

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 4,158 * sf** – including a remodeled 2,321* sf Suite with reception area, four (4) offices, gas fireplace, large common area, breakroom, storage and file room. Common lavatories on 2nd floor.

* square footage includes common area (see plan)

- Rent: \$8.00 per sf Net
Net Charges: \$6.88 +/- per sf
2021 Estimates - *Includes Utilities* CAM, Real Estate Taxes, & Insurance

Suites can be Leased Separately.

Traffic Counts *

| | |
|--------------------------------------|-------------|
| Transit Road north of Genesee Street | 31,110 AADT |
| Transit Road south of Genesee Street | 26,596 AADT |
| Genesee Street west of Transit Road | 28,344 AADT |
| Genesee Street east of Transit Road | 16,842 AADT |

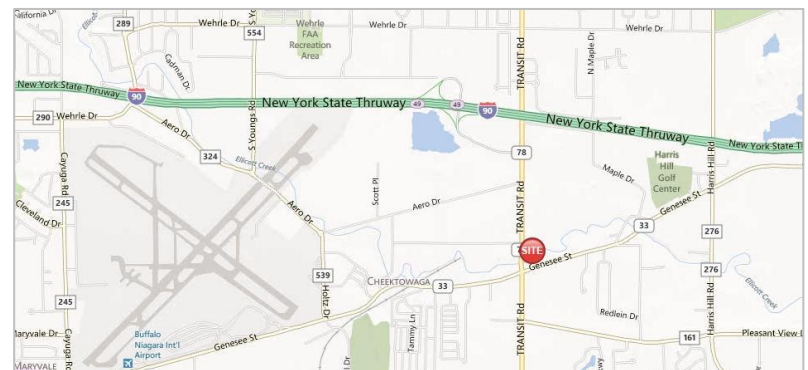
* NYSDOT 2019 published data

HIGHLY VISIBLE

TRANSIT ROAD OFFICE LOCATION



2nd Floor Offices & 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

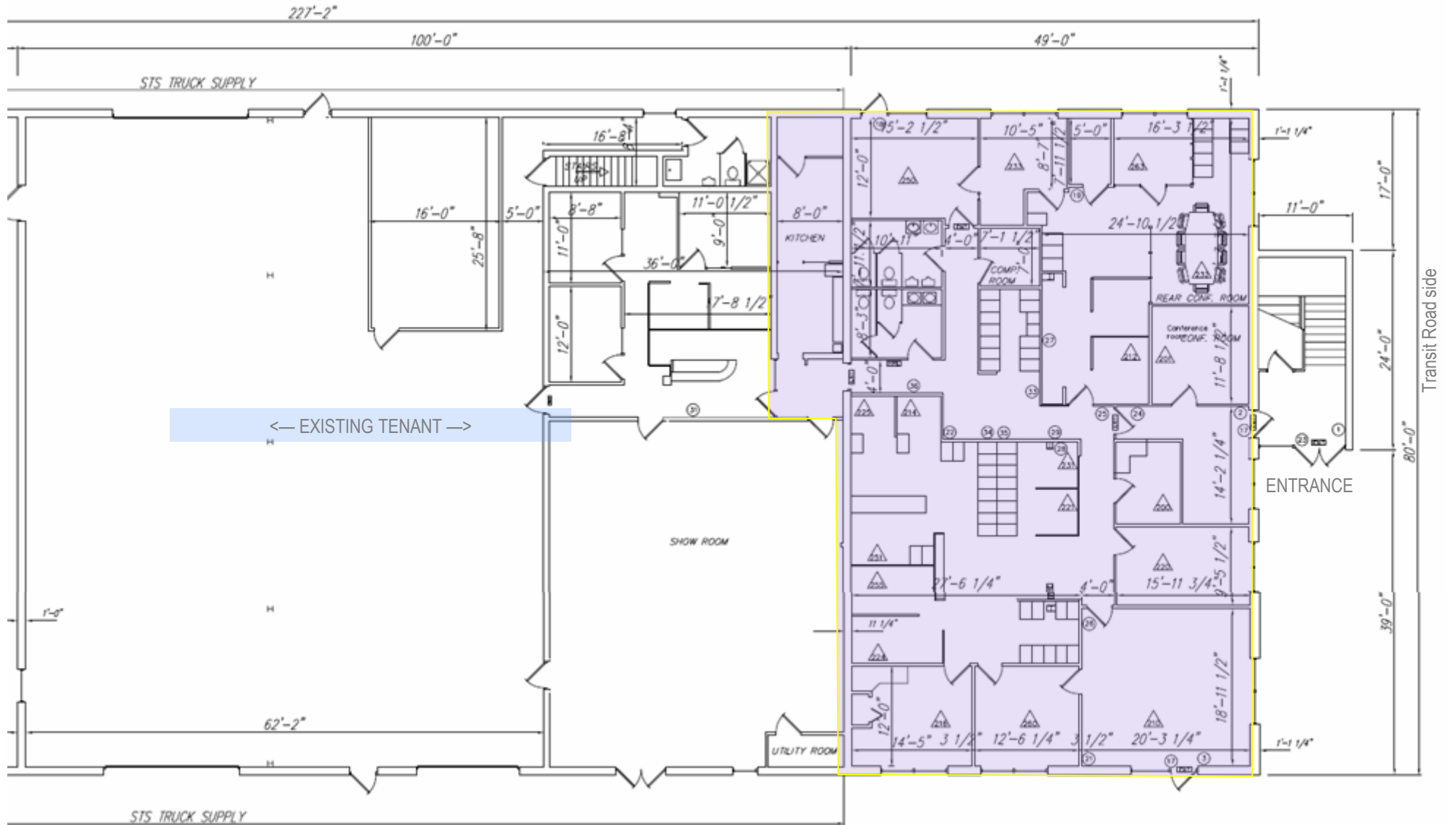
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Bowmansville, NY – 1st Floor Office Space – Site Plan

