

# MAPLE OFFICE PARK

CORNER OF MAPLE RD & N. BAILEY AVE | AMHERST, NEW YORK

**OFFICE SPACE AVAILABLE**



4053 MAPLE ROAD  
AMHERST, NY 14226  
PHONE (716) 833-4986 EXT 382  
WWW.BENCHMARKGRP.COM  
KEVIN ZUGGER  
KZUGGER@BENCHMARKGRP.COM

# MAPLE OFFICE PARK

4023-4053 MAPLE ROAD / 4955 N. BAILEY AVE  
AMHERST, NEW YORK

- Three, two-story buildings of office space with central atriums and elevators, and ample on-site parking located at Maple Road and N. Bailey Avenue
- The Maple Office Park, with its glass and brick exterior and European Renaissance design, is an innovative complex that was originated to meet the changing needs of the office community in the upscale Amherst area
- Finished offices including wall-to-wall carpeting, painted walls, dropped ceilings, recessed lighting, and corridor bathrooms
- The complex is located within one mile of two different exits on the I-290 (Youngman Hwy) which connects to the I-90 and I-190. Maple Road is a major east-west artery connecting Niagara Falls Blvd, Sweet Home Road and Transit Road
- The Maple Office Park is situated in the hub of Amherst's commercial district, close to regional attractions such as the Boulevard Mall, Boulevard Consumer Square, Maple Ridge Shopping Center, Sheridan Centre and the future Station Twelve. For your clients' and employees' convenience, there are a variety of eating establishments in the vicinity such as Carrabba's Italian Grill, Red Robin Gourmet Burgers & Brews, Olive Garden, Brickhouse Tavern, IHOP, Chili's, Panera Bread and Buffalo's own Anchor Bar along with several take-out/fast food restaurants. Likewise, there are numerous service related businesses nearby such as the United States Post Office, major hotels, and several banks. It is also at the doorstep of one of the largest public research institutions in the country, University at Buffalo
- Included in the rental figure are all utilities, common area maintenance charges including taxes, exterior maintenance and liability insurance, snow removal, landscaping, and grounds upkeep

<u>DEMOGRAPHICS</u>			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
<u>POPULATION</u>	8,796	111,137	305,646
<u>AVG HH INCOME</u>	\$52,873	\$62,641	\$58,490

# MAPLE OFFICE PARK

## AMHERST, NEW YORK

*Locally owned and managed, Maple Office Park provides a professional environment with a number of clear advantages for its tenants, including excellent visibility and accessibility, superior local identification, and proximity to many nearby conveniences.*

*With emphasis on quality, Maple Office Park will provide a setting that insures that each tenant's employees will take pride in their work environment and should maximize the morale and productivity of each individual worker.*

*We would be delighted to have your company as a tenant in what we believe is one of the most outstanding complexes in the Western New York area. We look forward to establishing a positive, long-term relationship with you.*

