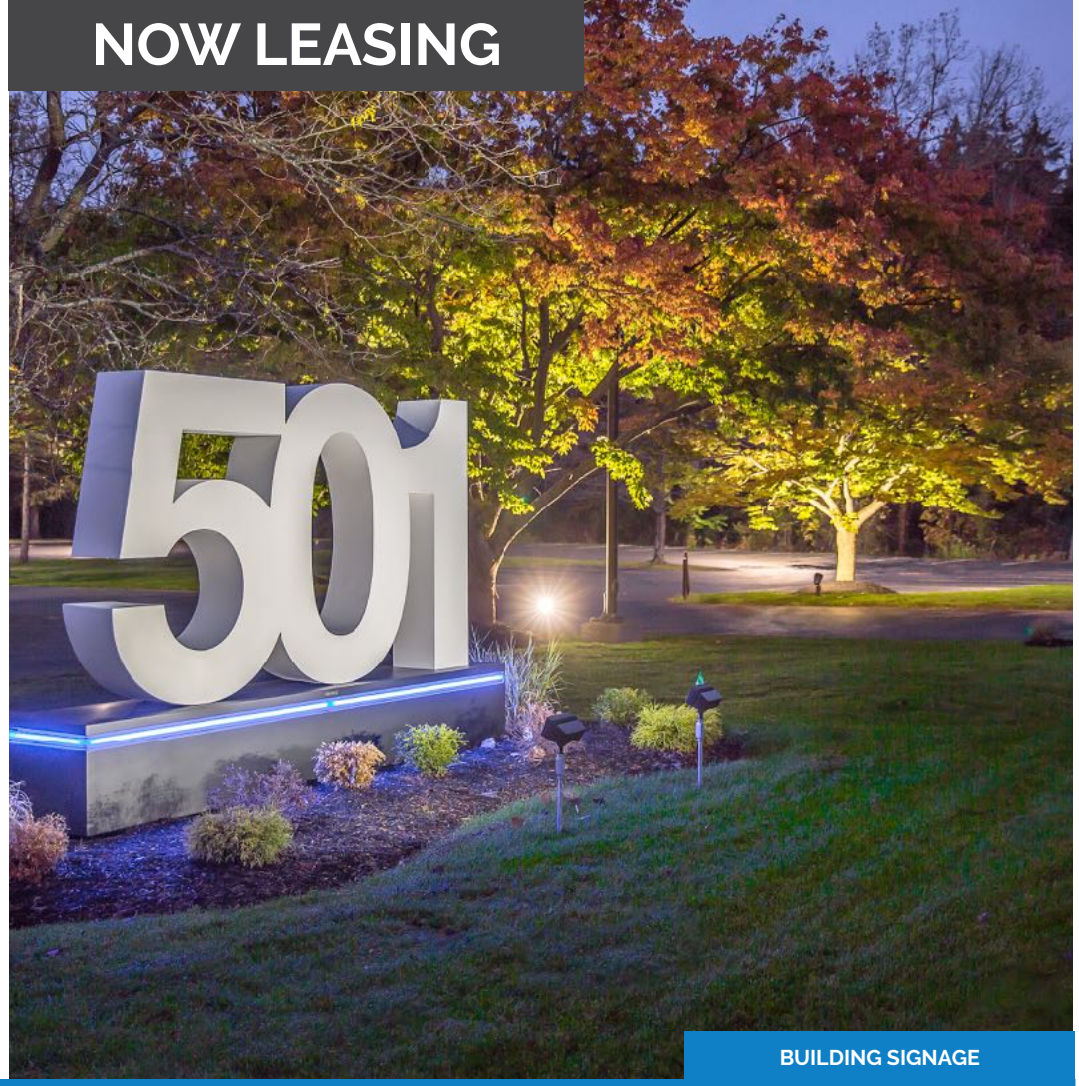
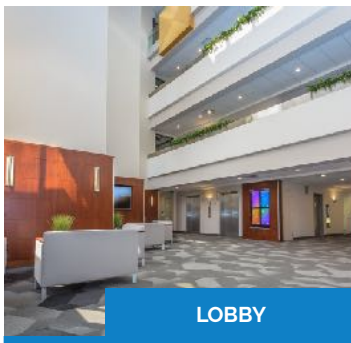


501 JOHN JAMES AUDUBON

Office Space Available

501 John James Audubon Parkway, Amherst, NY 14228



OVERVIEW:

- Move in ready
- All vacancies updated
- Utilities included
- Janitorial services
- Plenty of parking
- Close to the I-990

DESCRIPTION:

Located in a forest-like setting in Amherst, NY, this office campus is a contemporary building consisting of a mixture of large and small suites. The building is set back from John James Audubon Parkway creating a serene and placid work environment. The beautiful and expansive lobby invites visitors into a clean, friendly and modern facility.

Perfectly suited for a single law practitioner as well as larger law firms, CPA's, Financial Planners, Technology groups, and other professionals. This is the perfect suburban office environment. Call or email today for more information, or to schedule a personal tour.



MAIN OFFICE:

501 John James Audubon Pkwy
Ste. 400
Amherst, NY 14228

For more information or to schedule a tour call:

John McDonald – Leasing Manager

716.874.4880

SUITE 107

501 John James Audubon Parkway, Amherst, NY 14228

Currently available for lease

2,396 s.f.

OVERVIEW:

- Private entrance direct to parking area
- Plenty of parking
- Janitorial services
- Utilities Included

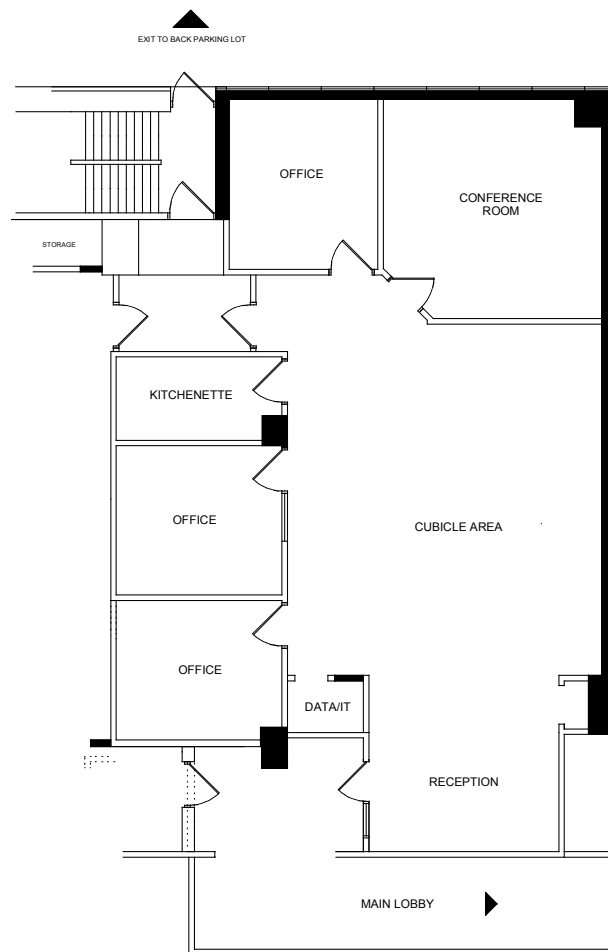
COMMON AREA PHOTOS



LEASING PLAN:



FLOORPLAN OVERVIEW



2,396 SF Useable - 2,755 SF Rentable (INCLUDES LOAD FACTOR)



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