



OFFICE SPACE FOR LEASE
645 - 1,566 SF AVAILABLE

PROPERTY FEATURES

- Historic Village of Williamsville Location
- On-Site, Off-Street Parking Included
- Walking Distance to Restaurants, Shops, Banks, Businesses, Town and Village Municipal Halls
- Currently Home to medical, legal, financial and insurance firms
- Walking distance to Glen Park
- Easy Access to all major thoroughfares: 33, 90, 190 and 290
- 20 Minute Drive to Downtown Buffalo
- 10 Minute Drive to the Buffalo-Niagara Airport
- Full Service Property Management Team

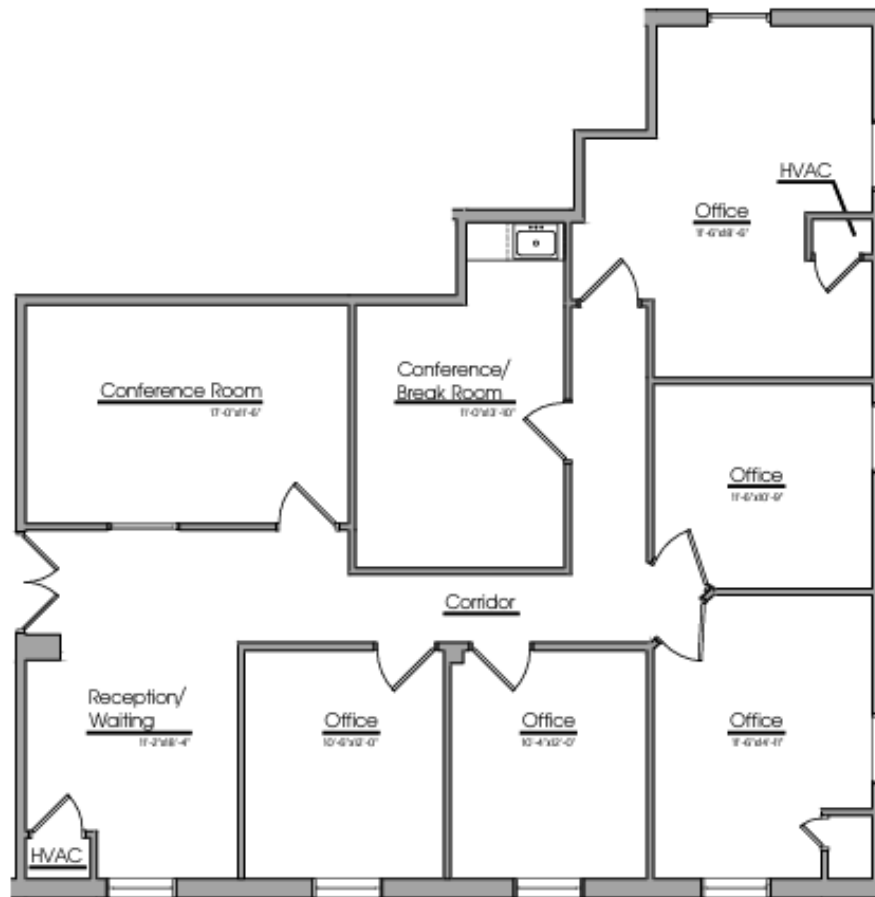


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First Amherst

Suite 102

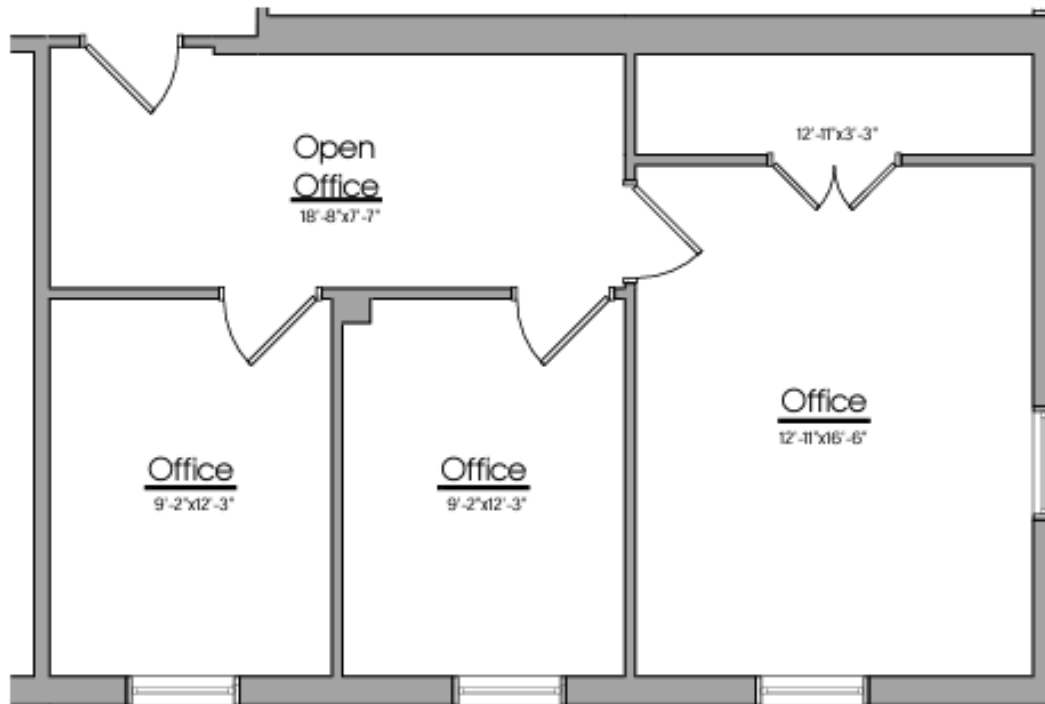


Scale: 1/8" = 1'-0"
 0' 1' 2' 3' 4' 5' 10'

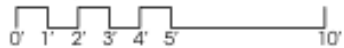
FA First Amherst
 DEVELOPMENT | PROPERTY MANAGEMENT | LEASING

Usable SF= **1,538 SF**
 Rentable SF= 1,566 SF
 1,566 SF/ 1,538 SF= 1.02 Load Factor

Suite 209



Scale, 3/16" = 1'-0"



FA First Amherst
DEVELOPMENT / PROPERTY MANAGEMENT / LEASING

Usable SF= **645 SF**
Rentable SF= 645 SF
645 SF/ 645 SF= 1 Load Factor