



Williams Road Medical Complex

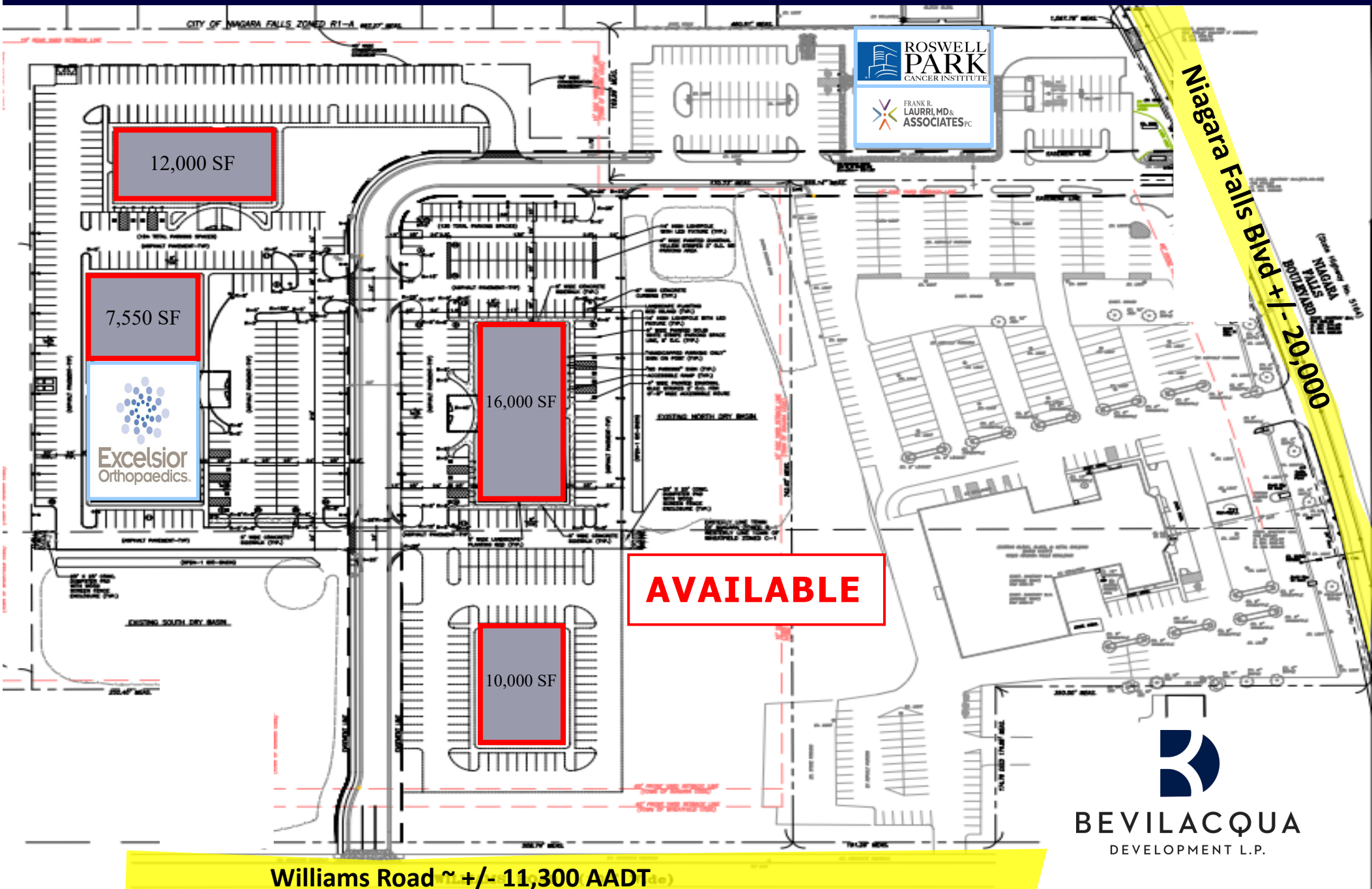
NOW LEASING—Medical & Professional Office Park
BUILD TO SUIT—Medical Space Available

Located at
10225 Niagara Falls Blvd.
Niagara Falls, NY | 14303



Williams Road Medical Complex Availability

Build to suit—Office/Medical Buildings for Lease



Williams Road Medical Complex

Site Information

Williams Road Medical Complex will be comprised of 45,550 square feet of medical and professional office uses within 5 buildings. The development is located on Niagara Falls Blvd across from the Niagara Falls International Airport. The subject property is located in a growing community in Niagara County.

Niagara County is the region's second most populous county, with over 213,000 people, nearly 73,000 jobs and 4,800 firms. Nearly nine of 10 private-sector workers in the county live in the Buffalo-Niagara Falls MSA, with over half residing right in the county. The workforce in Niagara County is comparable or better than regional and national averages for its proportion of workers with college and associates degrees. Specific to the site, health professions and related fields are among the top three fields of study that Niagara County colleges awarded degrees and certificates to.



OVERVIEW DATA

- **Medical and Professional Office Park in the City of Niagara Falls**
- **Located directly behind existing medical building with Dr Laurri & Roswell Park.**
- **5 Buildings**
- **45,550 square feet**
- **~20,000 AADT on Niagara Falls Blvd**
- **Minutes from the 190, LaSalle Expressway and the Niagara Falls International Airport**
- **Easy access to Niagara Fall Blvd and Williams Rd**



LESS THAN 20 MILES FROM BUFFALO, NY



SITE



13 MILES FROM AMHERST, NY



MILITARY ROAD

NIAGARA FALLS BLVD

DOLLAR GENERAL



Williams Road Medical Complex



Excelsior
Orthopaedics.



**FRANK R.
LAURRI, MD &
ASSOCIATES PC**
Centered on Your Care

INTERNAL & FAMILY MEDICINE



**ROSWELL
PARK.**
COMPREHENSIVE CANCER CENTER

FUTURE TENANT

FUTURE TENANT

FUTURE TENANT

FUTURE TENANT

FUTURE TENANT

23'-0"
**OVERALL
HEIGHT**



12'-6"



LEASING CONTACT INFORMATION

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BEVILACQUA
DEVELOPMENT L.P.



AVAILABLE
7,550 SF

