

# 395 Youngs Road

Williamsville, New York 14221

29,729 sq. ft. freestanding single-story Class A office building on 6.2 acres is available for lease or purchase. Renovated in 2022, the building features a wide open bullpen area with trenched cable system connected to an IDF room, offices with glass walls/doors, a nursing room, conference room, and large lunchroom with patio. Located approximately one mile from food, service, and shopping amenities in the village of Williamsville.

[Click here to watch a video tour](#)

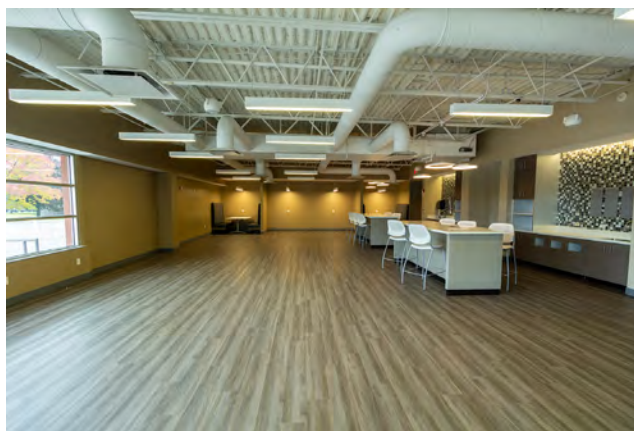


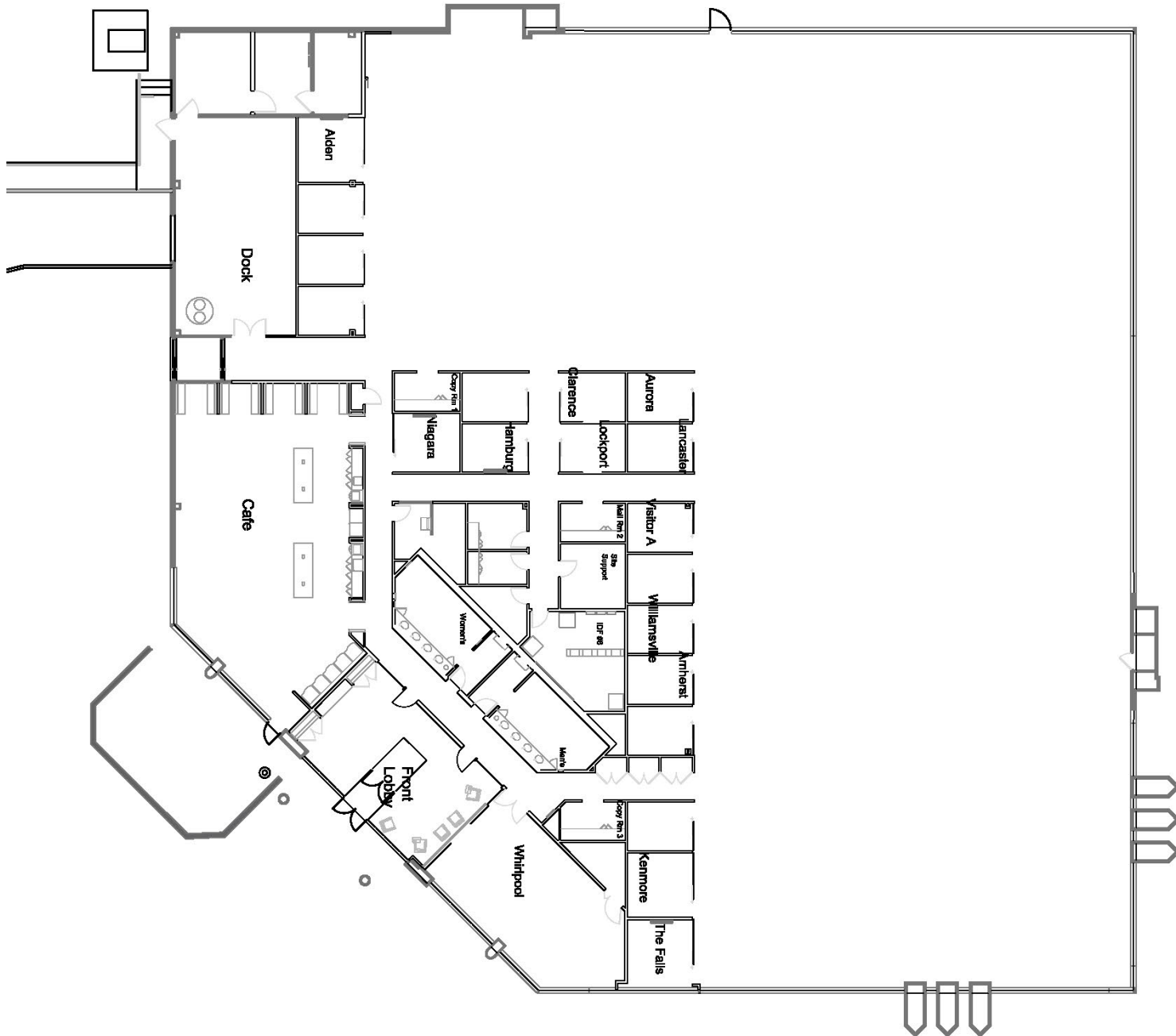
**395 Youngs Road**  
Williamsville, New York 14221