1st Floor Office Space

4,144 sf - AVAILABLE

Suite can be Sub-Divided



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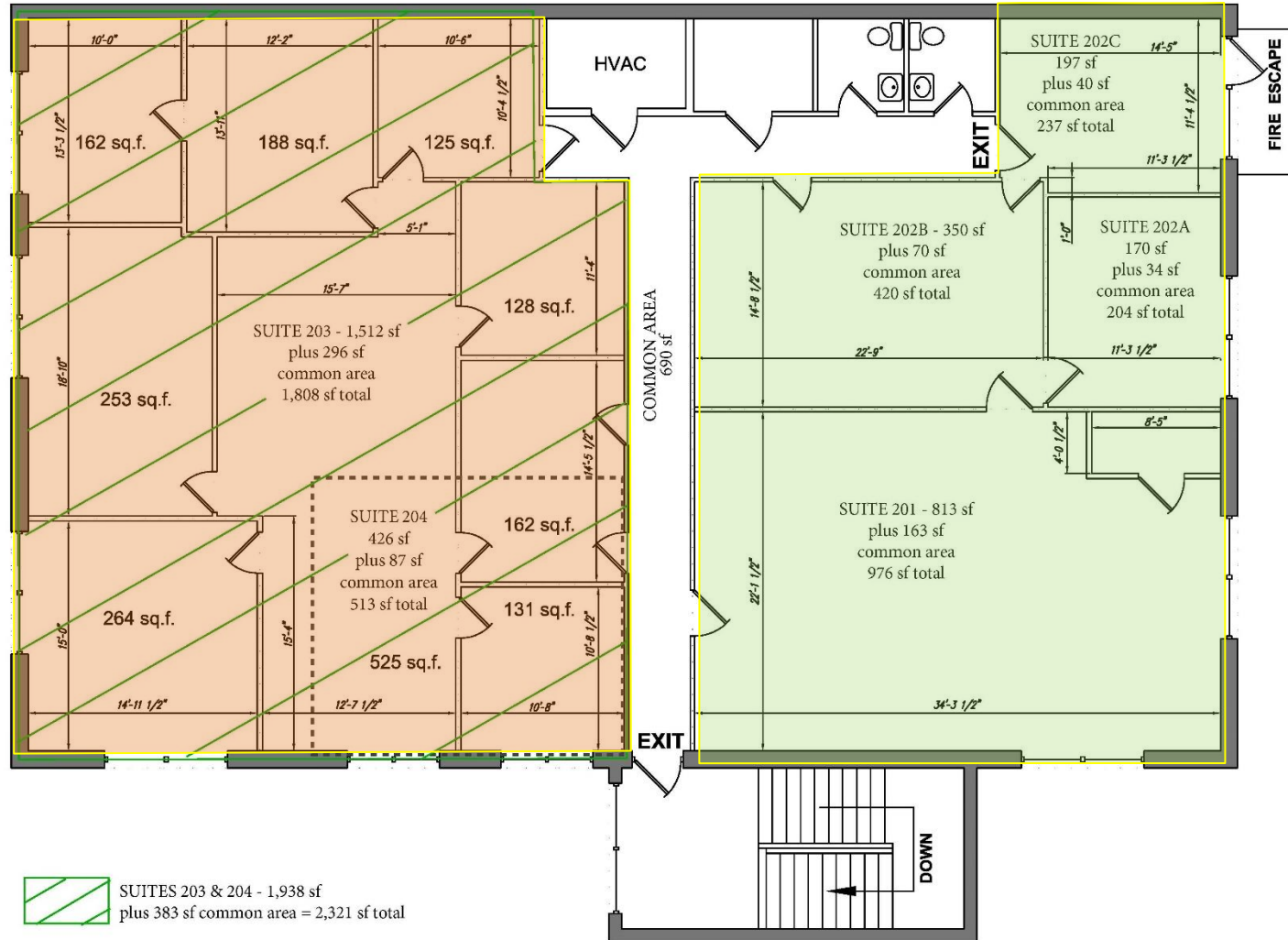
Bowmansville, NY – 2nd Floor Office Space – Site Plan

2nd Floor Office Space

1,837 sf - Includes Common Area - *AVAILABLE*
Suites can be Leased Separately

2,321 sf - Includes Common Area - *AVAILABLE*

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



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