

# 20 LAWRENCE BELL DRIVE

FORMER OFFICE AVAILABLE FOR LEASE



## SUITE HIGHLIGHTS

20 LAWRENCE BELL DR, WILLIAMSVILLE, NY 14221

- 7,000 SF — former office space
- Large open floor space with large kitchenette area, conference rooms, and 8 private offices
- Versatile space can be used for office, medical use, etc.
- Landlord would consider subdividing space
- Move-in ready
- Ample parking—120 off-street spaces





## PROPERTY HIGHLIGHTS

- Office building located in Williamsville
- 2 Miles from Buffalo Niagara International Airport off of Youngs Road
- ~12,500 AADT on Youngs Road
- ~120 off-street parking spaces





