

FOR SUBLEASE: Newly Renovated Professional Offices 1150 Wehrle Dr., Williamsville, NY 14221



Property Overview

- Attractive new contemporary build out, up to 6,200 SF - mix of bright, open areas, high ceilings and private offices
- Convenient location in the Amherst/Williamsville corridor
- Will divide for the right tenant
- Great space for tech firm, marketing, call center, insurance, accounting, medical or any professional office use.
- With a mix of private offices and open areas, 1150 Wehrle may be well suited for configuring a safe and manageable floor plan and seating strategy
- Very competitive sublease rate, with potential for extending term length
- Abundant on site parking

Demographic Snapshot (2019 Estimates)

	1 Mile	3 Miles	5 Miles
Population	6,341	75,053	243,125
Households	2,954	33,160	99,745
Average HH Income	\$84,477	\$82,296	\$76,860
Median HH Income	\$66,836	\$63,789	\$57,692
Daytime Population	8,584	65,264	145,194

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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