

## Office Space for Lease

### Office Building

6495 Transit Rd  
Near Genesee St  
Bowmansville (Lancaster), NY 14026

### Site Information

- Located at Exit 49 of the NY State Thruway (I-90) and close to shopping, restaurants and hotels. Abundant parking.
- Minutes to the Buffalo-Niagara International Airport, Kensington Expressway (Rt. 33) and 15 minutes to Downtown Buffalo.

### 2-Story 8,302 sf Building

- **1st Floor 4,144 sf** - Space has 7 private offices, 2 conference rooms, reception area, and kitchen area. 1st floor can be sub-divided.
- **2nd Floor up to 2,458 sf** - Remodeled 1,938 sf Suite includes reception area, four (4) offices, gas fireplace, large common area, breakroom, storage and file room. Common lavatories on 2<sup>nd</sup> floor.
- Asking Rent: \$8.00 per sf Net  
Net Charges: \$6.86 +/- per sf  
2019 Estimates - \*Includes Utilities\*, CAM, Real Estate Taxes, & Insurance

*Suites can be Leased Separately.*

### Traffic Counts \*

Transit Road north of Genesee Street	32,993 AADT
Transit Road south of Genesee Street	27,824 AADT
Genesee Street west of Transit Road	28,817 AADT
Genesee Street east of Transit Road	15,389 AADT

\* NYSDOT 2015 published data

### HIGHLY VISIBLE TRANSIT ROAD OFFICE LOCATION



2<sup>nd</sup> Floor Common Area, Corner Office, & Reception



For more information please contact

**Penny D. Cipolla**

NY State Licensed Real Estate Broker #1049120607  
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[www.InnovativeRealty.com](http://www.InnovativeRealty.com)

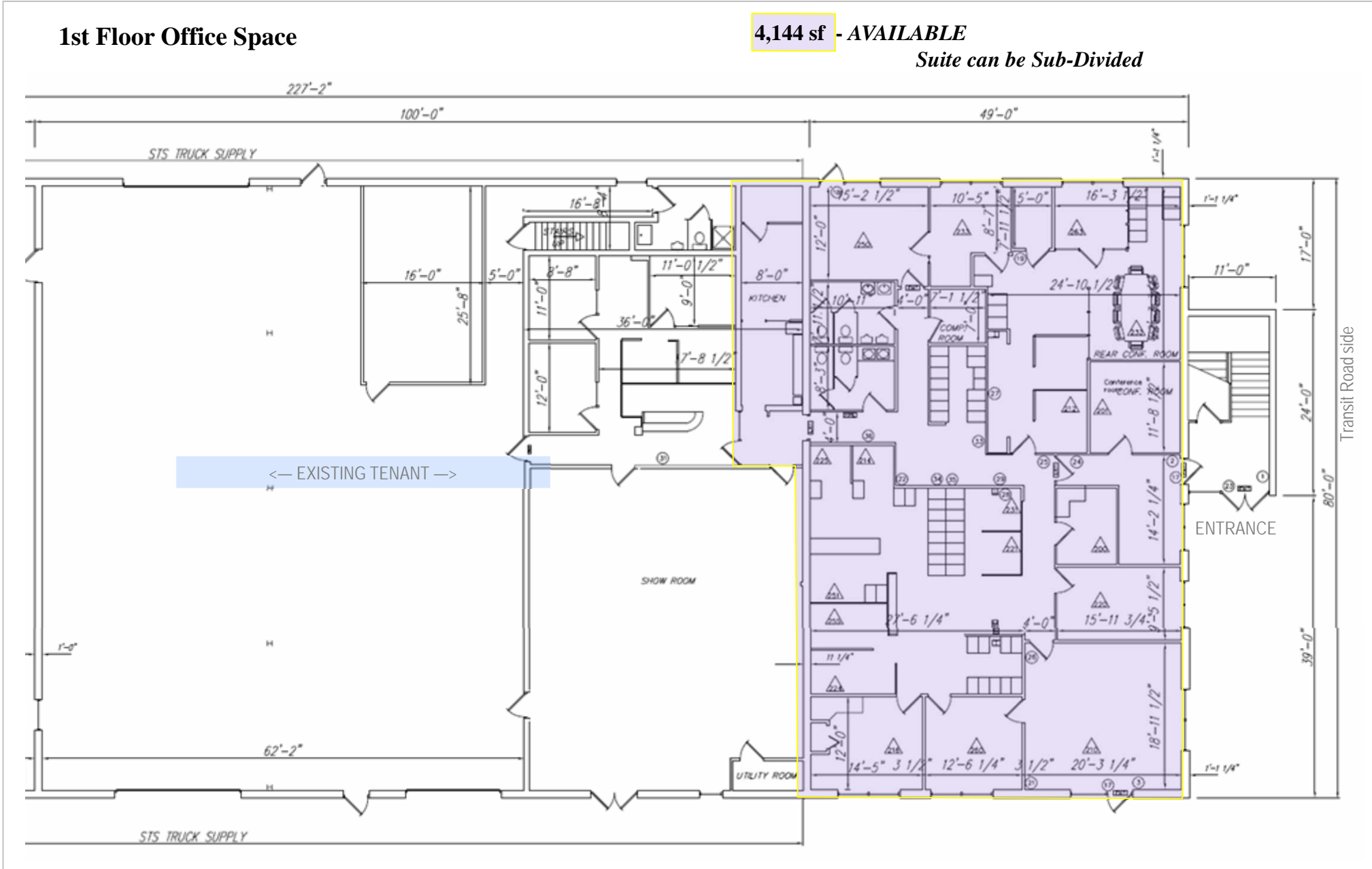
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# Bowmansville, NY – 1<sup>st</sup> Floor Office Space – Site Plan

