CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

100 Sylvan Parkway
Amherst, New York



FOR SUBLEASE

1,500 - 6,000± SF OFFICE SPACE AVAILABLE

Property Highlights

- 1,500 – 6,000± SF office space available in Amherst, NY
- Use of the furniture is included
- Ample on-site parking
- Signage opportunity in front of the building
- Located at the corner of Sylvan Parkway and Millersport Highway
- Minutes from NYS I-990 and University at Buffalo North Campus
- Convenient access to numerous shops, restaurants, and services
- Ideal For: professional office users, insurance firms, advertising firms, employment firms, or larger companies seeking a satellite office

Building Features

Total Building Size	22,993± Sq. Ft.
Space Available	1,500 – 6,000± Sq. Ft.
Parking	On-Site

Demographic	1 Mile	3 Miles	5 Miles
Population	10,928	74,104	205,473
Average H.H. Income	$103,025	$98,117	$90,994

Source: ESRI Business Analyst 2026

EXCLUSIVE CONTACT

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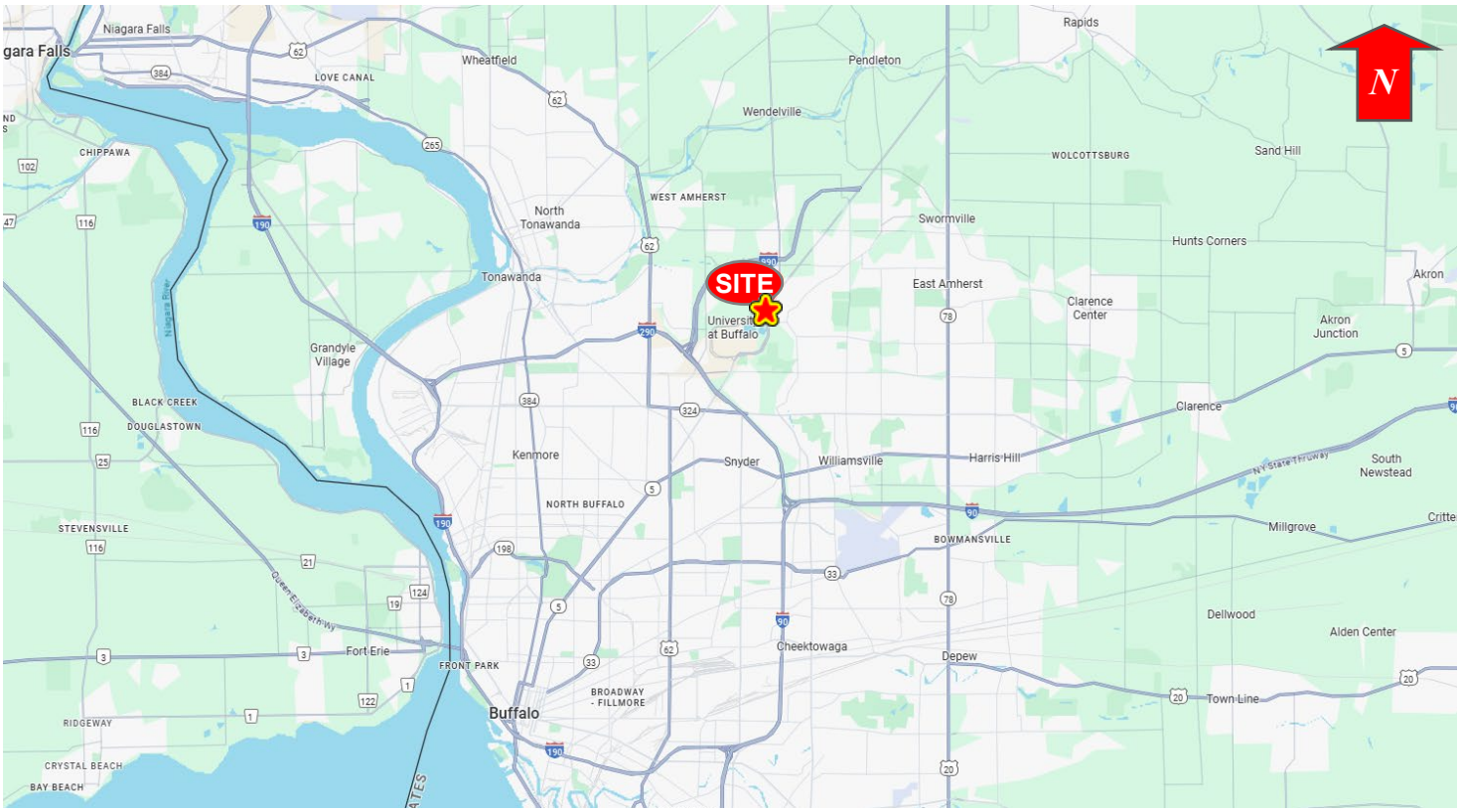

Location Map



Aerial

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