

**1,730 ± SF OFFICE OPPORTUNITY FOR LEASE**

**PROFESSIONAL OFFICE SPACE AVAILABLE**

**BUILDING FEATURES**

Total Building Size	1,730 ± Sq. Ft.
Parking	6 ± Free Spaces On-Site

**Property Highlights**

- 1,730 ± Sq. Ft. first floor office suite available for lease
- Clean, move-in ready space
- Newly remodeled with windows in each office
- Six (6) free parking spaces on-site
- Convenient location West of Transit Road in Amherst, NY
- Excellent proximity to NYS Thruway I-90
- Short drive to all Transit Road and Main Street amenities
- Ideal for: attorney’s office or CPA, engineer, personnel and employment services, low density users, small office users (6-8 person office)



For more information, contact:

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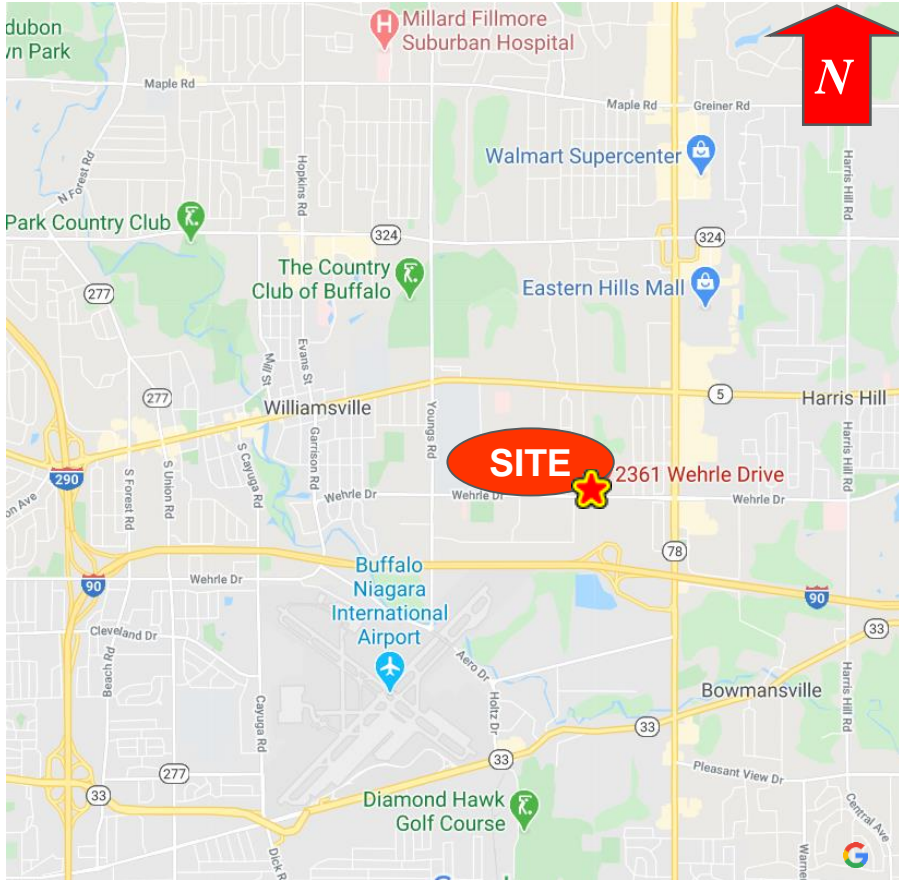
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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	3,510	57,504	167,006
Average Household Income	\$110,601	\$94,853	\$96,930



**FOR LEASE**  
**2361 Wehrle Drive**  
Amherst New York



Location Map



Aerial