

CLARENCE CORPORATE CENTER

8755 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221

FOR LEASE OR EQUITY OWNERSHIP



PROPOSED FOR DEVELOPMENT

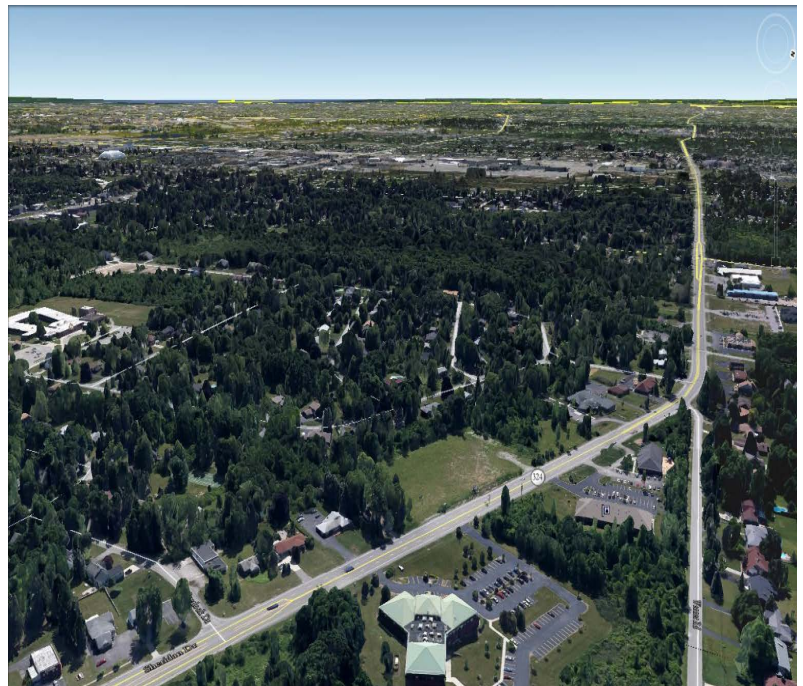
ACREAGE: 5.4+/-

ZONED: COMMERCIAL

- Offers a unique opportunity for signage with frontage on Sheridan Drive.
- Penthouse quality office spaces.
- Patios on three sides of the building that expand and extend the office space.
- Dramatic, elegant entrance.

LOCATION HIGHLIGHTS

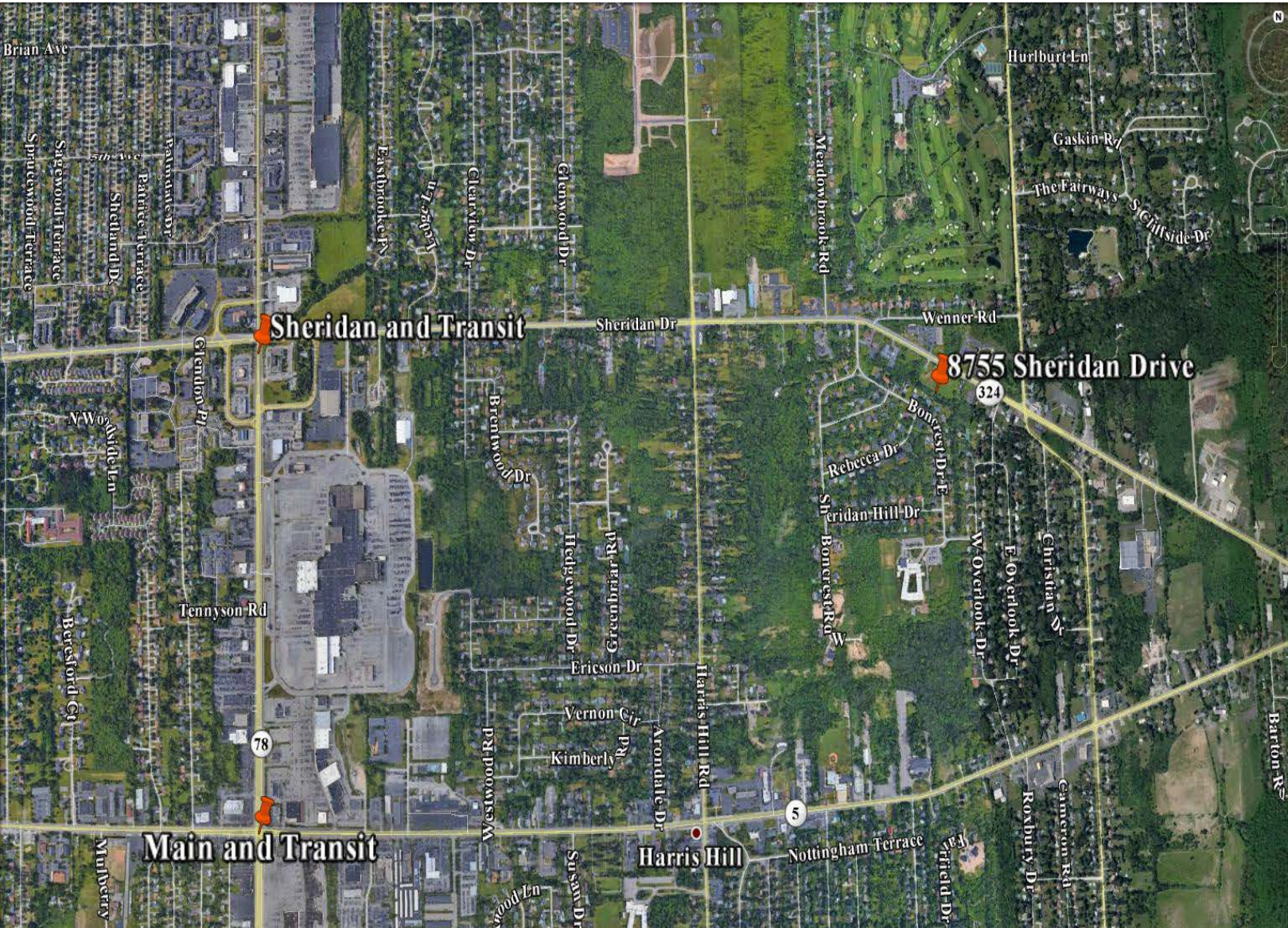
- 3.6 miles from NYS Thruway I-90 Exit 49.
- 1 mile east of Transit Road (Rt. 78).
- 6.3 miles from the Buffalo Niagara International Airport.



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