



For Lease: Beautiful Three Story Office Building
910 Maple Road, Williamsville, NY 14221

For additional Information, please contact:

Timothy Hourihan

Associate Real Estate Broker

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716.830.9823

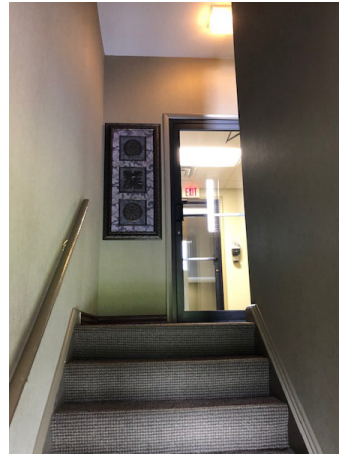
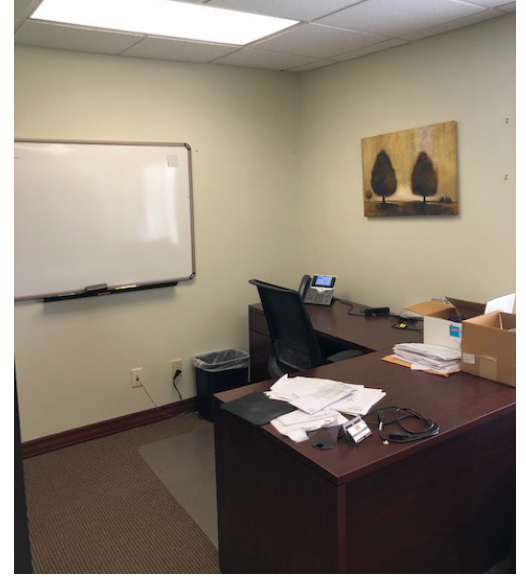
344 Delaware Ave • Suite 200 • Buffalo • NY • 14202

hannacre.com



Upper Level

Five (5) Private Offices • Cubicle Areas • Two (2) Restrooms



Lower Level

Two (2) Private Offices • Conference Room • Cubicle Area • Kitchen • Storage Room • Server Room • Mechanical Room • Restroom



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PROPERTY HIGHLIGHTS

- Beautiful three story 8,150 Sq. Ft. office building For Lease
- Total of 13 private offices, large bullpen areas, conference room, kitchen, ample storage, separate heat/AC zones and bathrooms on each floor
- Totally rehabbed in 2010
- Ideal for professional, administrative, or non-profit uses
- Excellent condition and location
- ***Best Office Lease Value in Amherst...lease price well below market!***

Main Level

Six (6) Private Offices • Cubicle Area • Storage Room • Two (2) Restrooms



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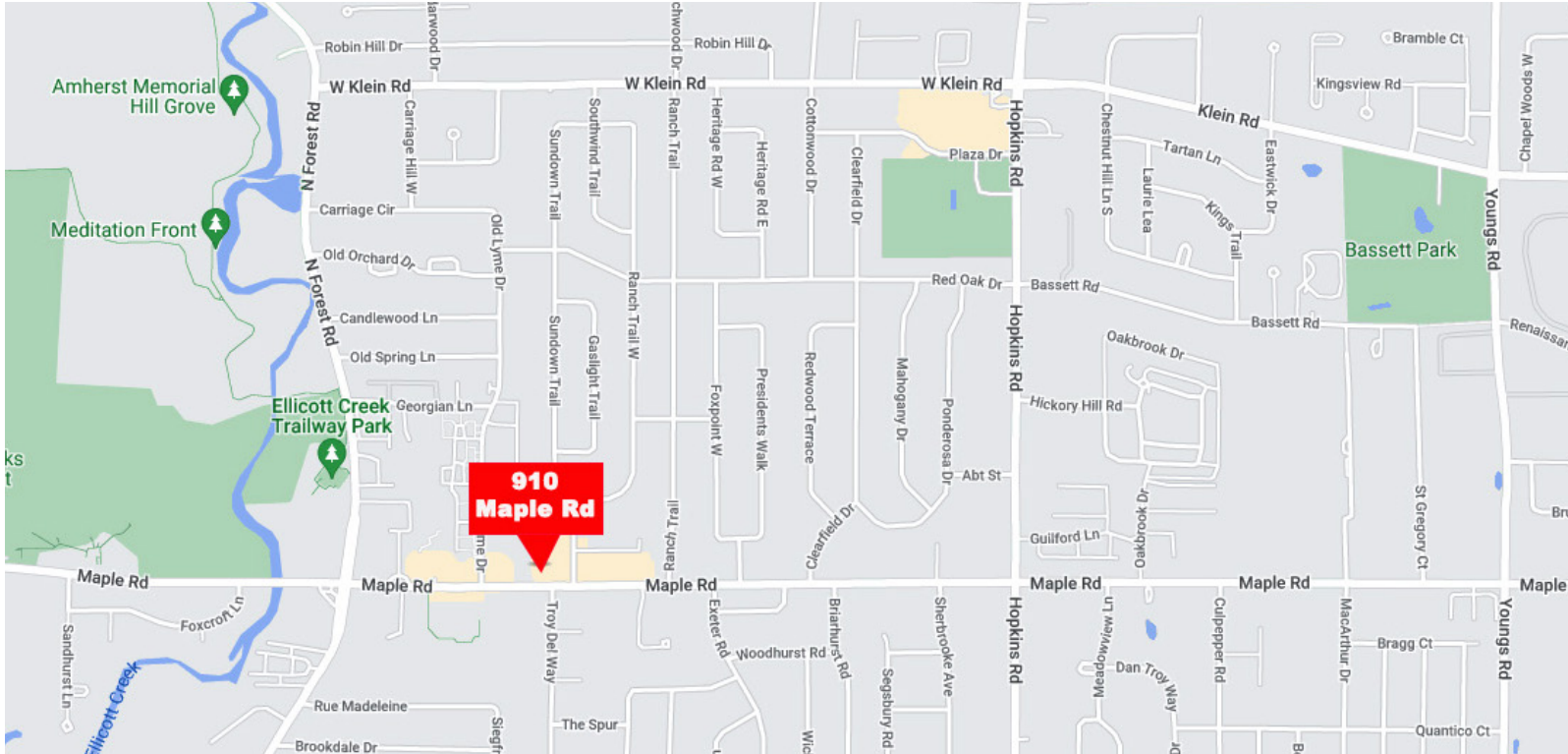
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LOCATION MAP



DEMOGRAPHICS

	ESTIMATED	2 MILE	5 MILE	10 MILE
POPULATION		33,826	215,060	664,888
AVERAGE HH INCOME		\$108,122	\$91,928	\$78,375
DAYTIME EMPLOYMENT		27,295	125,124	381,026

3 MILE SUMMARY:

 **76,346**
TOTAL POPULATION

 **107,631**
AVERAGE HOUSEHOLD INCOME

 **61,142**
TOTAL EMPLOYEES




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