

**90,623 SF OFFICE / CALL CENTER AVAILABLE**

**BANK OF AMERICA CALL CENTER AVAILABLE**

FEATURES	
Total Building Size	90,623 ± Sq. Ft.
Total Availability	90,623 ± Sq. Ft. Space is Divisible
Lot Size	10.3 ± Acres
Zoning	C-1

**Property Highlights**

- Bank of America call center available
- Excellent visibility
- Easily accessible to NYS Route 400 and NYS Thruway I-90
- Roof replaced in 2015
- Space can be divided to accommodate smaller users
- 5.4 / 1000SF parking ratio
- Total of 494 car parks on-site
- Ideal for: call center, professional office user



For more information, contact:  
**JOHN TICCO, III**  
 Associate Real Estate Broker  
 716.852.7500 x122  
[jticco@pyramidbrokerage.com](mailto:jticco@pyramidbrokerage.com)

**ROBERT STEWART**  
 Real Estate Salesperson  
 716.852.7500 x123 - office  
[rstewart@pyramidbrokerage.com](mailto:rstewart@pyramidbrokerage.com)

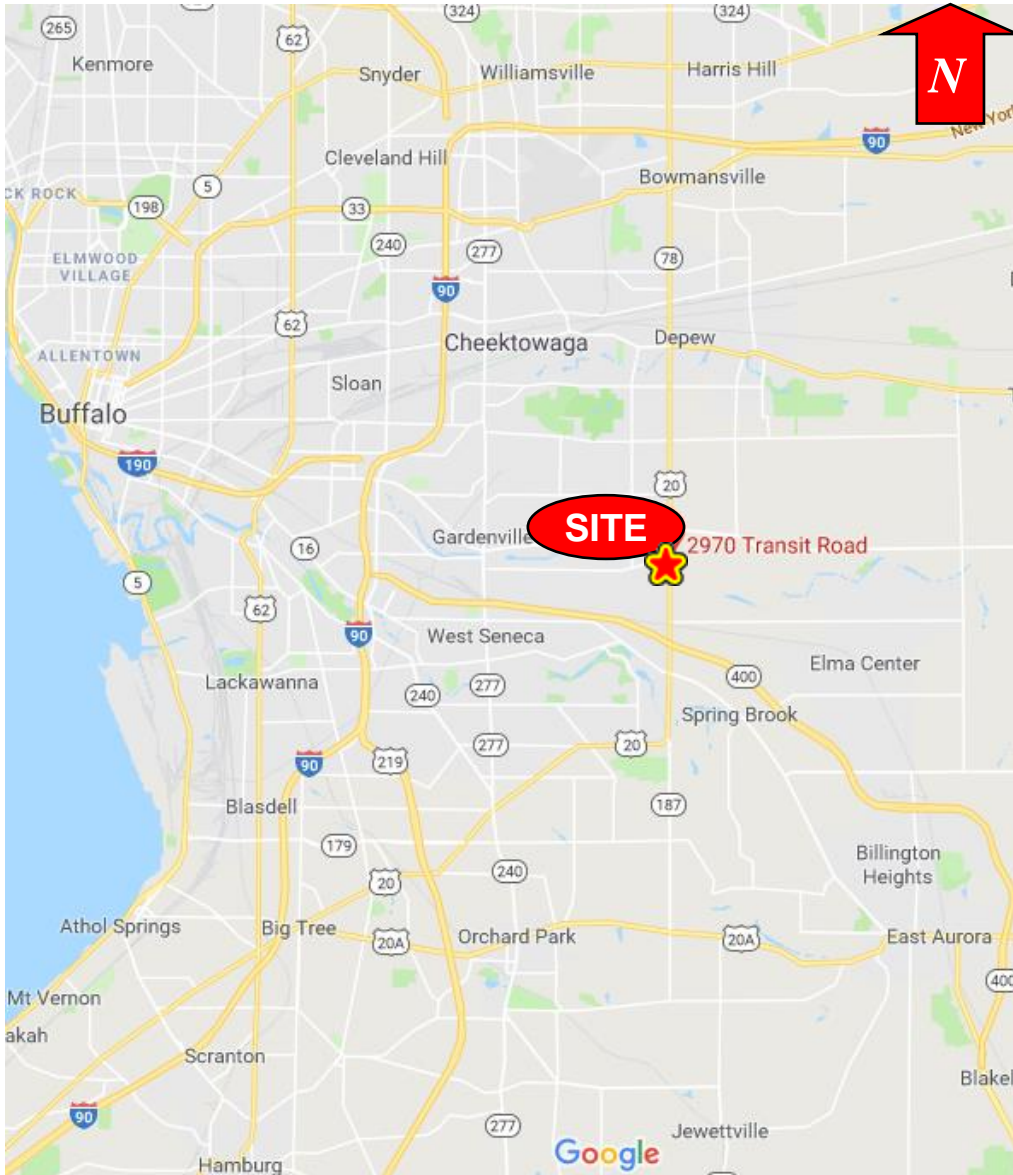
14 Lafayette Square, Suite 1900  
 Buffalo, New York 14203  
 phone: +1 716 852-7500

