

FOR LEASE

6770-6790 Main Street  
Williamsville, NY



## 2,981± SF Turnkey Office Suite For Lease

### Building Features

Total Building Size	51,000± Sq. Ft.
Space Available	2,981± Sq. Ft.

### Property Highlights

- Professionally designed office suite available with high-end finishes
- Features open workspace, private glass offices, conference room, kitchen, and restrooms
- Prime location near the signalized intersection of Main Street and Transit Road
- Great visibility and high traffic counts
- Excellent accessibility to NYS Thruways I-90 and I-290
- Close proximity to Transit retail corridor and the Village of Williamsville
- Ideal for a variety of professional office users, including accountants, attorneys, financial advisors, medical practitioners, and marketing agencies

Demographics	1 Mile	3 Miles	5 Miles
Population	5,415	51,009	165,673
Average H.H. Income	\$139,773	\$131,167	\$128,155

Source: ESRI Business Analyst 2024

### Contact

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### Traffic Counts

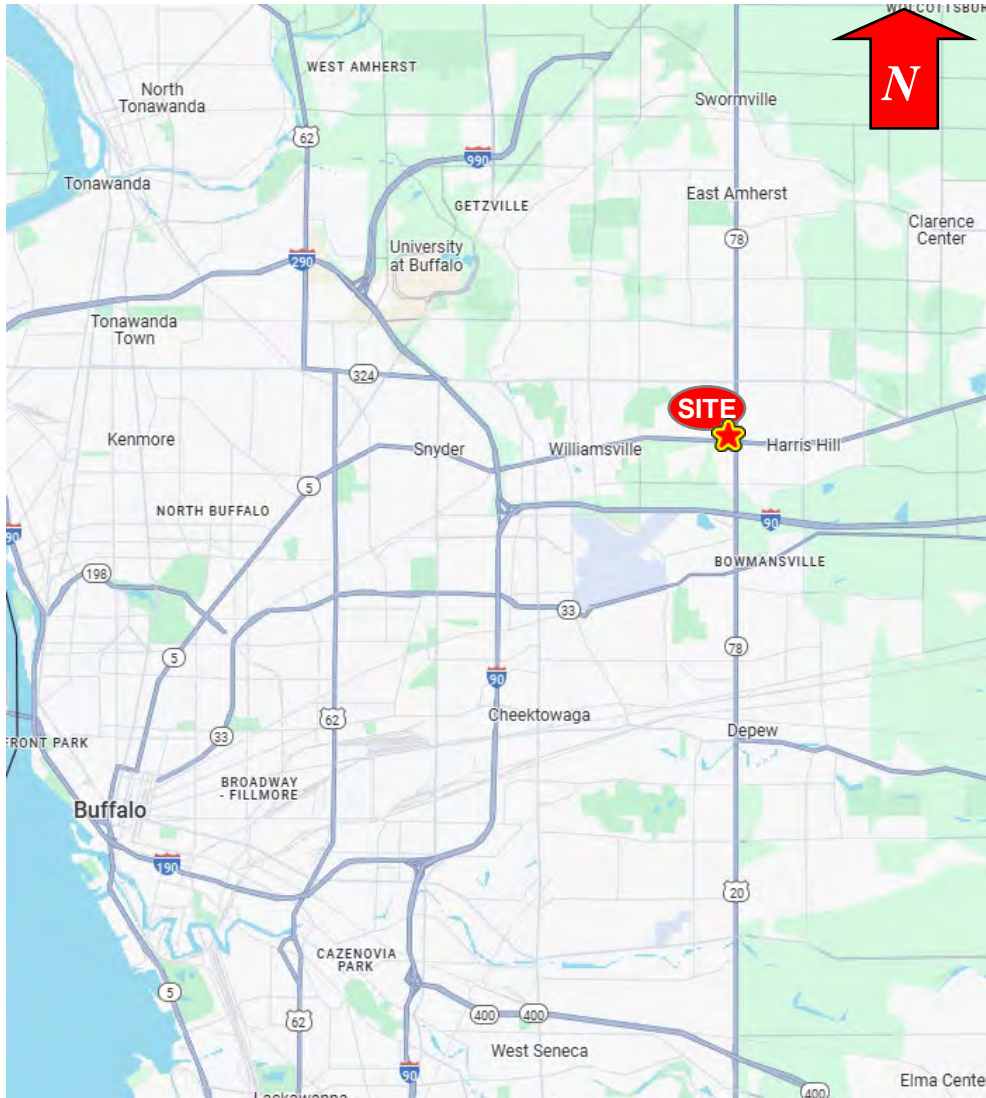
Main Street	28,474 AADT
Transit Road	34,288 AADT

