

FOR LEASE

3,264_± SF MEDICAL OFFICE SUITE

Building Features

Space Available	3,264 _± Sq. Ft.
Building Size	6,452 _± Sq. Ft.
Lot Size	2.3 _± Acres

Property Highlights

- Prime medical/professional space in Woodlands Corporate Center
- Attractive well-maintained campus-style business setting with strong curb appeal
- Convenient single-story layout with easy patient accessibility
- Space features include 8 plumbed exam rooms, large central nursing station, and multiple private offices
- Ample on-site parking for patients and staff
- Quiet office park setting, located just off Niagara Falls Blvd.
- Modern construction with quality finishes
- Excellent visibility within the business park
- Minutes from Town of Amherst
- Ideal for medical, dental, therapy, specialty services, or professional office users

EXCLUSIVE CONTACT

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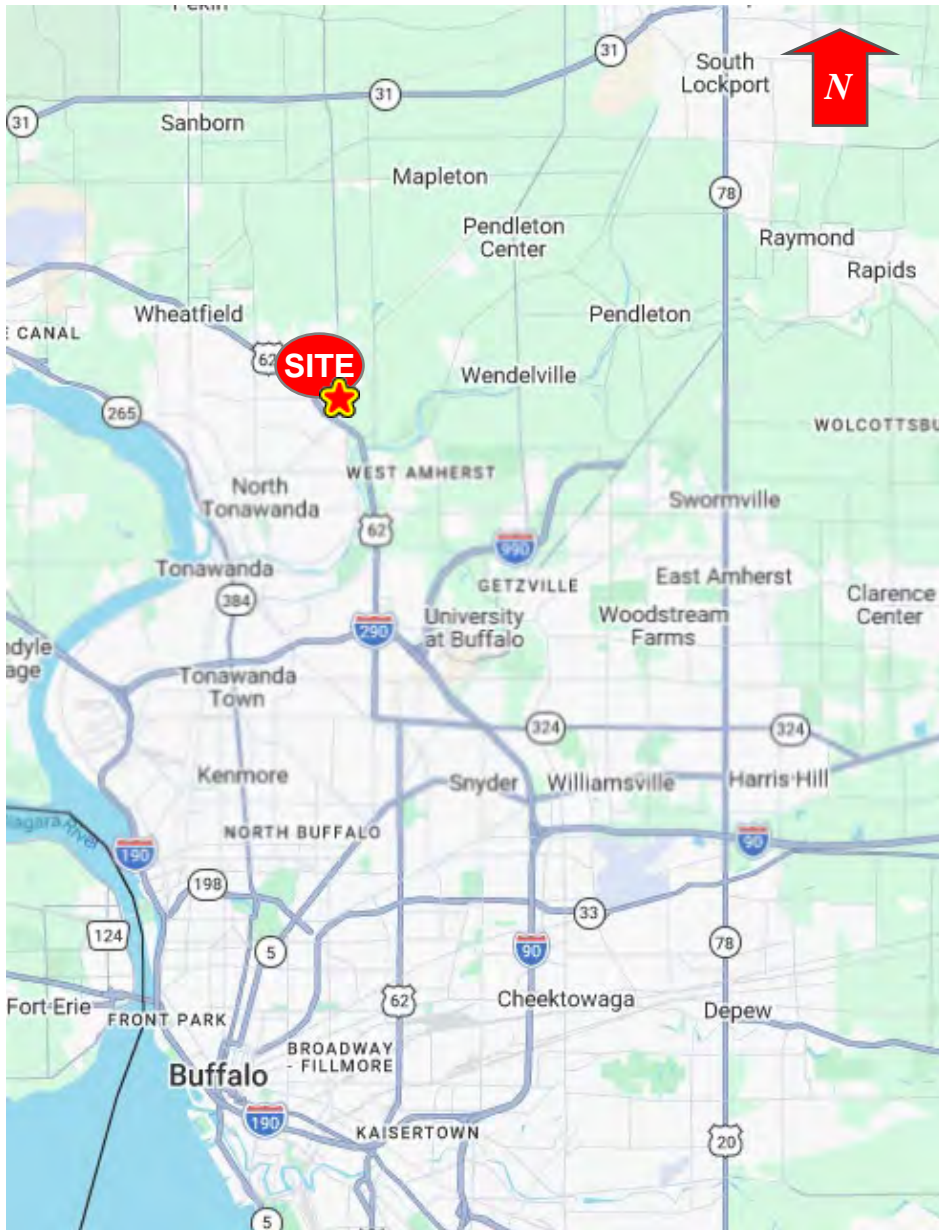
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Turnkey Medical Office Opportunity


Demographic	1 Mile	3 Miles	5 Miles
Population	5,498	47,784	118,296
Average H.H. Income	\$92,632	\$92,115	\$95,604

Source: ESRI Business Analyst 2025

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Location Map



Aerial