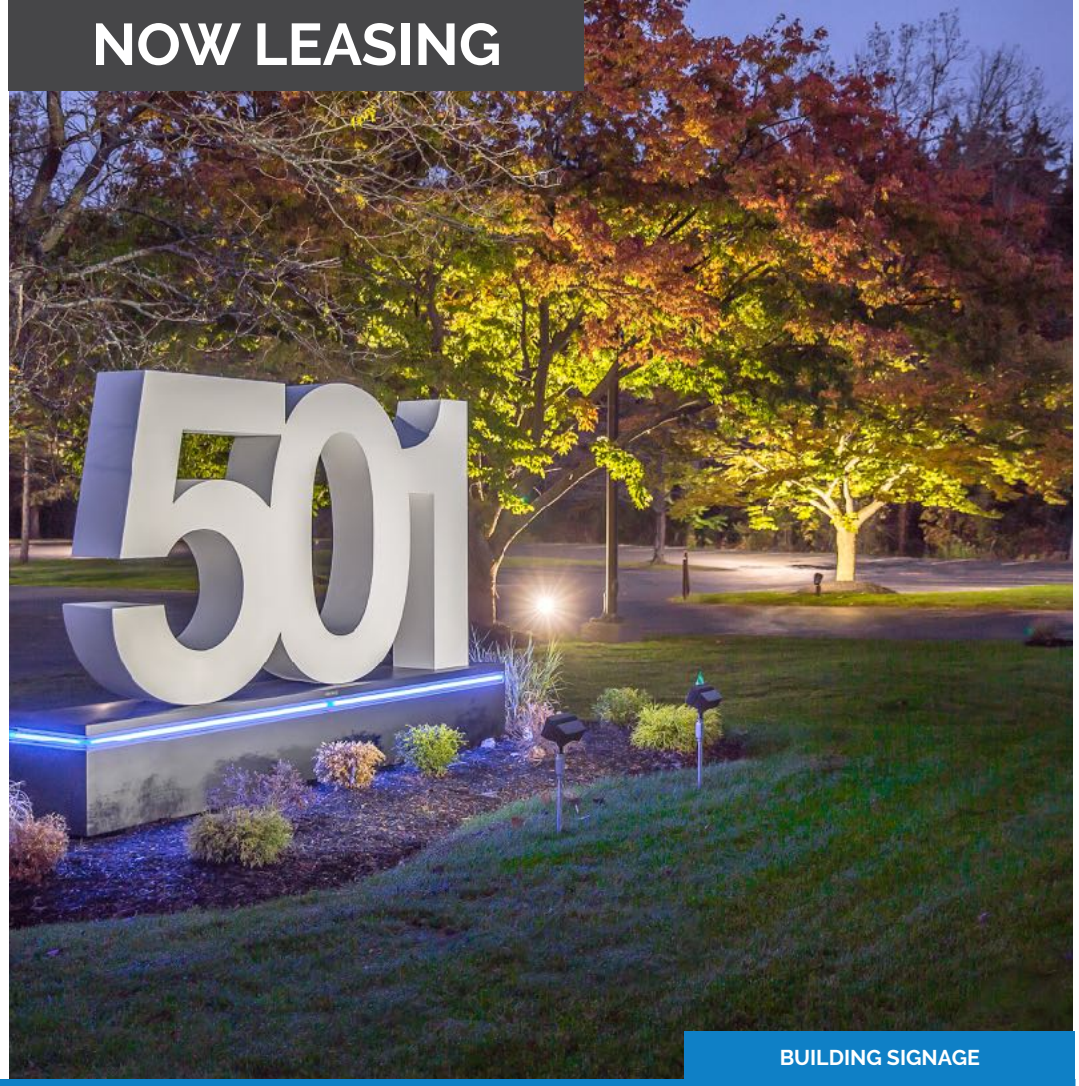
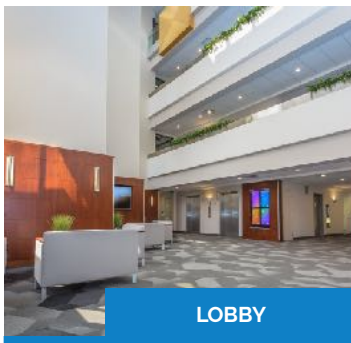


# 501 JOHN JAMES AUDUBON

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

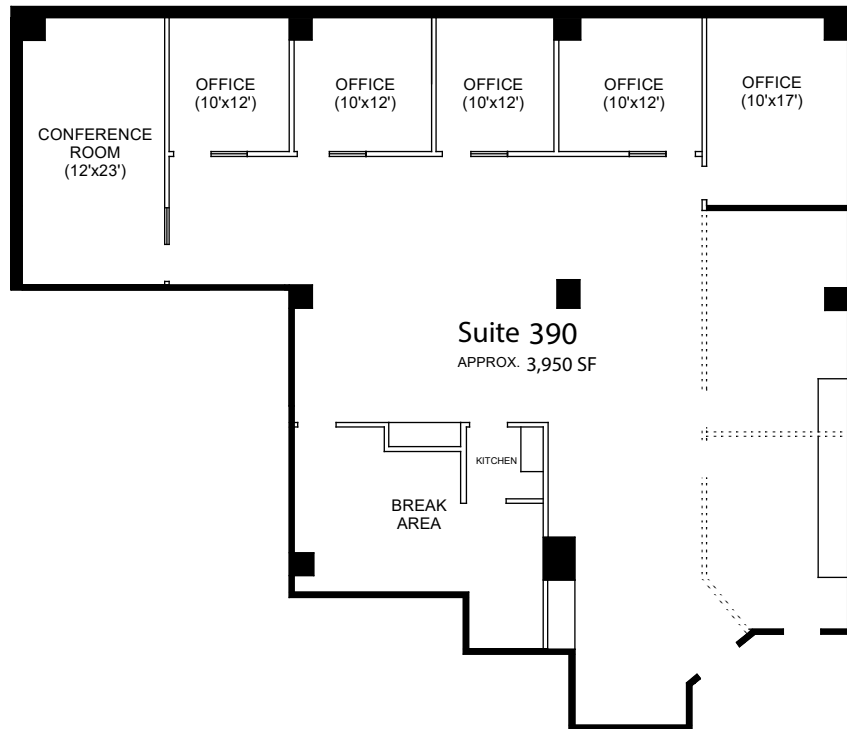
**716.874.4880**

# SUITE 390

501 John James Audubon Parkway, Amherst, NY 14228

Currently available for lease

## 3,950 s.f.



## FLOORPLAN OVERVIEW

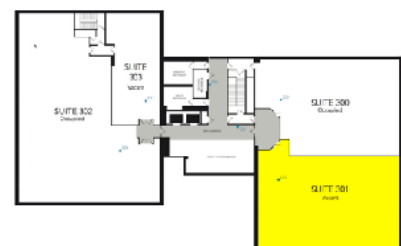
3,950 SF Useable - 4,542 SF Rentable (INCLUDES LOAD FACTOR)



## OVERVIEW:

- Private entrance
- Plenty of parking
- Janitorial services
- Utilities Included

## LEASING PLAN:



**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**