

140 JOHN JAMES AUDUBON PARKWAY  
AMHERST, NY

31,549 SF  
AVAILABLE

# LEASING



## Highly Visible Corner Location in Park-Like Setting

### Excellent Accessibility to all of Western New York

Newly renovated, move-in ready, office space in a park-like setting now available at 140 John James Audubon Parkway. The open floor plan provides flexibility to accommodate office, R&D and innovative lab space for tech, medical or testing.

This property is well positioned between the I-290 and I-990 Expressways providing accessibility to all areas within Western New York. Tenants benefit from a convenient location in a park like setting adjacent to the Walton Woods Trailway connected to the Amherst Bike Path.

### Property Highlights:

- 31,549 SF available on second floor.
- Open floor plans.
- Reasonable rental rate for office and flex space.



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