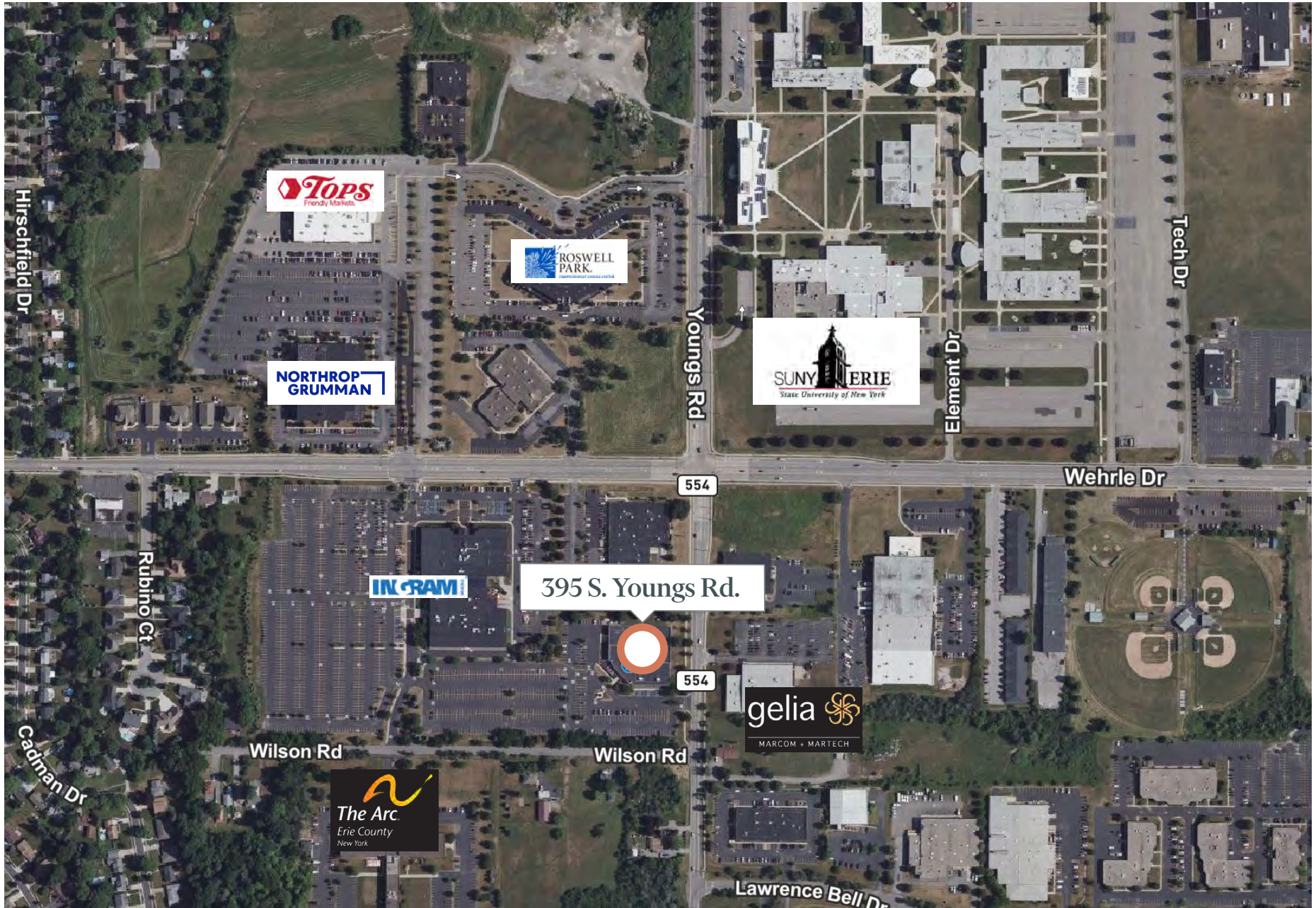
Available

### Property Highlights

- + Renovated in 2022; built in 1986 with a complete replacement of electrical, mechanical, and plumbing infrastructure in 2014
- + Expansive open area with anti-glare ceiling lights
- + 19 offices with glass walls and doors
- + Loading dock with storage area
- + Trenched data cabling; Spectrum and Verizon available
- + Zoning: ST Science Technology District
- + Parking: 180 dedicated spaces
- + Backup generator on-site
- + 2.2 mi. to I-90 and 3 mi. to Route 33
- + 4 mi. to Buffalo Niagara International Airport
- + 12 mi. from downtown Buffalo
- + Lease Rate: \$20/SF Gross
- + Purchase Price: \$3,100,000



