2P4K7
Tel (403) 473-1544

LEASE PLAN

**EAST AMHERST MEDICAL BUILDING
1150 YOUNGS RD
BUFFALO, NY**

FIRST FLOOR
(As Measured: December 2020)



BUILDING SUMMARY	SQ.FT.
Total Rentable	45,291
Total Occupant Storage	4,453
Total Usable	36,986
Total Tenant	36,867
Base Occupancy	1.56
Total Occupant	36,986
Floor Service	3,336
Building Service	4,773
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	28
Total Unenclosed Corridor/Gallery	3
Total Parking	0

FLOOR SUMMARY	SQ.FT.
Total Rentable	26,244
Total Occupant Storage	0
Total Usable	22,165
Total Tenant	22,079
Base Occupancy	1.37
Total Occupant	22,165
Floor Service	1,371
Building Service	1,836
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Corridor/Gallery	0
Total Parking	0

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,
METHOD A (Multiple Load Factors Method).

Survey Accuracy: +/- 0.10 %

YOUNGS RD

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Suite #	Occup. Area	Rentable	Capped R.	Capped L.F.	% of Tot. R.
101	1,743.5	2,091.3	2,091.3	1,184.2	4.6
102	9,345.5	11,095.3	11,095.3	1,184.2	26.4
103	1,763.7	2,095.3	2,095.3	1,184.2	4.6
104	902.4	1,175.1	1,175.1	1,184.2	2.6
105	2,113.7	2,739.9	2,739.9	1,184.2	6.3
111	5,006.1	7,113.7	7,113.7	1,184.2	15.7



<https://lt-fp.com>
TEL: (888) 393-6665
FILE: 20-324

First Floor Plan

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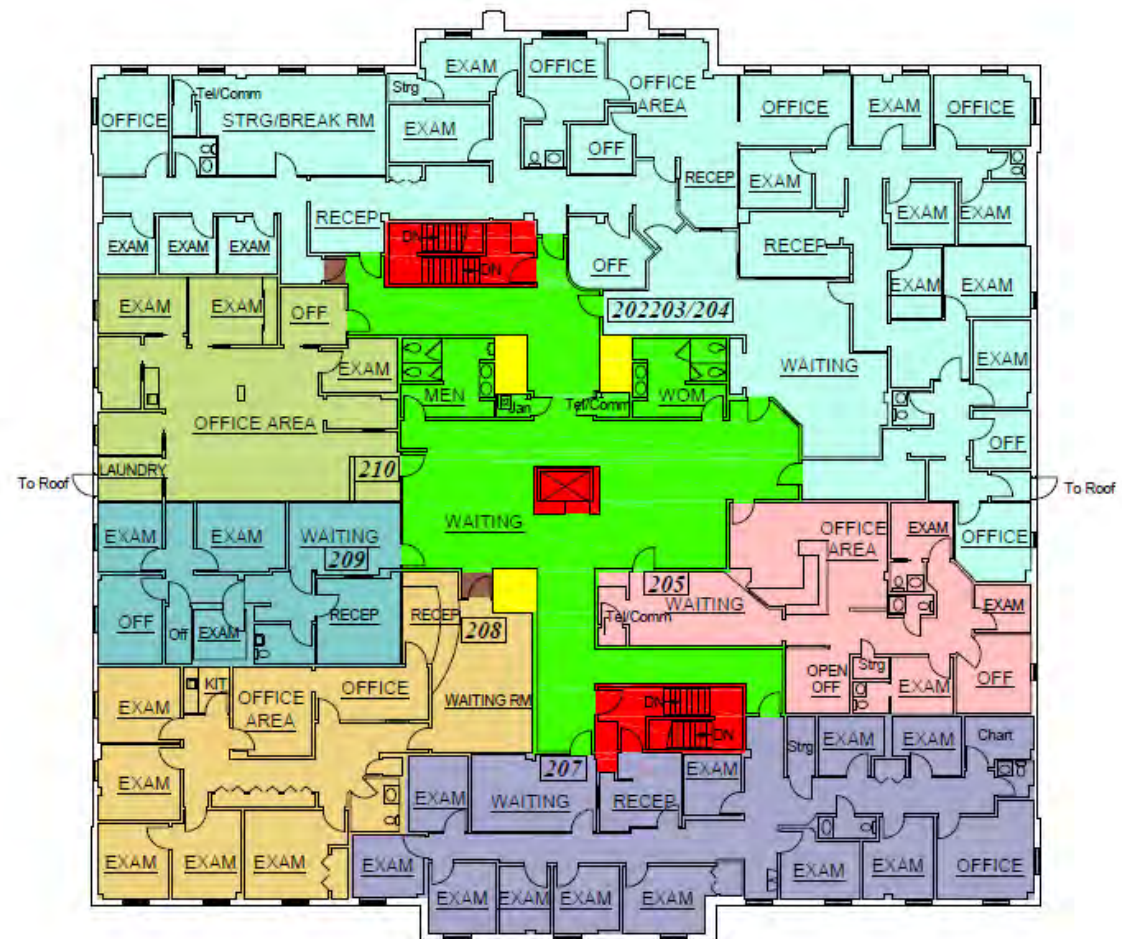


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Company**

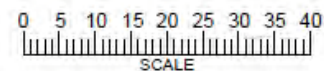
**1150 Youngs Road
Williamsville, New York**



FLOOR SUMMARY	SQ.FT.
Total Rentable	16,600
Total Occupant Storage	0
Total Usable	12,631
Total Tenant	12,600
Total Ancillary	31
Total Occupant	12,631
Floor Service	2,219
Building Service	113
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	473
Total Unutilized Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
202/203/204	5,142.5	6,758.0	6,758.0	1,314.2	14.9
205	1,250.8	1,843.8	1,843.8	1,314.2	3.6
207	2,262.4	2,973.1	2,973.1	1,314.2	6.6
208	1,761.5	2,314.9	2,314.9	1,314.2	5.1
209	968.0	1,272.1	1,272.1	1,314.2	2.6
210	1,248.2	1,851.1	1,851.1	1,314.2	3.9

Survey Accuracy: +/- 0.10 %



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METHOD A (Multiple Load Factors Method).

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Second Floor Plan

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