



2733 Wehrle Drive

Williamsville, New York 14221

Property Highlights

- Prime Location - located in a well established medical complex
- Flexible suite layout ideal for various medical specialties
- Enhanced privacy create by strategic placement of treatment areas and soundproofing measures
- Abundant parking
- Close proximity to major roadways

Property Overview

11,330 SF medical office space available for lease in 2025. This thoughtfully designed suite offers a spacious layout with ample common areas, ensuring both functionality and patient privacy. The strategic design effectively minimizes sound transmission, enhancing confidentiality and comfort for all patients.

Offering Summary

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	2,500 - 11,331 SF
Lot Size:	2.46 Acres

For More Information

Chadd Soto

O: 716 574 5533
 csoto@naimcguire.com

Brian Askey

McGuire Real Estate Services
 O: 716 908 8644
 brian@naimcguire.com

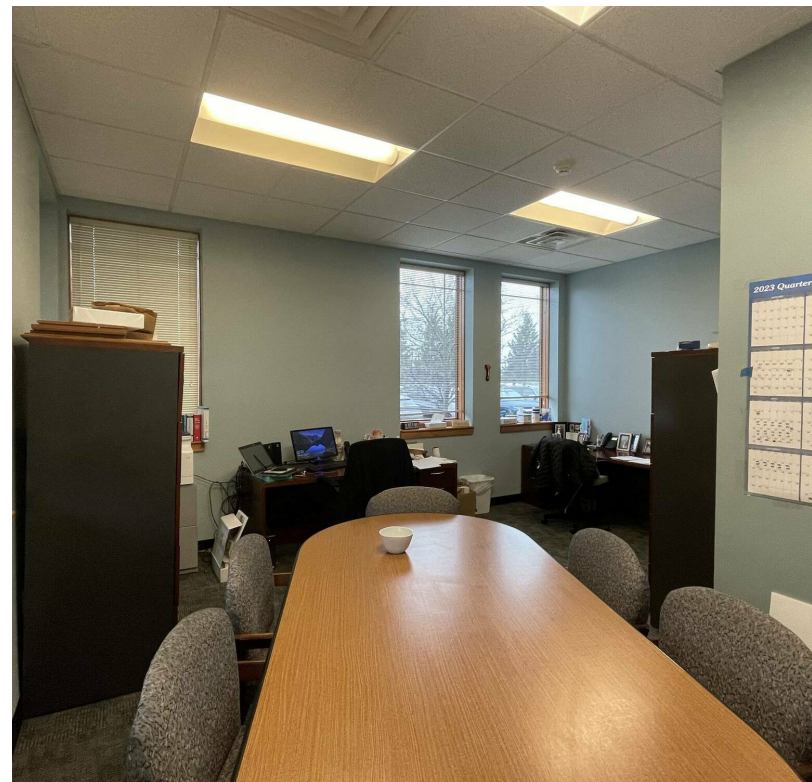
BROCHURE

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NAMcGuire

For Lease

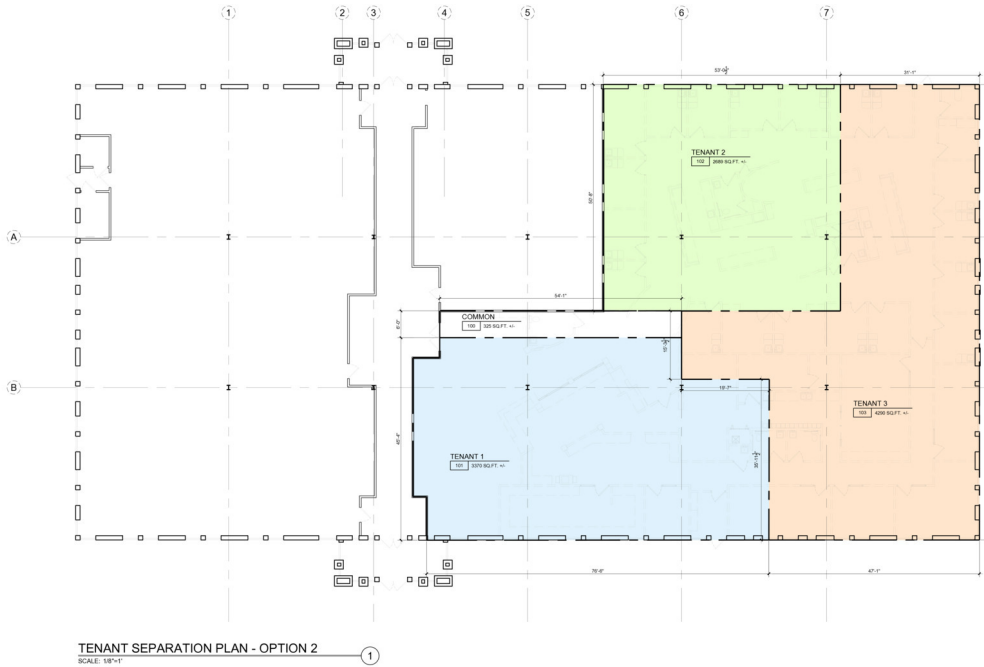
2,500 - 11,000 SF
\$16 SF/yr
Office Space