Source: GBNRTC

14 Lafayette Square, Suite 1900  
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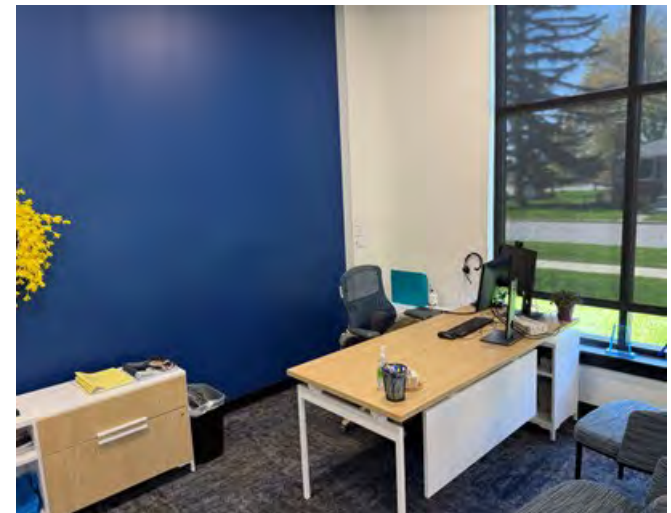
Location Map



Aerial

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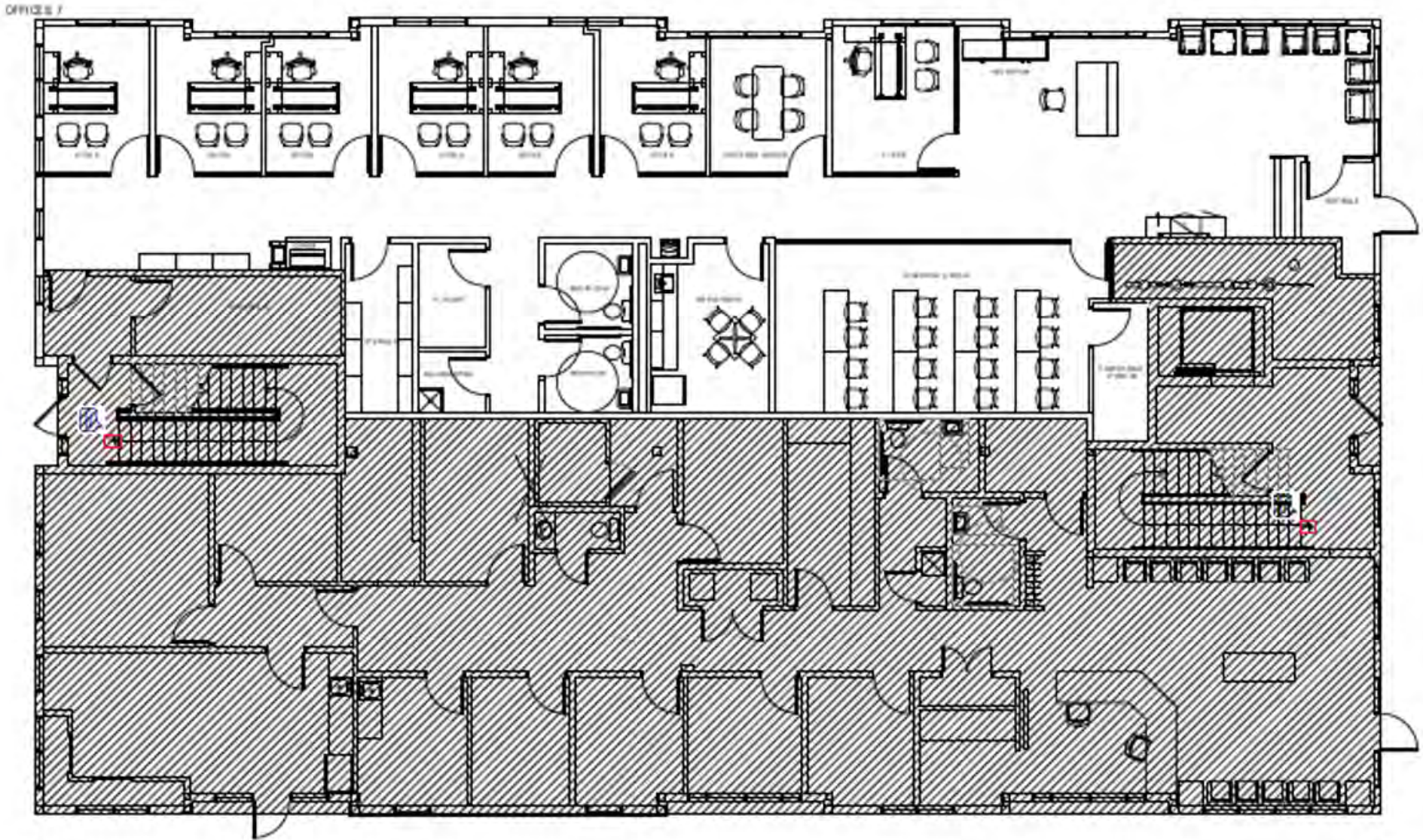
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Interior Photos

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Floor Plan