

6495 Transit Rd Bowmansville (Buffalo), NY 14026 ♦ Phone (716) 684-9000 ♦ Fax (716) 684-9098

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 2nd floor.
- Rent: \$8.00 per sf Net
Net Charges: \$6.45 +/- per sf
2020 Estimates - *Includes Utilities*, CAM, Real Estate Taxes, & Insurance

Suites can be Leased Separately.

Traffic Counts *

Transit Road north of Genesee Street	32,876 AADT
Transit Road south of Genesee Street	27,721 AADT
Genesee Street west of Transit Road	28,711 AADT
Genesee Street east of Transit Road	15,317 AADT

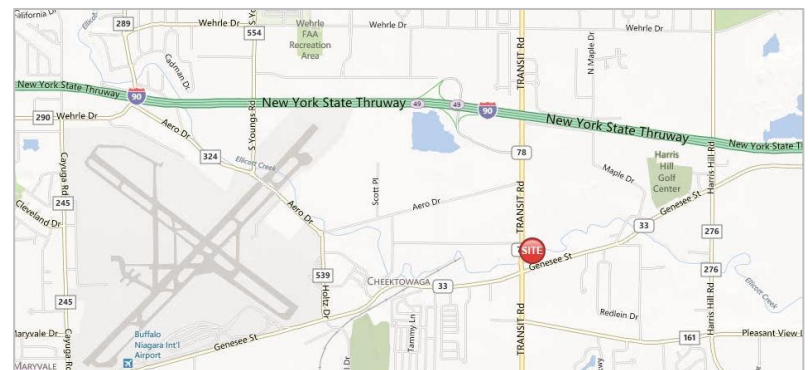
* NYSDOT 2016 published data

HIGHLY VISIBLE

TRANSIT ROAD OFFICE LOCATION



2nd Floor Common Area, Corner Office, & Reception



For more information please contact

Penny D. Cipolla

NY State Licensed Real Estate Broker #10491206067

O. (716) 684-9000 Ext 216 / C. (716) 912-9875

www.InnovativeRealty.com

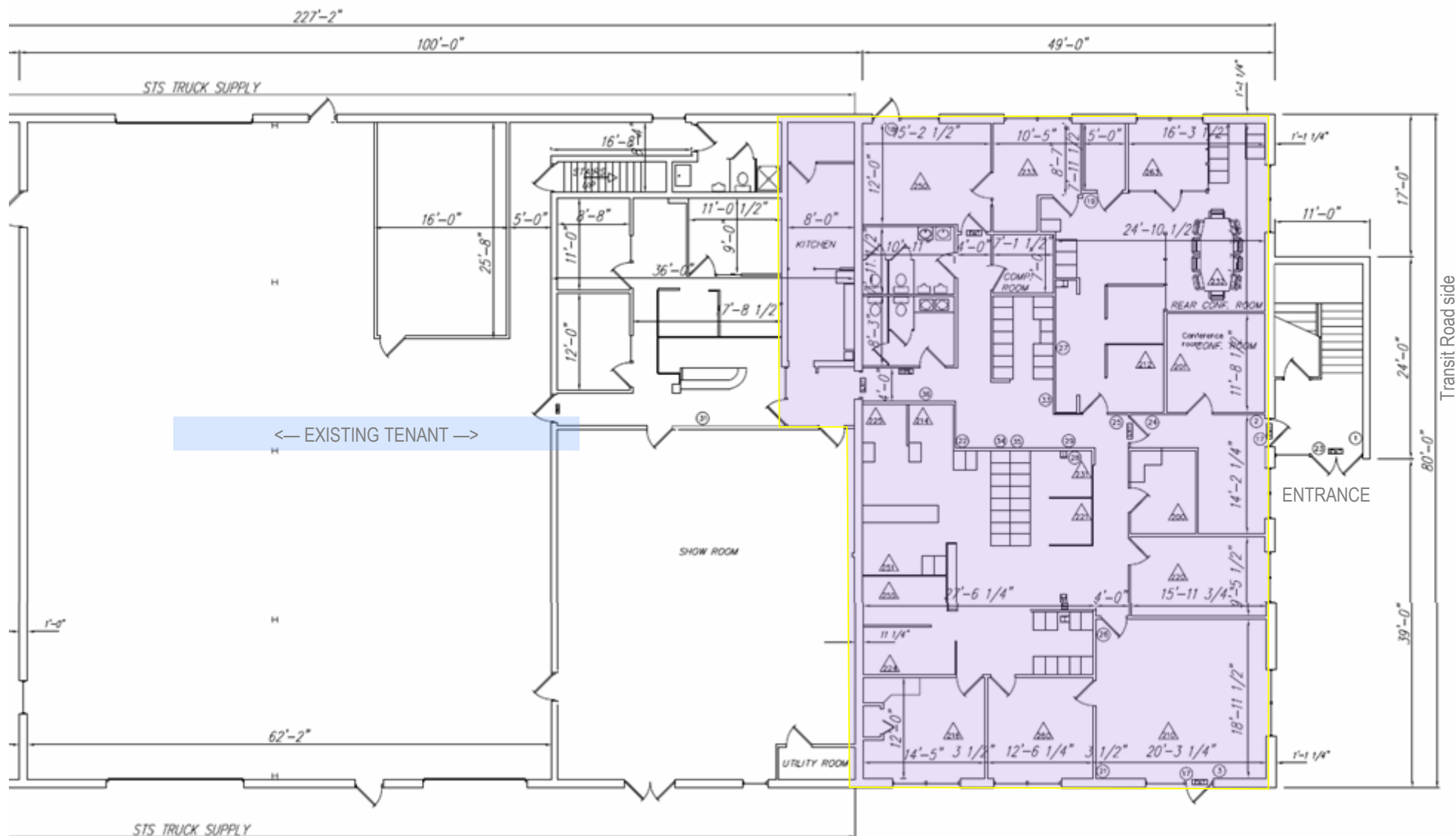
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Bowmansville, NY – 1st Floor Office Space – Site Plan