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NAMcGuire

TENANT 1	2,500 SQ FT +/-
TENANT 2	4,000 SQ FT +/-
TENANT 3	4,500 SQ FT +/-
COMMON	1,000 SQ FT +/-
TOTAL BUILDING AREA	12,000 SQ FT +/-

PRELIMINARY
NOT FOR CONSTRUCTION

No.	Description	Date
1	REVISIONS	

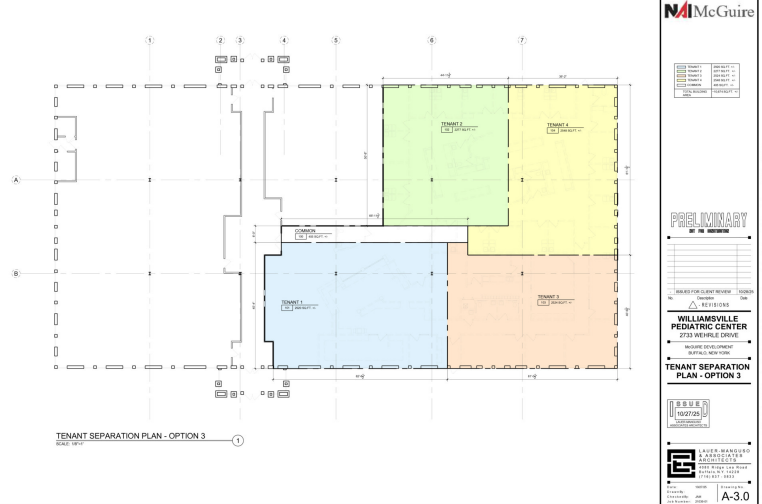
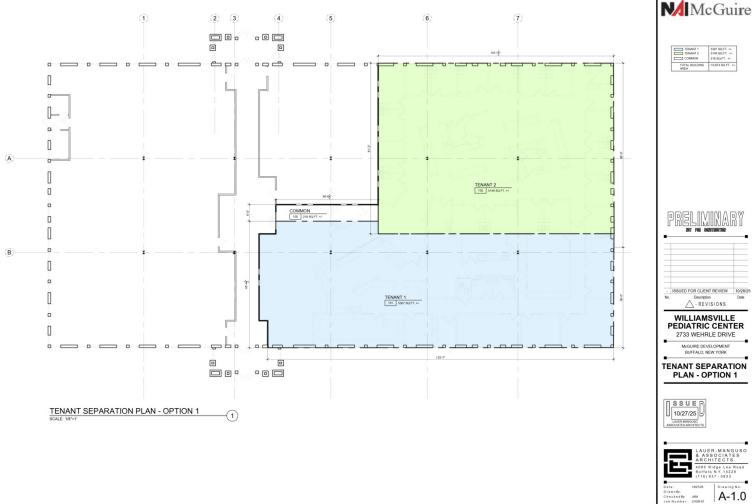
ISSUED FOR CLIENT REVIEW 10/27/25

