## **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





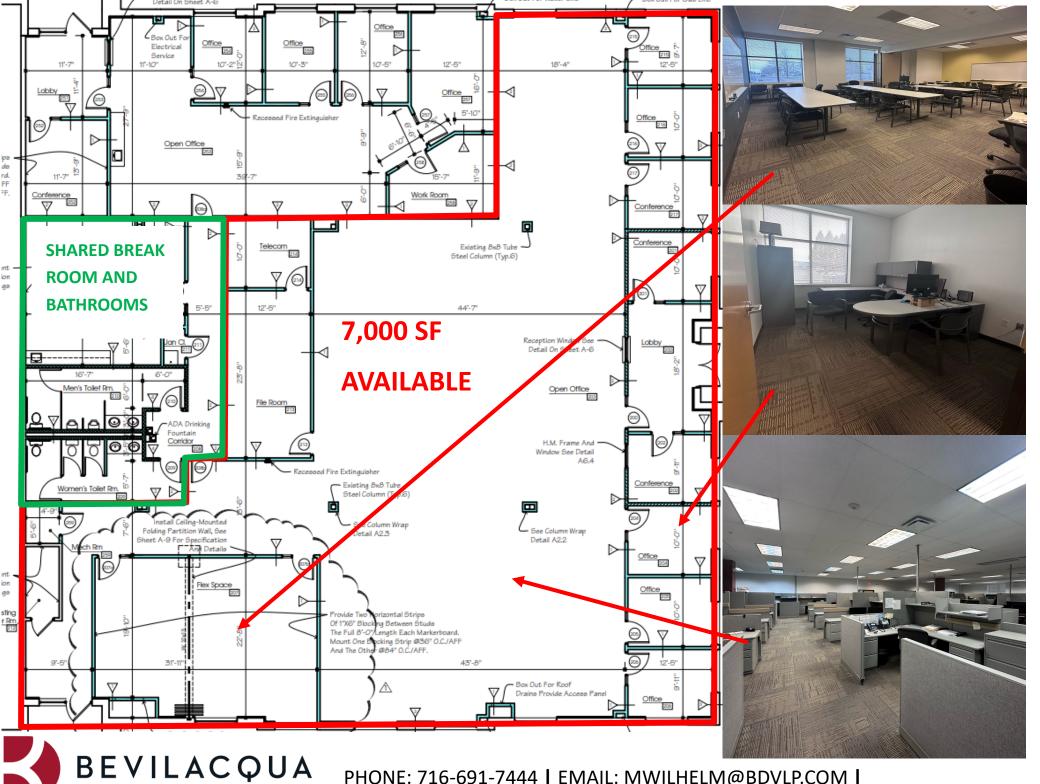
## **PROPERTY HIGHLIGHTS**

- 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





PHONE: 716-691-7444 | EMAIL: MWILHELM@BDVLP.COM |



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