[pyramidbrokerage.com](http://pyramidbrokerage.com)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	2,068	49,504	119,914
Average Household Income	\$99,535	\$87,713	\$79,404

TRAFFIC COUNTS	
Transit Road	26,235 AADT

**AVAILABLE**  
**2970 Transit Road**  
West Seneca, New York

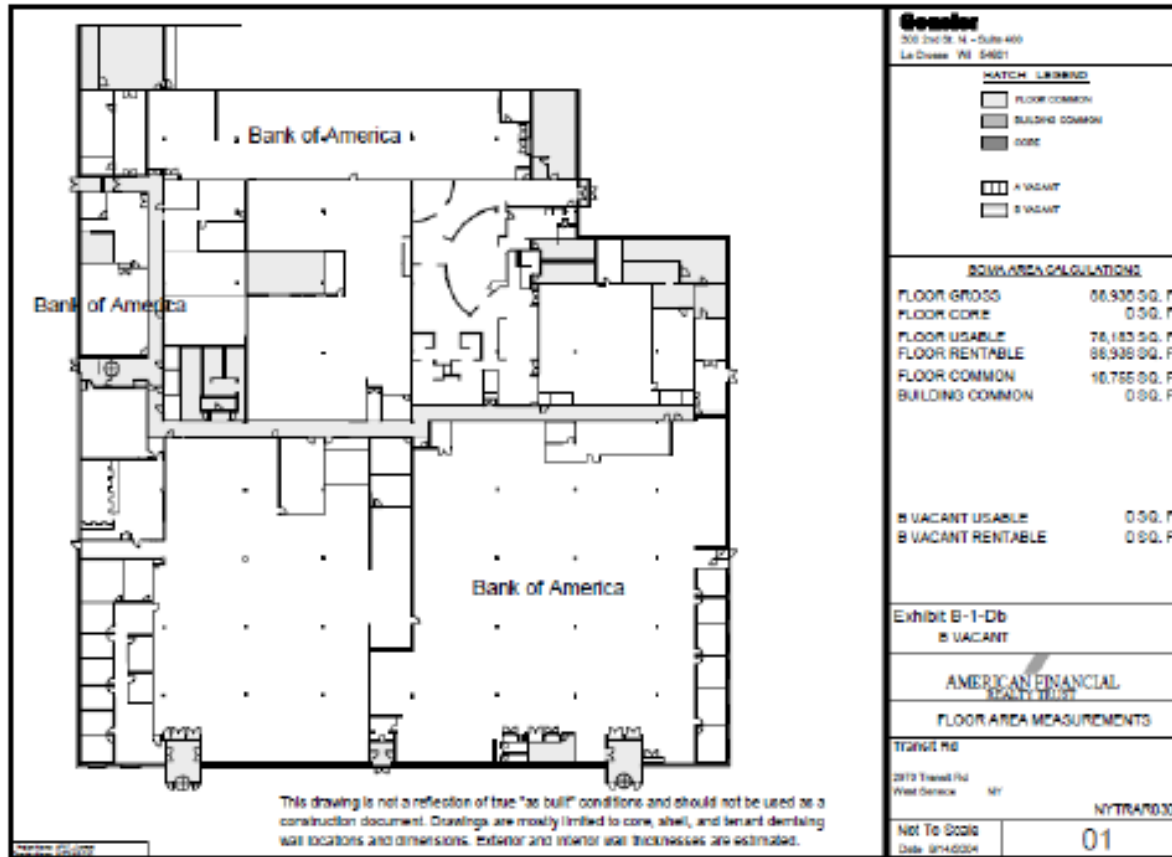


Location Map



Tax Map / Aerial

**AVAILABLE**  
**2970 Transit Road**  
 West Seneca, New York



Floor Plans