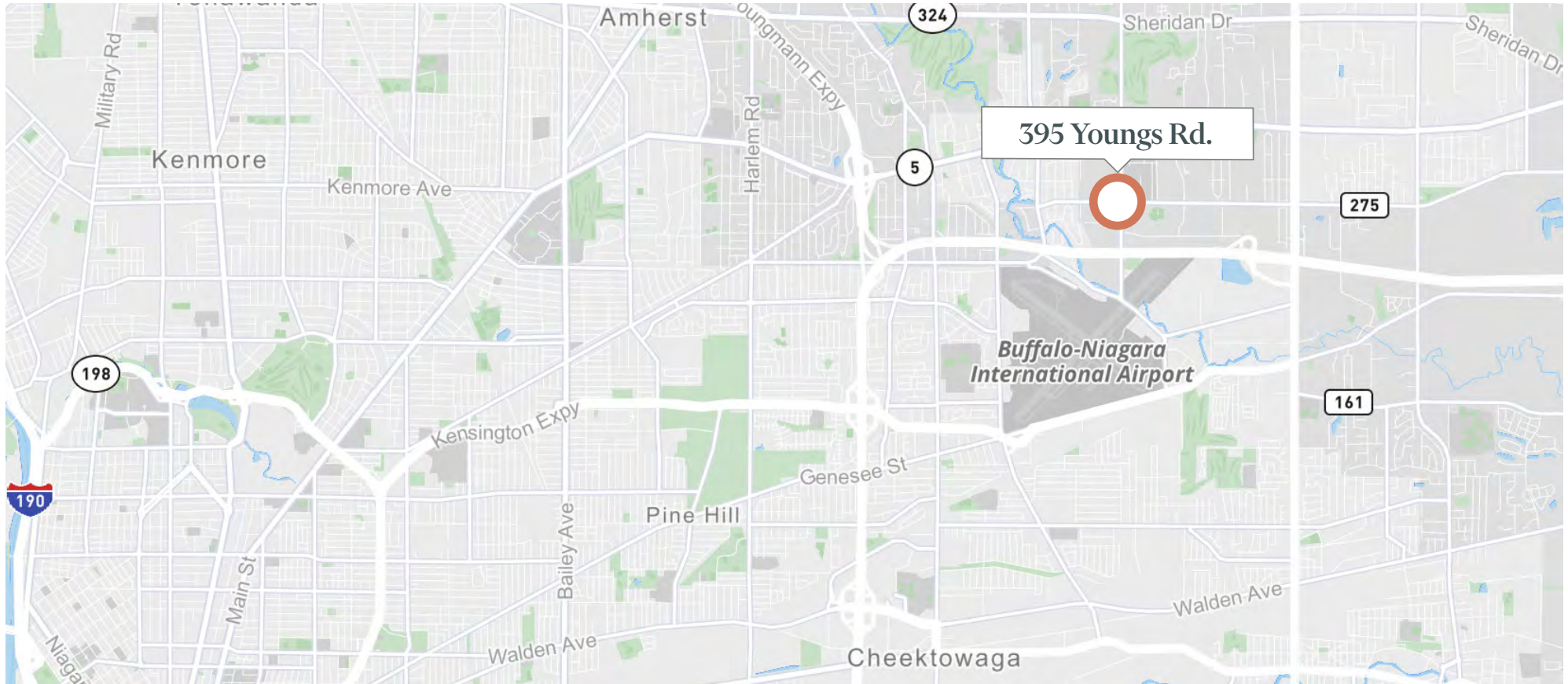




## 395 Youngs Road

Williamsville, New York 14221

Available



## Contact Us

### Lida Eberz

Lic. Real Estate Salesperson  
+1 716 855 3700 x 8708  
lida.eberz@cbre-buffalo.com

### V. Jeffrey LiPuma

Lic. Associate Real Estate Broker  
+1 716 855 3700 x 8700  
jeffrey.lipuma@cbre-buffalo.com

### CBRE Upstate NY

477 Main Street  
Buffalo, New York 14203  
+1 716 855 3700

© 2023 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/buffalo](http://www.cbre.com/buffalo)

**CBRE Upstate NY**  
PART OF THE AFFILIATE NETWORK