WILLIAMSVILLE PEDIATRIC CENTER
2733 WEHRLER DRIVE
MCGUIRE DEVELOPMENT
BUFFALO, NEW YORK

TENANT SEPARATION PLAN - OPTION 2

ISSUE 10/27/25

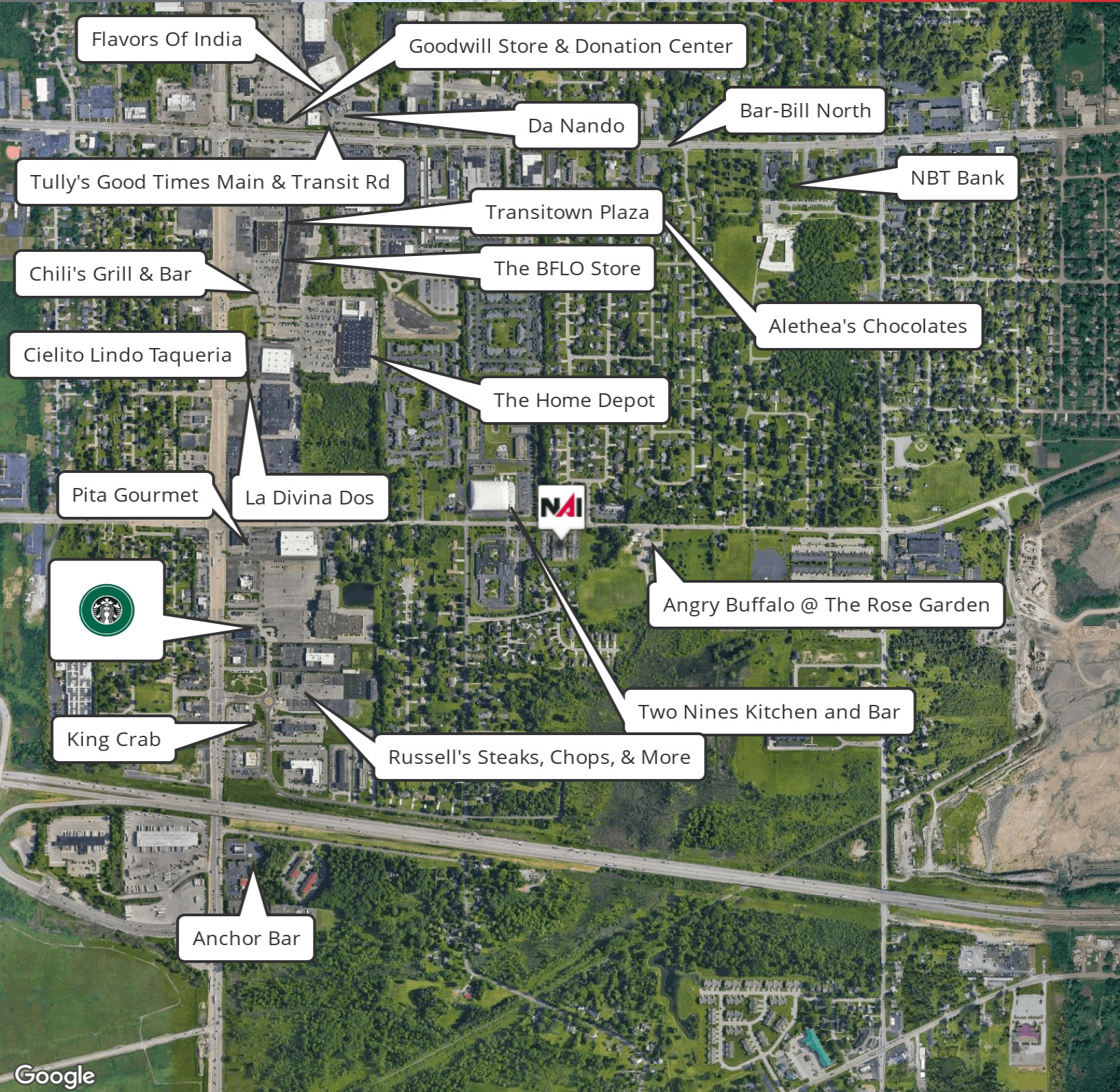
LAUER-MANGUSO & ASSOCIATES



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	390	1,399	4,366
Average Age	46	45	45
Average Age (Male)	44	43	43
Average Age (Female)	48	47	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	169	611	1,915
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$120,425	\$122,620	\$117,371
Average House Value	\$301,931	\$305,030	\$308,060

2020 American Community Survey (ACS)