## 1st Floor Office Space

**4,144 sf - AVAILABLE**

*Suite can be Sub-Divided*



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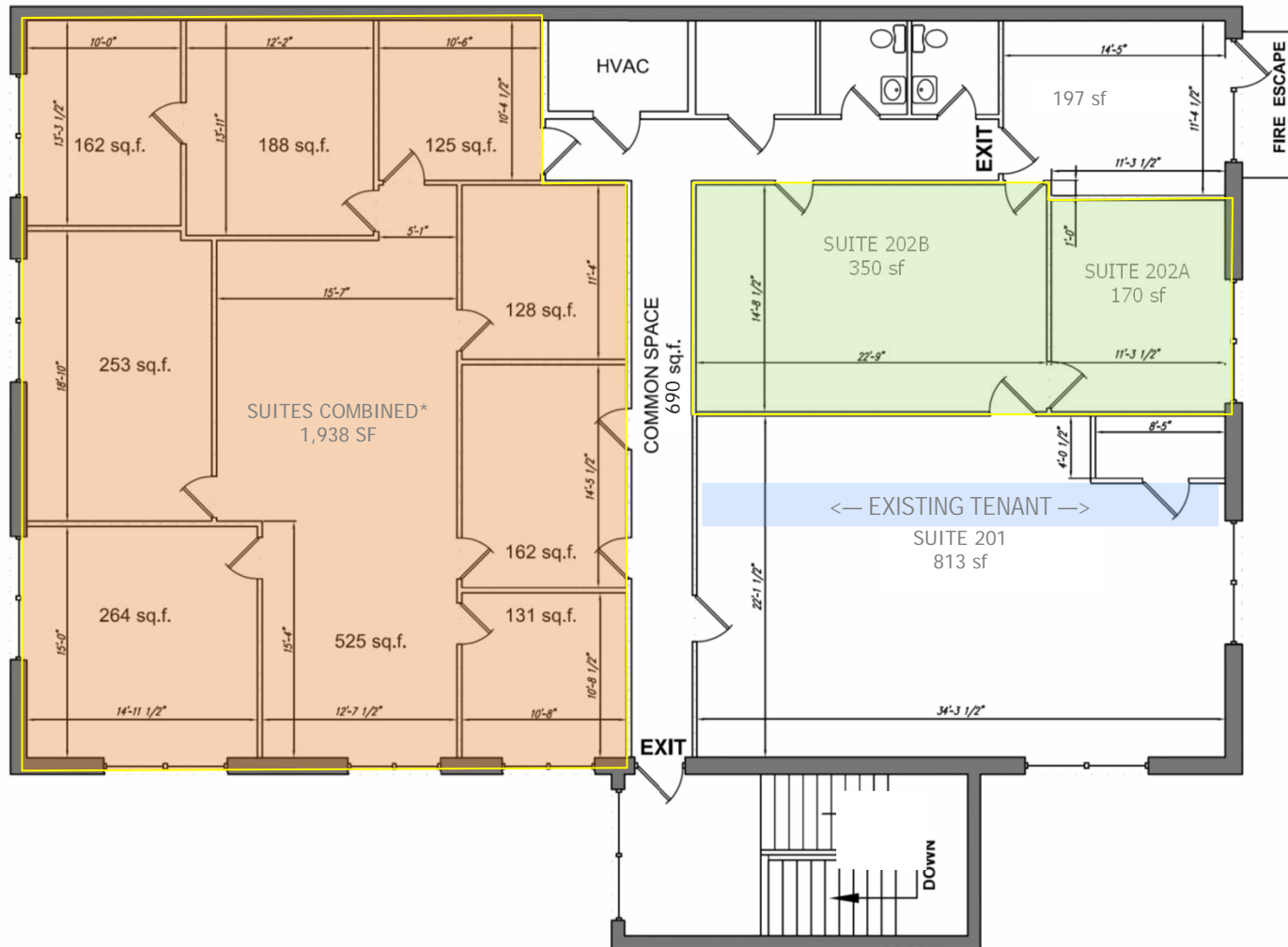
# Bowmansville, NY – 2<sup>nd</sup> Floor Office Space – Site Plan

## 2nd Floor Office Space

**520 sf** - plus Common Area - *AVAILABLE*  
*Suites can be Leased Separately*

**1,938 sf** - plus Common Area - *AVAILABLE*

\* This drawing shows actual layout of Office Suites as of last revision 3/30/18.



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