

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** - remodeled 1,846\* sf Suite with reception area, four (4) offices, gas fireplace, large common area, and breakroom. Common lavatories on 2nd floor.

\* square footage includes common area (see plan)

- Rent: \$8.00 per sf Net  
Net Charges: \$6.98 +/- per sf  
2022 Estimates - \*Includes Utilities\* CAM, Real Estate Taxes, & Insurance

*Suites can be Leased Separately.*

### Traffic Counts \*

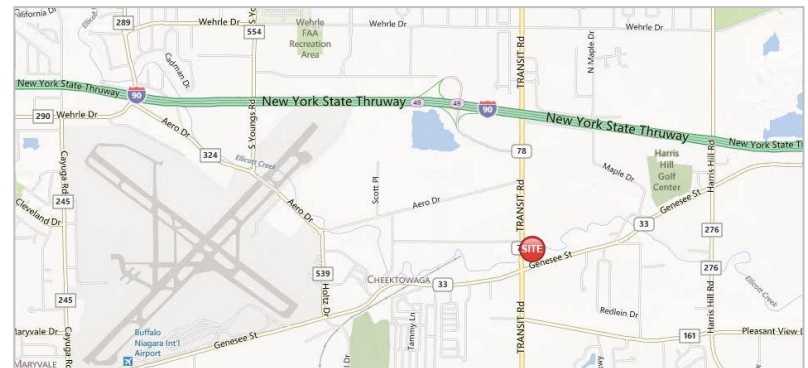
Transit Road north of Genesee Street	31,110 AADT
Transit Road south of Genesee Street	26,596 AADT
Genesee Street west of Transit Road	28,344 AADT
Genesee Street east of Transit Road	16,842 AADT

\* 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](http://www.InnovativeRealty.com)

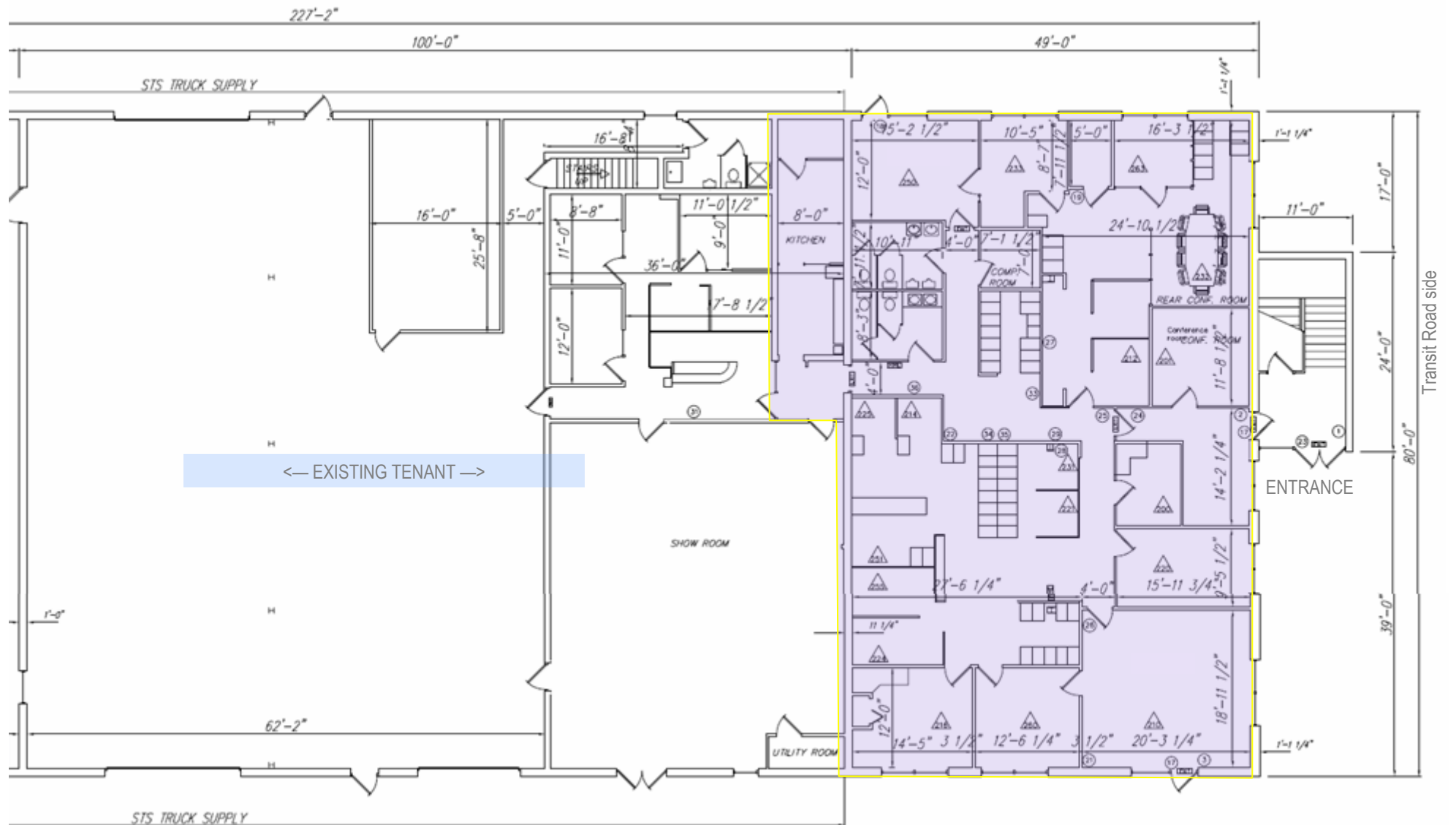
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# Bowmansville, NY – 1<sup>st</sup> Floor Office Space – Site Plan

