

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

HEIN ONLINE BUSINESS & TECHNOLOGY CENTER

BUILDING FEATURES	
Total Available	Two Suites: 2,700 ± Sq. Ft. 6,500 ± Sq. Ft. Divisible
Parking	Surface Lot
Zoning	G-C

Property Highlights

- Class A office space available for lease
- Two suites available:  
Suite 35B: 2,700 ± Sq. Ft.  
Suite 31B: 6,500 ± Sq. Ft.
- Ample parking on-site
- Recently renovated
- Creek views
- Fitness facility and on-site chef
- New management in place
- Proximate to I-290, I-990 Expressways, University at Buffalo North Campus, and Audubon Business Park
- Ideal for: technology company, engineering firm, medical practice, sales office, architecture firm, professional services



For more information, contact:

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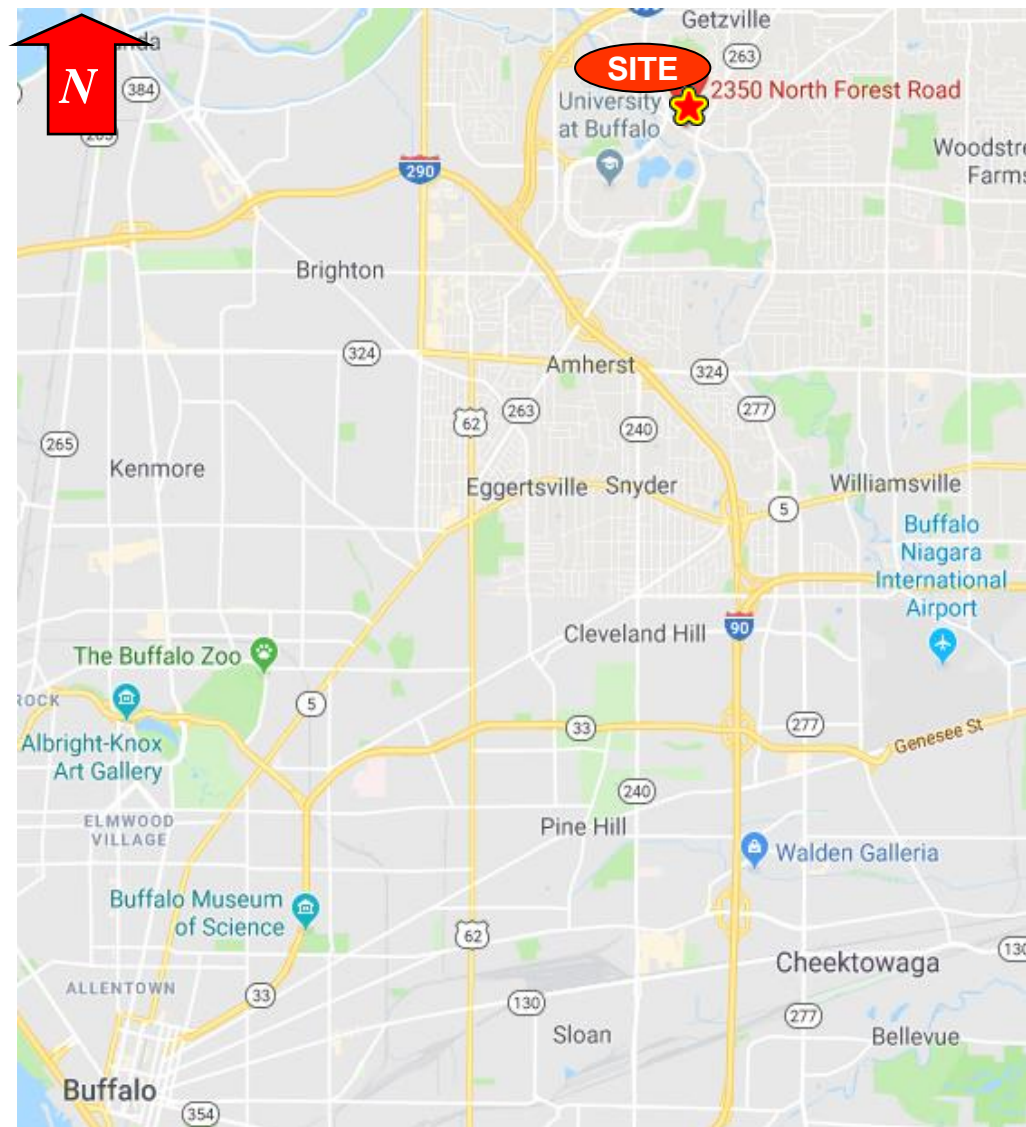
[pyramidbrokerage.com](http://pyramidbrokerage.com)

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	10,078	77,703	221,049
Average Household Income	\$85,143	\$94,458	\$86,922

FOR LEASE

2350 North Forest Road

Amherst, New York



Location Map

Property Photos