

**FOR SUBLEASE**

## 300 Corporate Parkway, Suite 116N Amherst, New York 14226



**Class "A" office building in University Corporate Center.** Highly visible Amherst location off Maple Road with access to 290 expressway. Most beautiful architecture to house your business-building offers fully equipped fitness center and on site deli with great on site management. Secured storage available in basement.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,303	114,532	306,748
Total Households	3,353	46,592	130,407
Ave. Annual Income	\$57,512	\$64,876	\$57,050

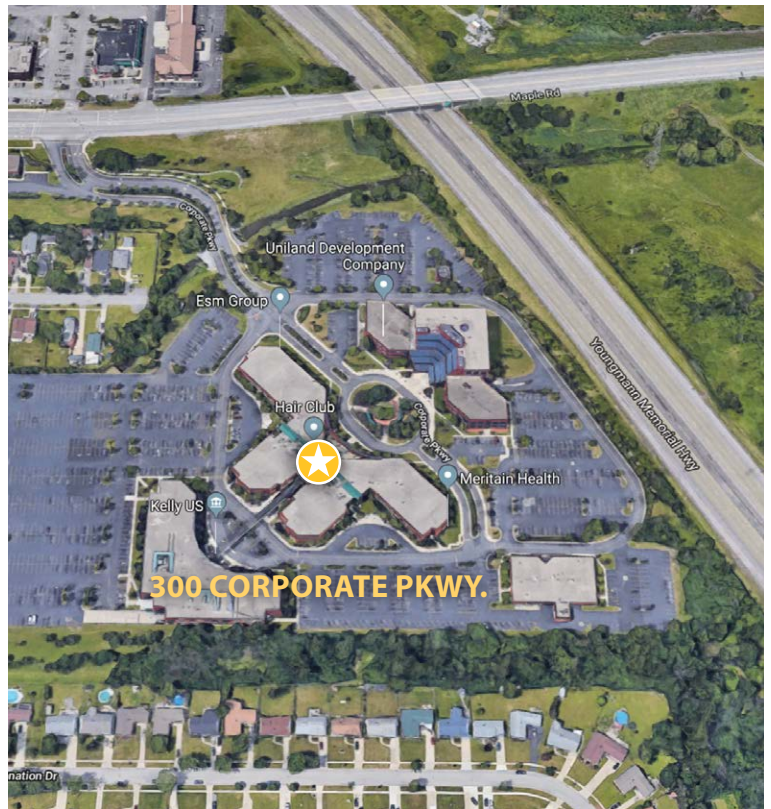
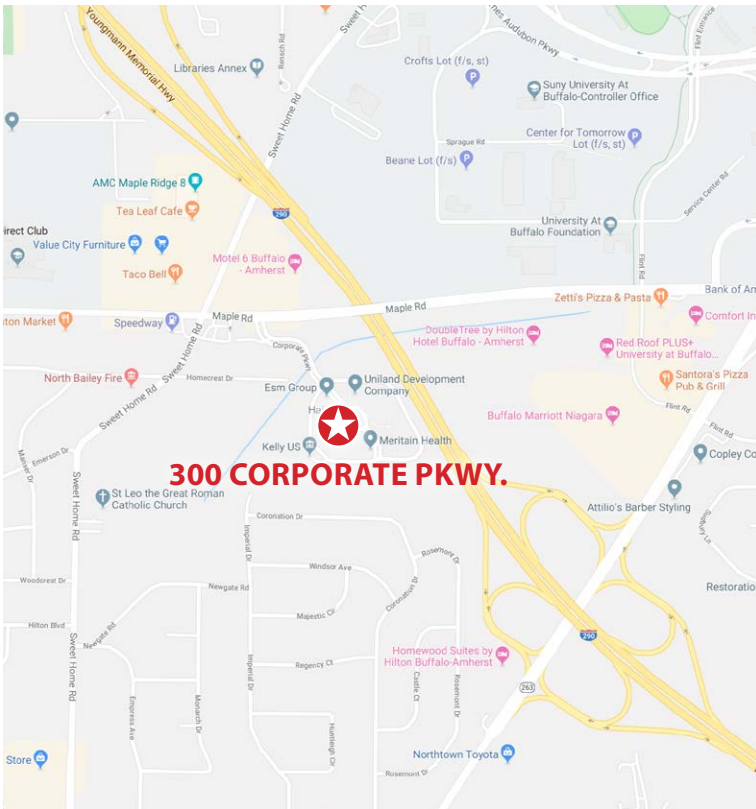
### PROPERTY OVERVIEW

Lot Size	5.31 +/- AC
Total SF	133,000 +/- SF
Leasable SF	1,642 +/- SF
Lease Rate	\$19.40 / SF
Year Built	1996
Stories	1
Parking	200 Spaces

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