

Property Summary

1 **334-338 Harris Hill Rd - English Park Village**
 Williamsville, New York 14221 (Erie County) - East Submarket

★★★★☆
Office

Property Summary

RBA (% Leased)	82,667 SF (92.3%)
Built	1970
Stories	2
Elevators	1 passenger
Typical Floor	25,769 SF
Tenancy	Multiple
Available	770 - 6,362 SF
Max Contiguous	3,092 SF
Asking Rent	\$1.17 SF/Month/NEGOT
Parking Spaces	4.62/1,000 SF; 238 Surface Spaces; Covered Spaces Available



Property Details

Land Area	207,346 SF (4.76 AC)	Owner Occupied	No
Building FAR	0.40	Zoning	OB
Core Factor	16%		
Parcel	145289-082-040-0001-001-110		

For Lease Summary

Number of Spaces	3	% Leased	92.3%
Smallest Space	770 SF	Asking Rent	\$1.17 SF/Month
Max Contiguous	3,092 SF	Service Type	Negotiable
Vacant	6,362 SF	Office Available	6,362 SF

Amenities

- Bus Line
- Property Manager on Site
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Month	Occupancy	Term
P 1	102	Office	Direct	2,500	2,500	2,500	Withheld	Vacant	Negotiable
P 1	106A	Office	Direct	770	770	770	Withheld	Vacant	Negotiable
P 2	202 & 203	Office	Direct	3,092	3,092	3,092	Withheld	06/2026	Negotiable

Transportation

Parking Details	4.62/1,000 SF; 238 Surface Spaces; Covered Spaces Available
Traffic Volume	12,497 on Sunset Dr (2025); 13,144 on Sunset Dr (2024); 13,484 on I- 90 (2025); 13,517 on Merrihurst Dr (2025); 164 on Donna PI (2023); 12,335 on Stonegate Ln (2024); 641 on Stonegate Ln (2023); 12,103 on Stonegate Ln (2025); 14,985 on I- 90 (2023)
Commuter Rail	13 min drive

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Transportation (Continued)

Airport	Buffalo Niagara International	9 min drive
	Niagara Falls International	35 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	0 - Not friendly	

Contacts

Type	Name	Location	Phone
Recorded Owner	Oakridge MFR Holdings LLC	Buffalo, NY 14202	-



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