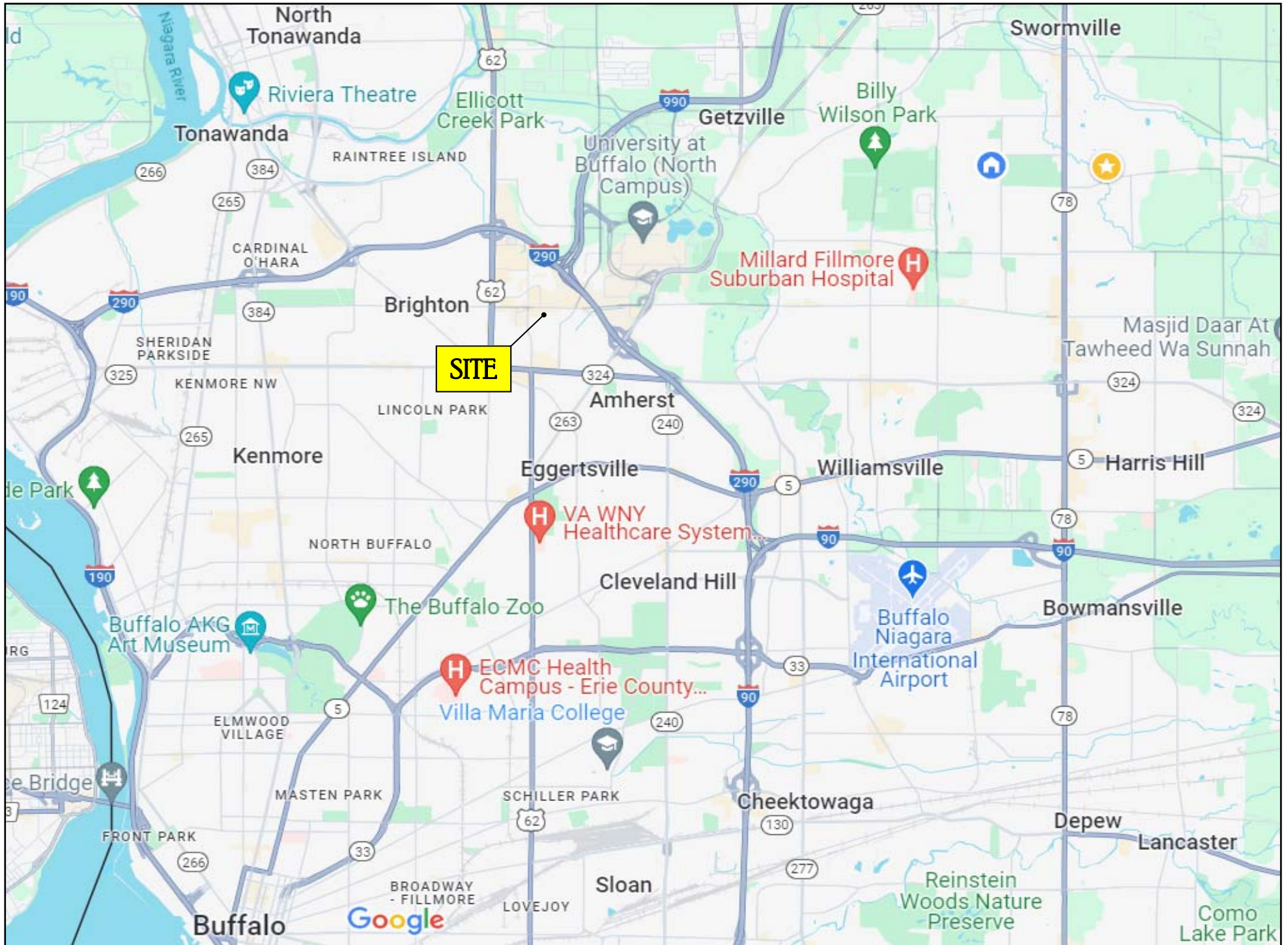
*Contact Kevin Zugger for further information*



