



Offering 57,300 SF of modern office space

115 Lawrence Bell Drive is a single-story, 57,300-square-foot versatile building that accommodates advanced business services. The exterior offers outdoor seating areas and lush greenery, while the interior is flooded with natural sunlight. Tenants benefit from abundant on-site parking, distinctive suite entrances and efficient floor plans.

The property's location within Amherst International Park provides easy access to the New York State Thruway, Kensington Expressway and several major thoroughfares creating an effective home base for corporate sales and service professionals.

## Why 115 Lawrence Bell?

- Landscaped, campus setting
- Abundant on-site parking
- High-speed Internet service
- 24/7 property management and support
- 4 minutes to I-90
- 10 minutes to the Airport
- 20 minutes to downtown Buffalo
- Walking distance to Metro Bus route