1st Floor Office Space

4,144 sf - AVAILABLE

Suite can be Sub-Divided



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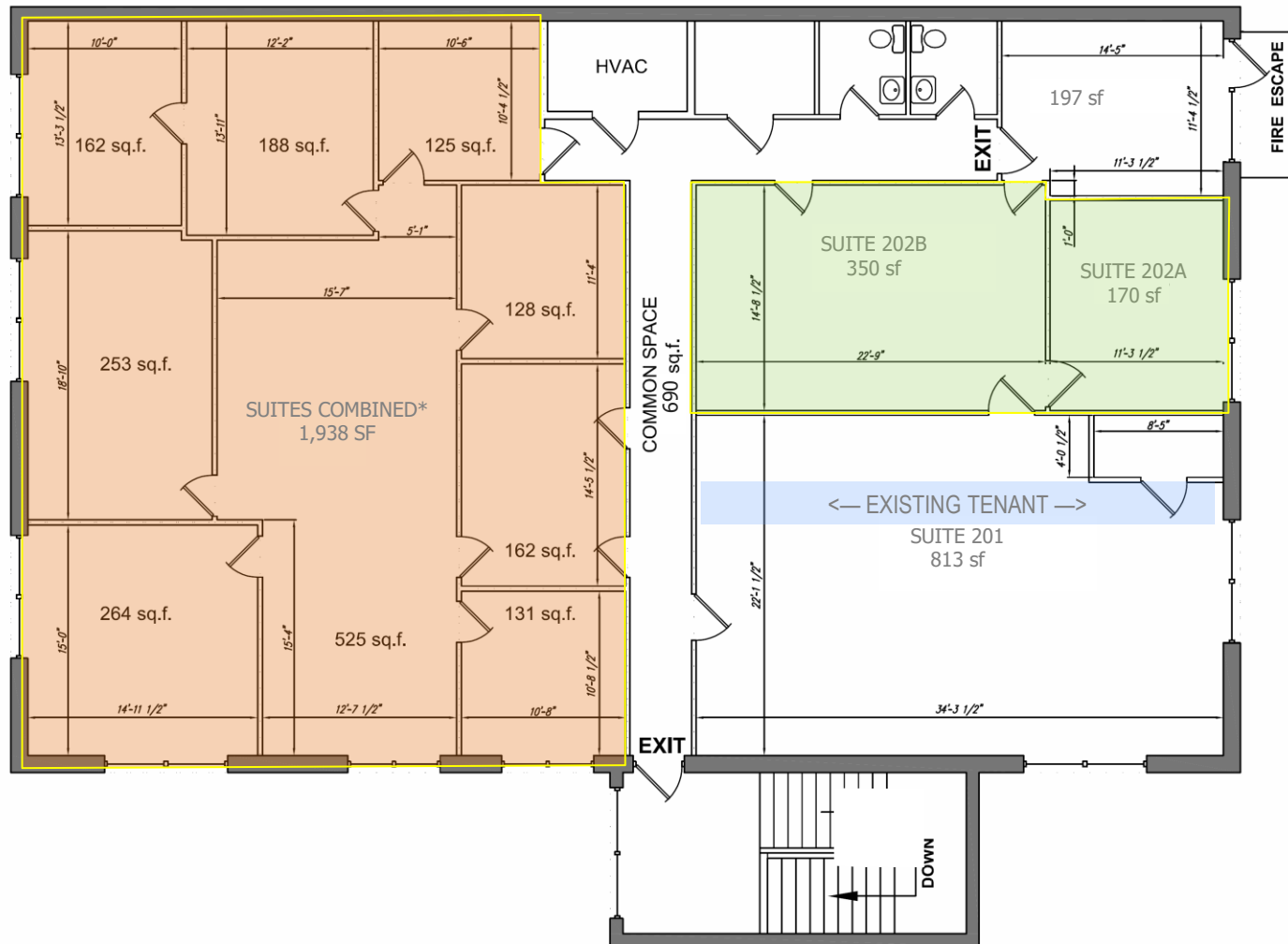
Bowmansville, NY – 2nd Floor Office Space – Site Plan

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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