View From Maple Road

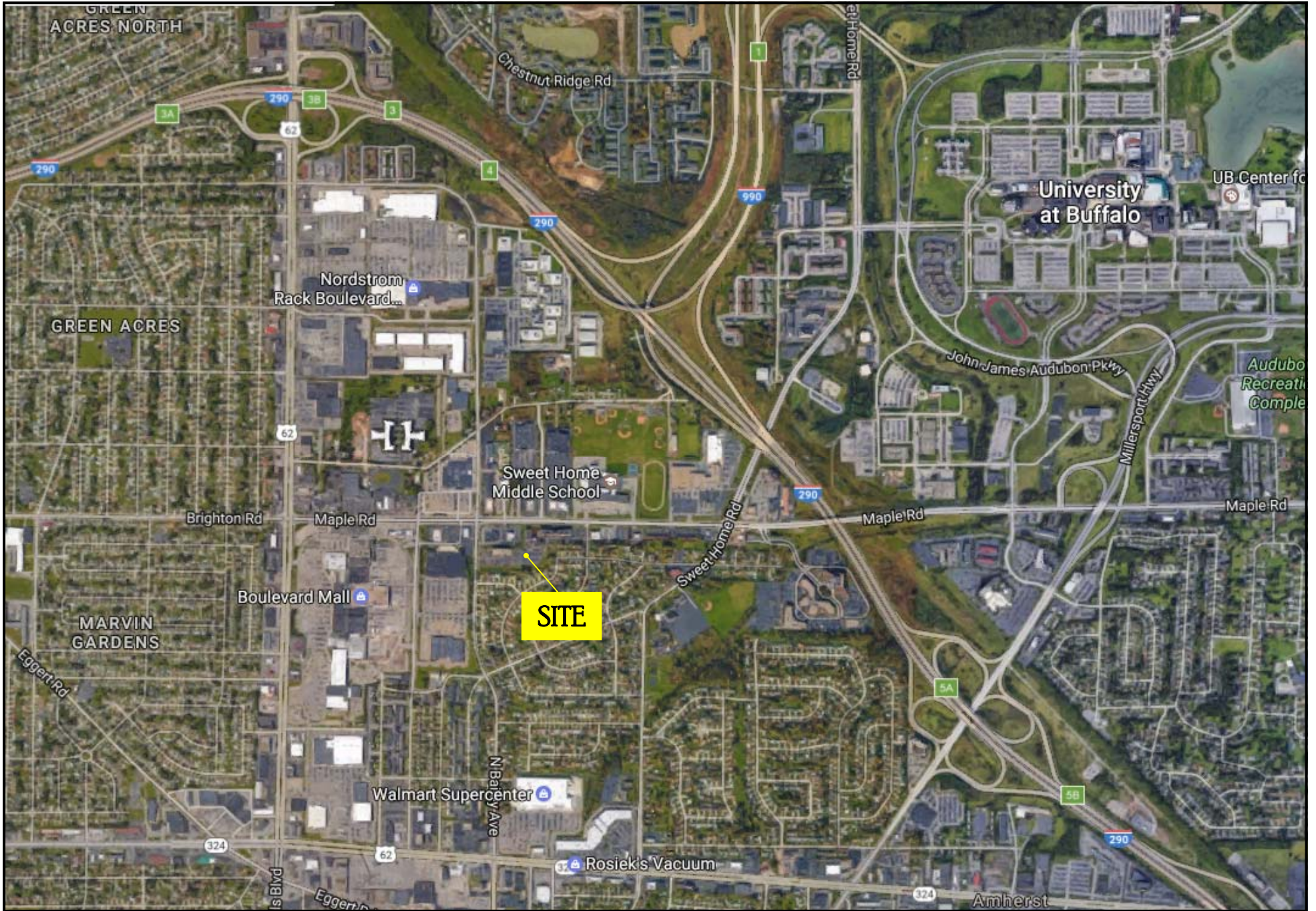


Courtyard





MAPLE OFFICE PARK ~ AMHERST, NEW YORK



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MAPLE ROAD

(100.0' WIDE)

840.95' MEAS.

157.89' MEAS.

(66.0' WIDE)

BAILEY AVENUE  
DEED & MEAS.

HILLCREST DRIVE  
DEED & MEAS. (60.0' WIDE)

HOMECAST DRIVE (60.0' WIDE)

ARGOSY DRIVE (60.0' WIDE)

WOODCREST DRIVE  
(60.0' WIDE)

4023  
Maple  
Road

4043 Maple Road

4053 Maple Road

4033 Maple Road

4955 N. Bailey Ave

PARCEL 1

PARCEL 2

PARCEL 1  
2.390±Ac.

PARCEL 2  
6.452±Ac.

PARCEL 1

PARCEL 2



MAPLE OFFICE PARK  
OVERALL SITE PLAN



MAPLE OFFICE PARK  
BLDG C ~ SUITE 200  
4955 N BAILEY AVE 2ND FLOOR +/-1,486 SF

