



2733 Wehrle Drive

Williamsville, New York 14221

Property Highlights

- Prime Location - located in well-established medical complex
- Flexible suite layout ideal for various medical specialties
- Enhanced privacy created by strategic placement of treatment areas and sound proofing measures
- Abundant parking
- Close proximity to major roadways

Property Overview

This thoughtfully designed suite offers spacious layout with ample common areas, ensuring both functionality and privacy. Effectively minimizing sound transmission, enhancing confidentiality and comfort for all patients.

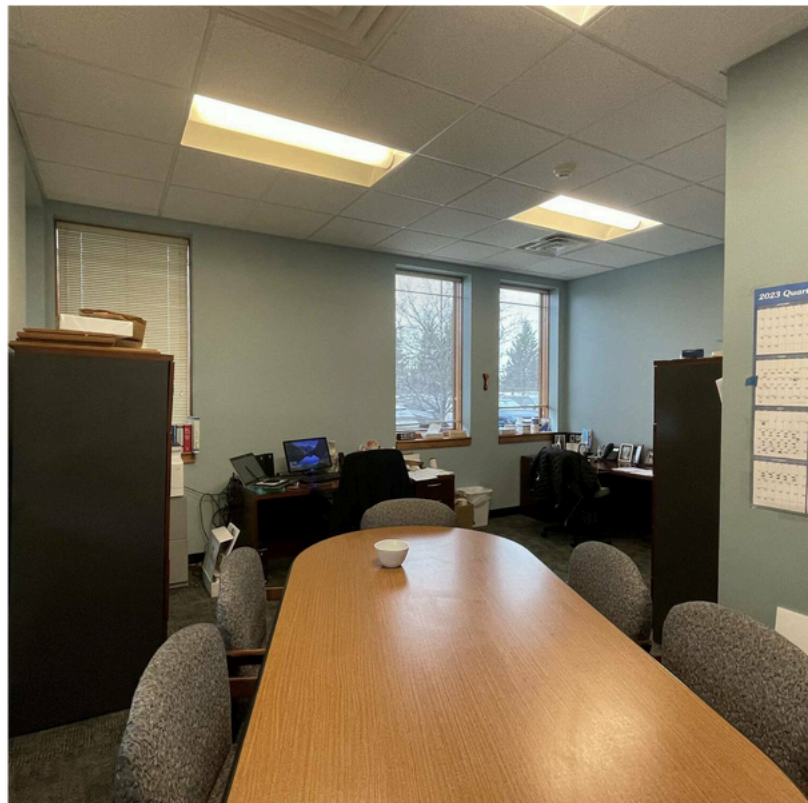
Offering Summary

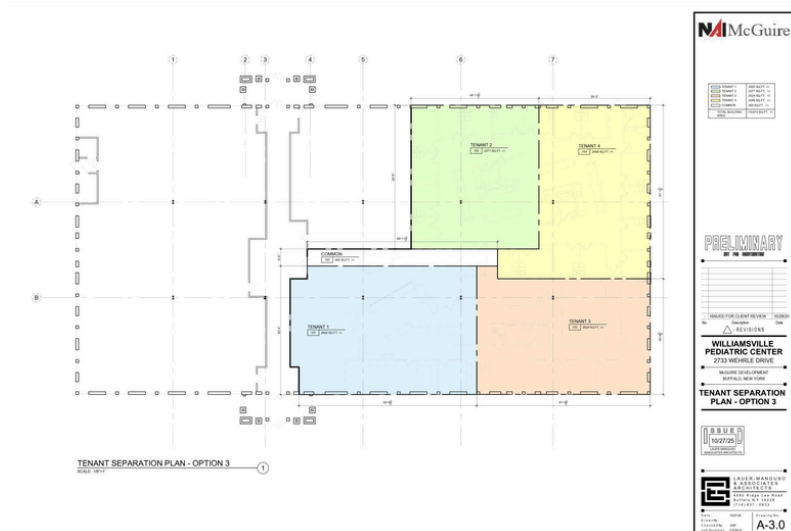
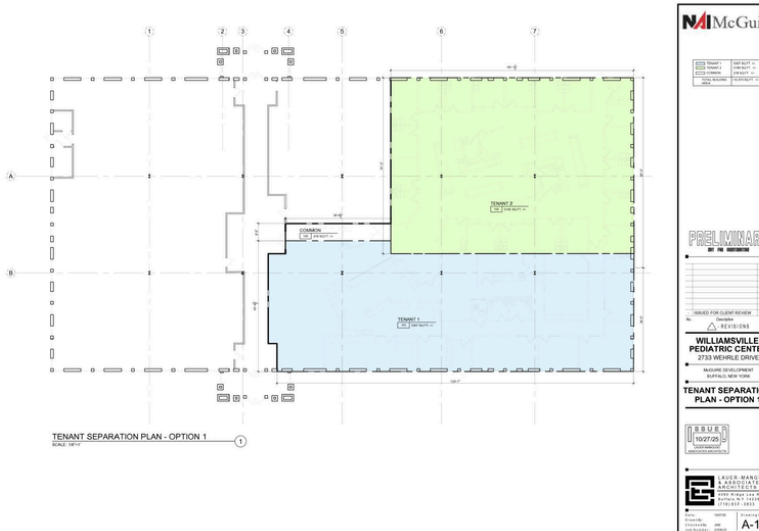
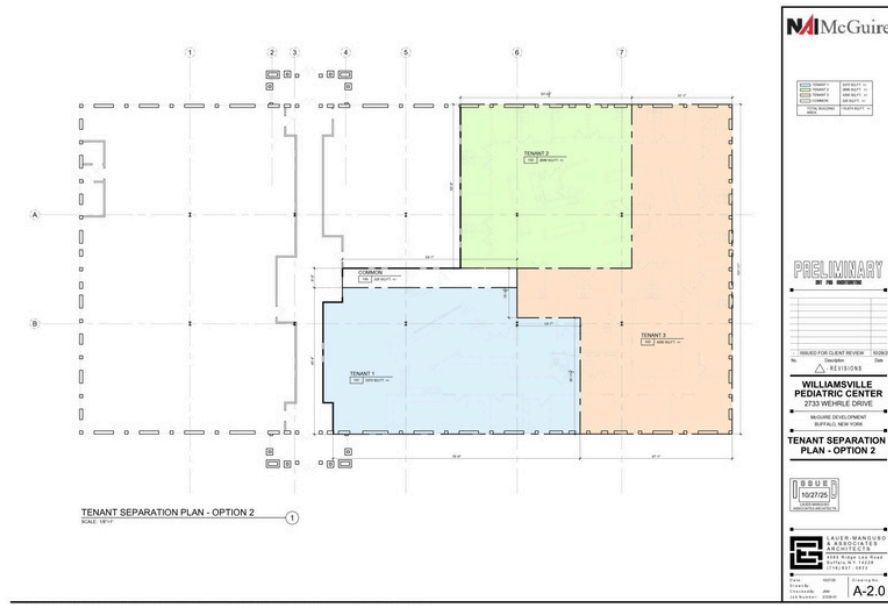
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	20,437 SF
Available SF:	2,500 - 9,976 SF

