

**6467 MAIN STREET**  
**WILLIAMSVILLE, NY**

**8,000 SF TO  
46,000 SF**  
Available  
For Sublease

# LEASING



## UNIQUE SUBLEASE OPPORTUNITY

Entice your employees back to the office by taking advantage of this rare opportunity to upgrade your space in an Award-Winning Office Building located on Main Street in Amherst/Williamsville area. 6467 Main Street is a two-story building consisting of 55,000 square feet of Amenity Rich, Class "A+" office space. 46,000 square feet of office space has been made available for sublease including 27,000 square feet of outstanding, newly refinished, fully furnished first floor space. Building features include Secure Key Card Access, Energy Efficient LED Lighting, Energy Management System, Two-Story Lobby with Grand Stair, Outdoor Patio, and more.

### Property Highlights:

- 8,000 – 46,000 SF
- Immediate Availability
- Class "A" + Award Winning Building
- Indoor Parking
- Fitness Center with Locker Room/Showers
- Full Building Generator Back-Up Power



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