

2,314 – 5,330 SF MEDICAL / PROFESSIONAL OFFICE FOR LEASE

CLASS A MEDICAL / PROFESSIONAL OFFICE

BUILDING FEATURES	
Total Availability	2,315 – 5,330 ± Sq. Ft.
Lot Size	2.8 ± Acres
Parking	Surface Lot
Zoning	OB

Property Highlights

- Class A medical / professional office space available for lease
- Ample parking on-site via surface lot
- Modern suites and finishes
- Landlord is willing to remodel the space for new tenant
- Proximate to NYS Thruway I-90 and Millard Fillmore Suburban Hospital
- Many area amenities including: banks, restaurants, and retail
- Highly accessible
- Excellent visibility
- Ideal for: medical office, lab, general and professional office users



For more information, contact:

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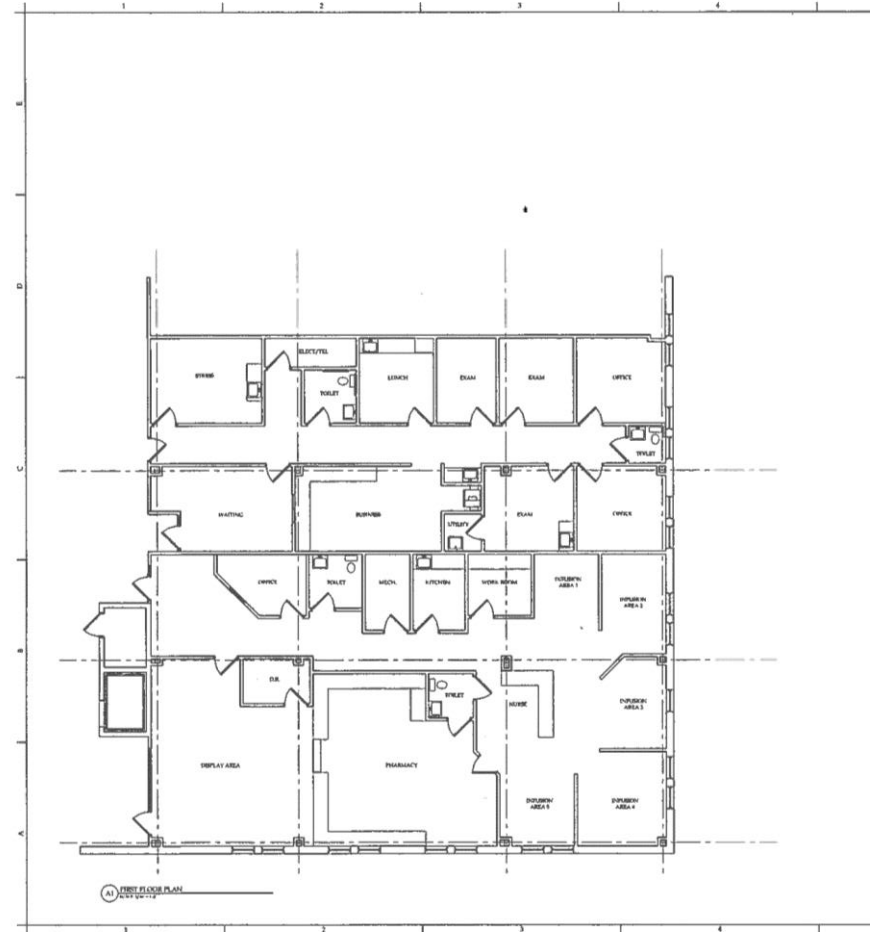
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILES
Population	7,546	54,790	110,276
Average Household Income	\$155,470	\$131,726	\$114,493

FOR LEASE
8750 Transit Road
Amherst, New York



Location Map



Floor Plan