## 1st Floor Office Space

**4,144 sf** - AVAILABLE

*Suite can be Sub-Divided*



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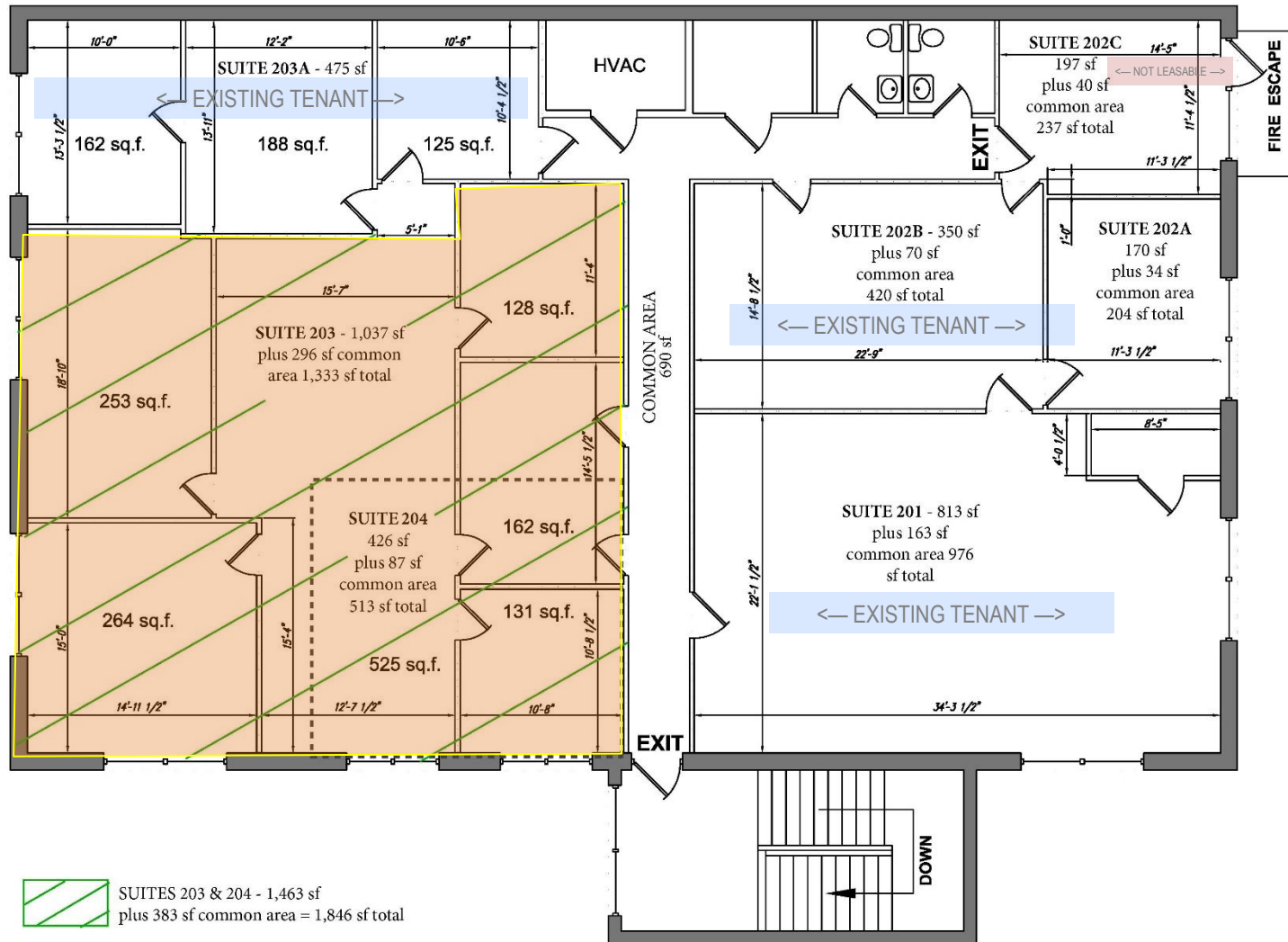
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# Bowmansville, NY – 2<sup>nd</sup> Floor Office Space – Site Plan

## 2nd Floor Office Space

**1,846 sf** - Includes Common Area - *AVAILABLE*

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



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