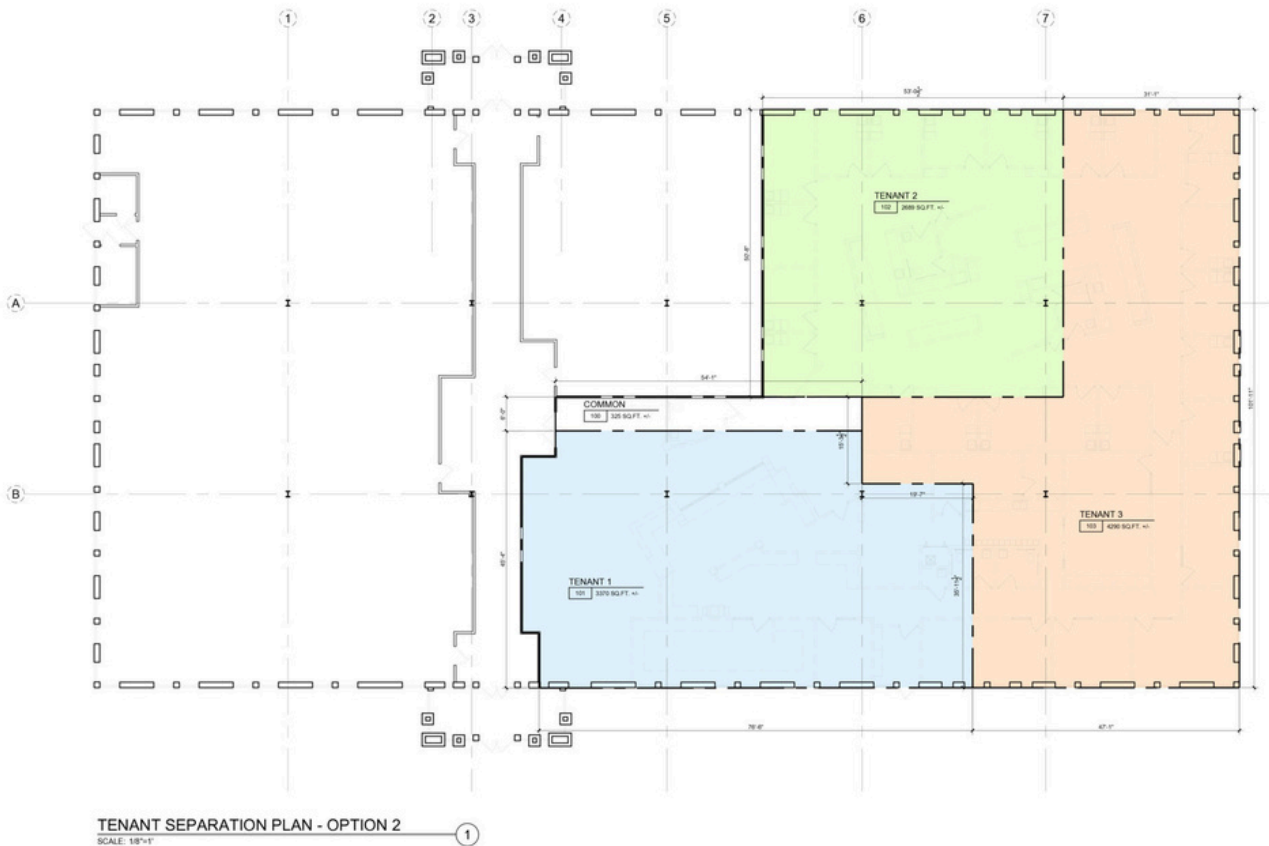
For More Information

Chadd Soto
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Brian Askey
716.908.8644
brian@naimcguire.com







Tenant	Area (sq ft)
TENANT 1	3370
TENANT 2	2880
TENANT 3	4090
COMMON	320
TOTAL BUILDING AREA	10660

