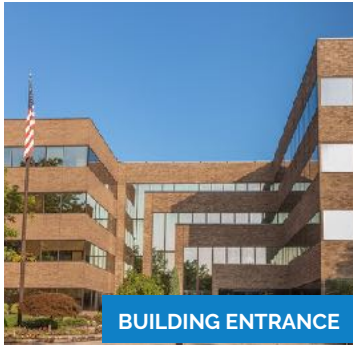


# 501 JOHN JAMES AUDUBON

Office Space Available

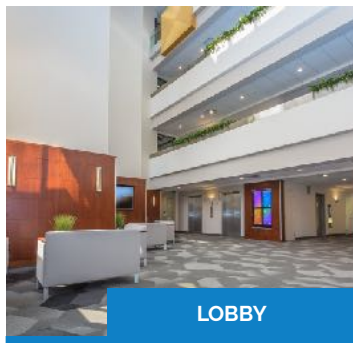
501 John James Audubon Parkway, Amherst, NY 14228



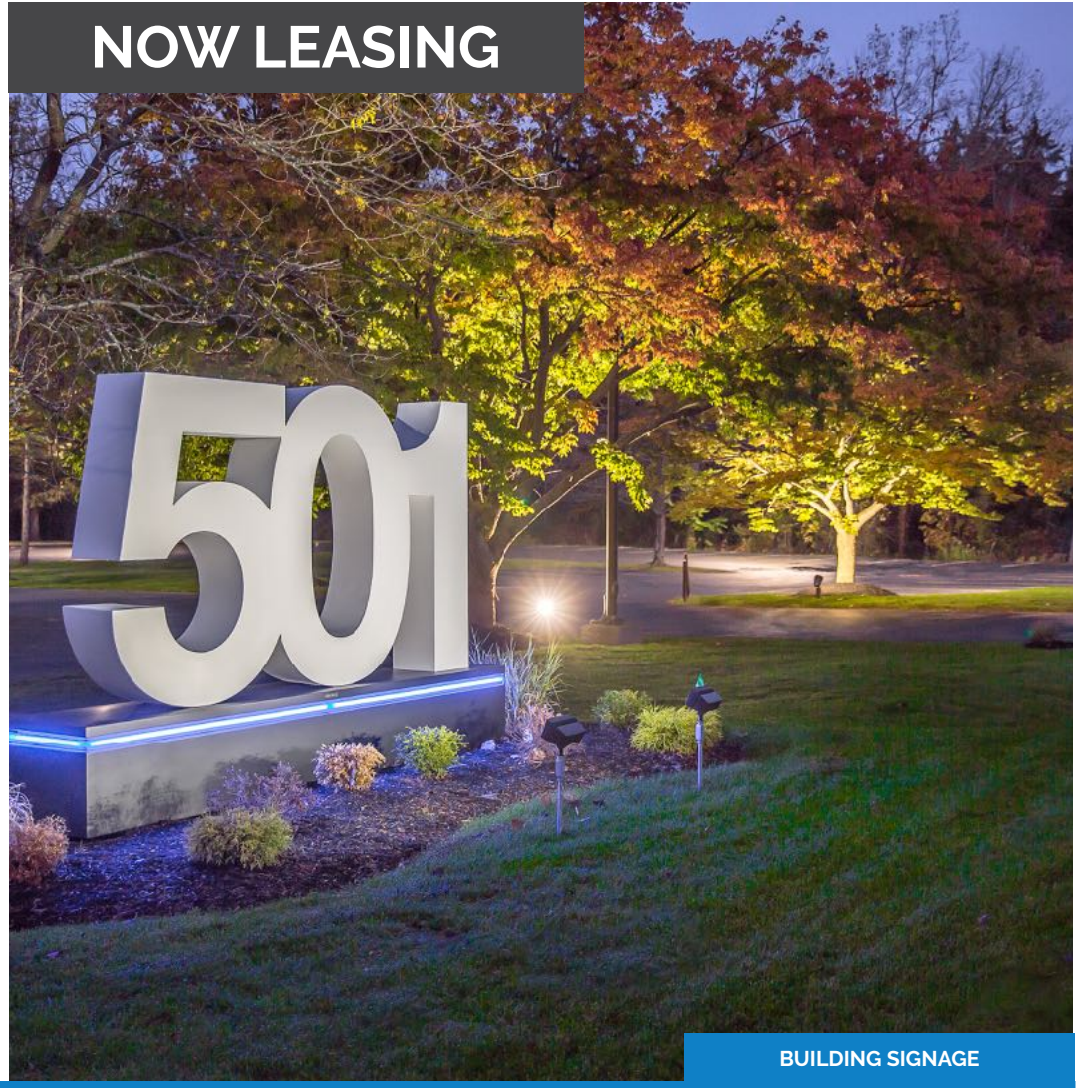
BUILDING ENTRANCE



PARKING AREA



LOBBY



BUILDING SIGNAGE

## 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 301

501 John James Audubon Parkway, Amherst, NY 14228

Currently available for lease

## 6,665 r.s.f.

### SUITE IMAGES:

#### OVERVIEW:

- 8 Private offices
- 1,600 SF Bullpen area
- Kitchenette and Break Room
- Utilities Included
- Conference Room
- Reception/Waiting Room
- File Room
- Copy/Mail Room
- Private entrance

#### Suite 301:

6,665 SF of Class A office space. All perimeter offices are equipped with windows allowing for an abundance amount of natural light. A roomy reception and waiting area greets clients arriving from the private suite entrance. The suite is situated immediately adjacent to the building's elevators making it very easy for clients to locate.

Associates will enjoy working in a spacious suite with a kitchenette and separate break room with windows. The large and spacious, 1,600 SF bullpen area allows for approximately 18 office cubicles. Separate rooms are dedicated for mail & copy as well as a large file room.

Perfect for a law firm, financial group or insurance company.



Suite Entrance



Reception Area



Reception Area



Waiting Area



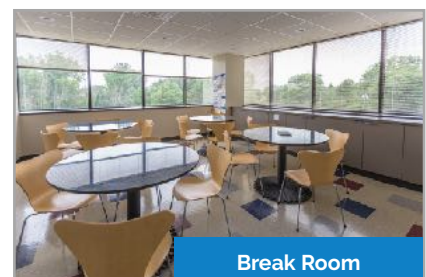
Conference Room



Corner Office



Bullpen Area



Break Room

5,796 SF Useable - 6,665 SF Rentable (Includes Load Factor)



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