

## Stonegate Office Park

8201-8207 Main Street Williamsville, NY, 14221

Professional, Medical and Dental Office Space



### Professional office leasing made simple.

- We have over three decades of experience working with small business owners, physicians and dentists, so we understand your needs and will work closely with you to ensure you get the office space that works for you
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees
- We offer options to expand when you're ready
- Flexible leases are available to help you minimize your risk
- Existing space can often be ready within a week
- Building new space doesn't mean worrying about construction hassles - we handle the entire buildout so you can focus on your business

### Clear and simple pricing.

\$ 11.70 2020 Professional Base Rate

+ 4.30 NNN Expenses

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\$ 16.00 Total Annual per Square Foot

### Optional Extras

+ 0.50 End Units

### Included in your lease rate

- Turnkey standard interior buildout
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

### Included in NNN expenses

- All taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
  - Snowplowing and salting for parking lots
  - Lawn maintenance & landscaping
  - Garbage removal
  - Service and repair of heating and air conditioning units
- All interior and exterior maintenance and repairs

Located on Main Street in Williamsville, this office park is located in a highly-desired area near shops and restaurants

- Restaurants like Brennan's, Salsarita's, CoreLife Eatery are a short drive away
- Shopping at Stein Mart, WalMart, BJ's and more is just a few miles from the park
- Seconds from Transit Road and 2 miles from the I-90 for easy access to downtown Buffalo and Canada, as well as suburbs like Clarence, Lancaster, and Cheektowaga.

Contact our Buffalo Office for more information about Stonegate Office Park or other locations in your area.