PRELIMINARY
BY: P.M. HERRINGTON

No.	ISSUED FOR CLIENT REVIEW	Date
1	10/28/25	

REVISIONS

WILLIAMSVILLE PEDIATRIC CENTER
2733 WEHRLE DRIVE
MCGUIRE DEVELOPMENT
BUFFALO, NEW YORK

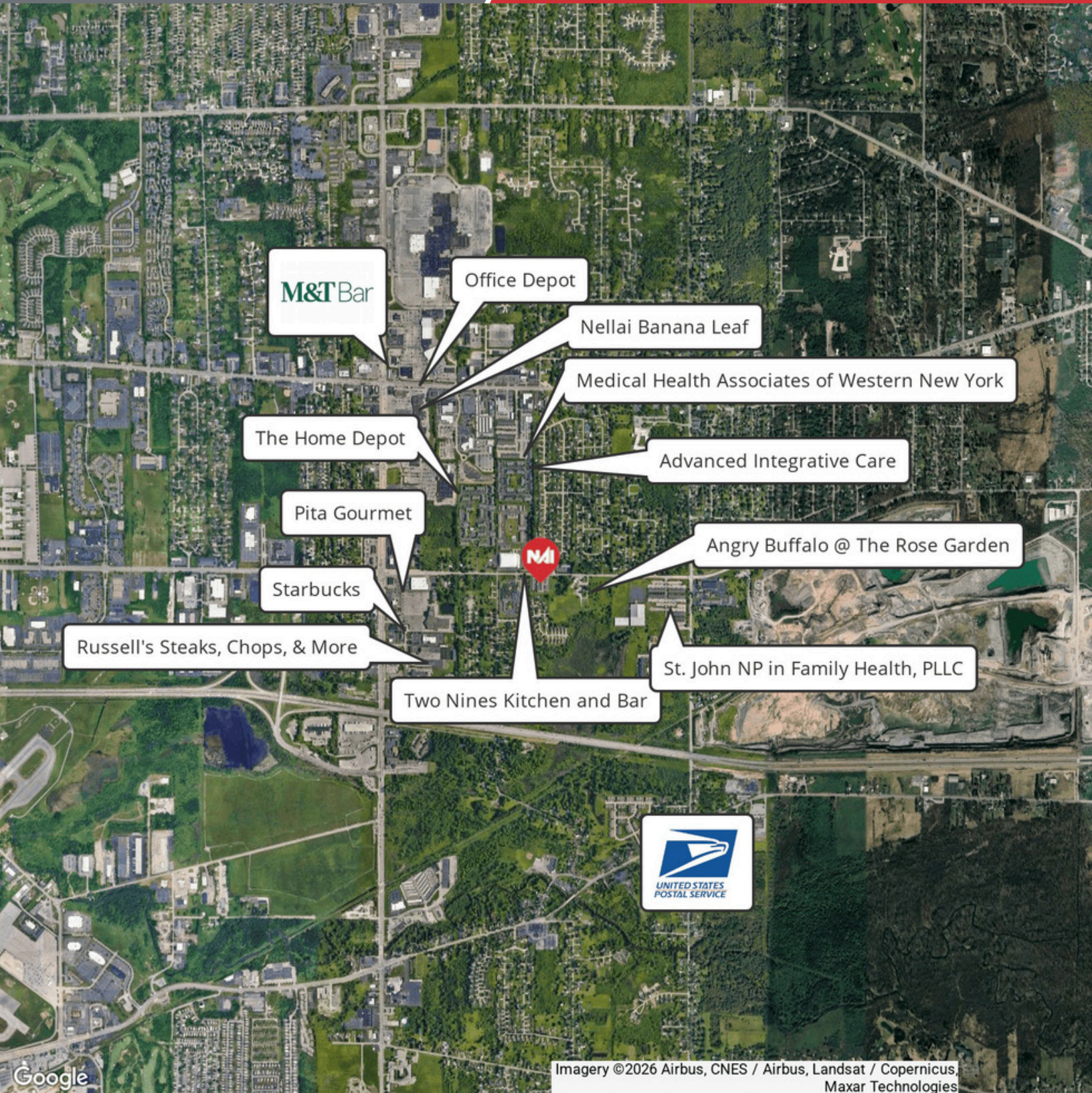
TENANT SEPARATION PLAN - OPTION 2

ISSUED
10/27/25
LAUER-MANGUSO ASSOCIATES ARCHITECTS

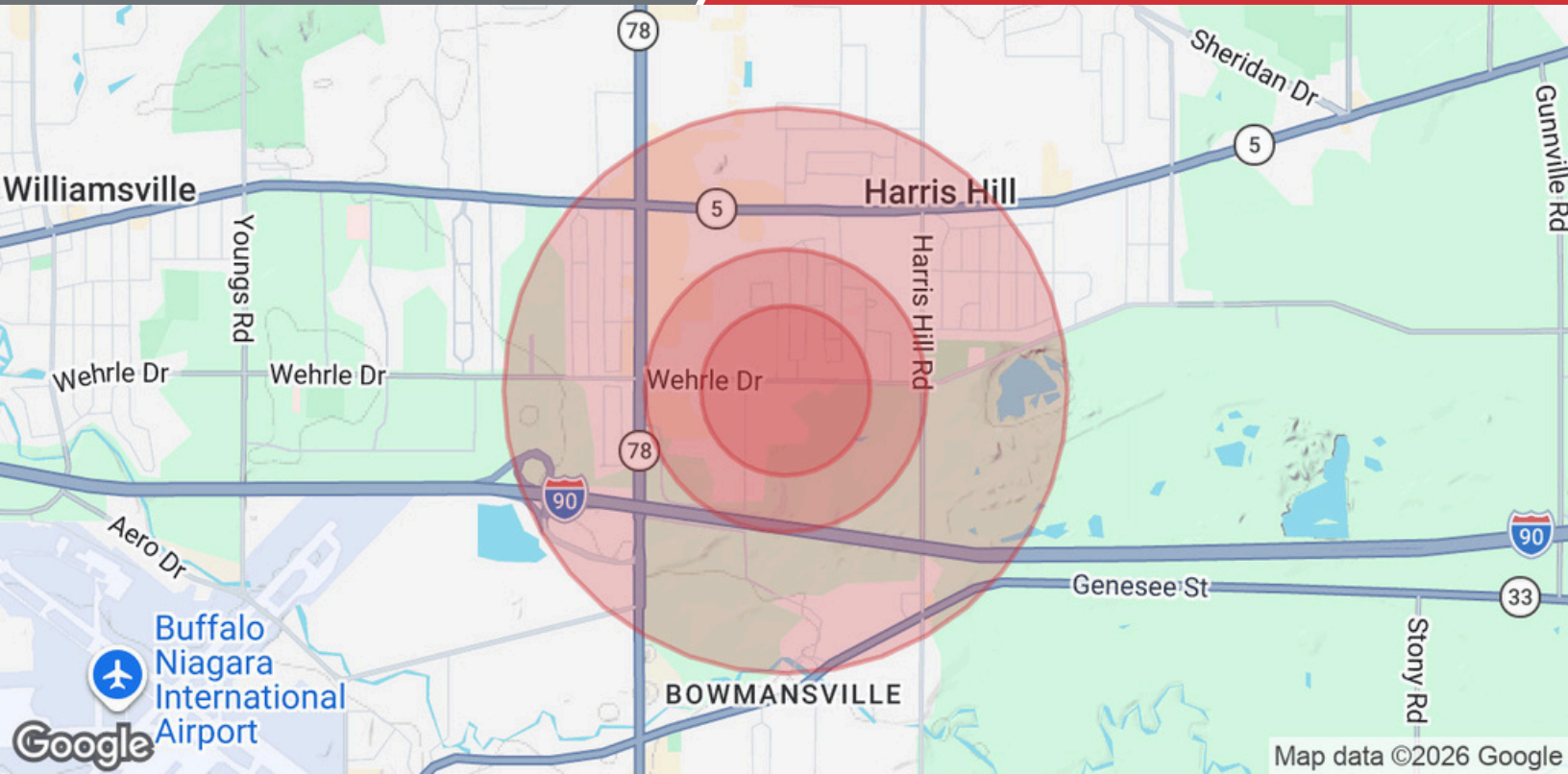
LAUER-MANGUSO & ASSOCIATES ARCHITECTS
4050 RIDGE LANE ROAD
BUFFALO, N.Y. 14228
(716) 837-0833

Date: 10/27/25 Drawing No: **A-2.0**
Drawn by: JMK
Checked by: JMK
Job Number: 27030-01

NOTE: It is a violation of Section 2205, Subsection 2, of the New York State Law for any person, when acting under the direction of a Licensed Architect or Professional Engineer, to offer in any way plans, specifications, or reports to which the seal of a Licensed Architect or Professional Engineer has been applied.



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	390	1,399	4,366
Average Age	46	45	45
Average Age (Male)	44	43	43
Average Age (Female)	48	47	46
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	169	611	1,915
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$120,425	\$122,620	\$117,371
Average House Value	\$301,931	\$305,030	\$308,060

Demographic data derived from AlphaMap