

# CLARENCE CORPORATE CENTER

8755 SHERIDAN DRIVE  
WILLIAMSVILLE, NY 14221

FOR LEASE OR EQUITY OWNERSHIP



## PROPOSED FOR DEVELOPMENT

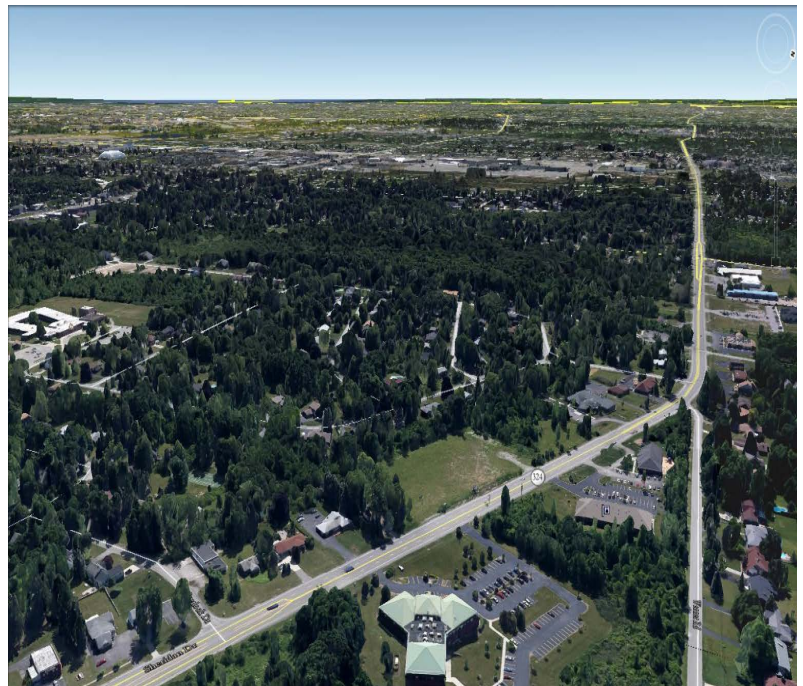
**ACREAGE:** 5.4+/-

**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.

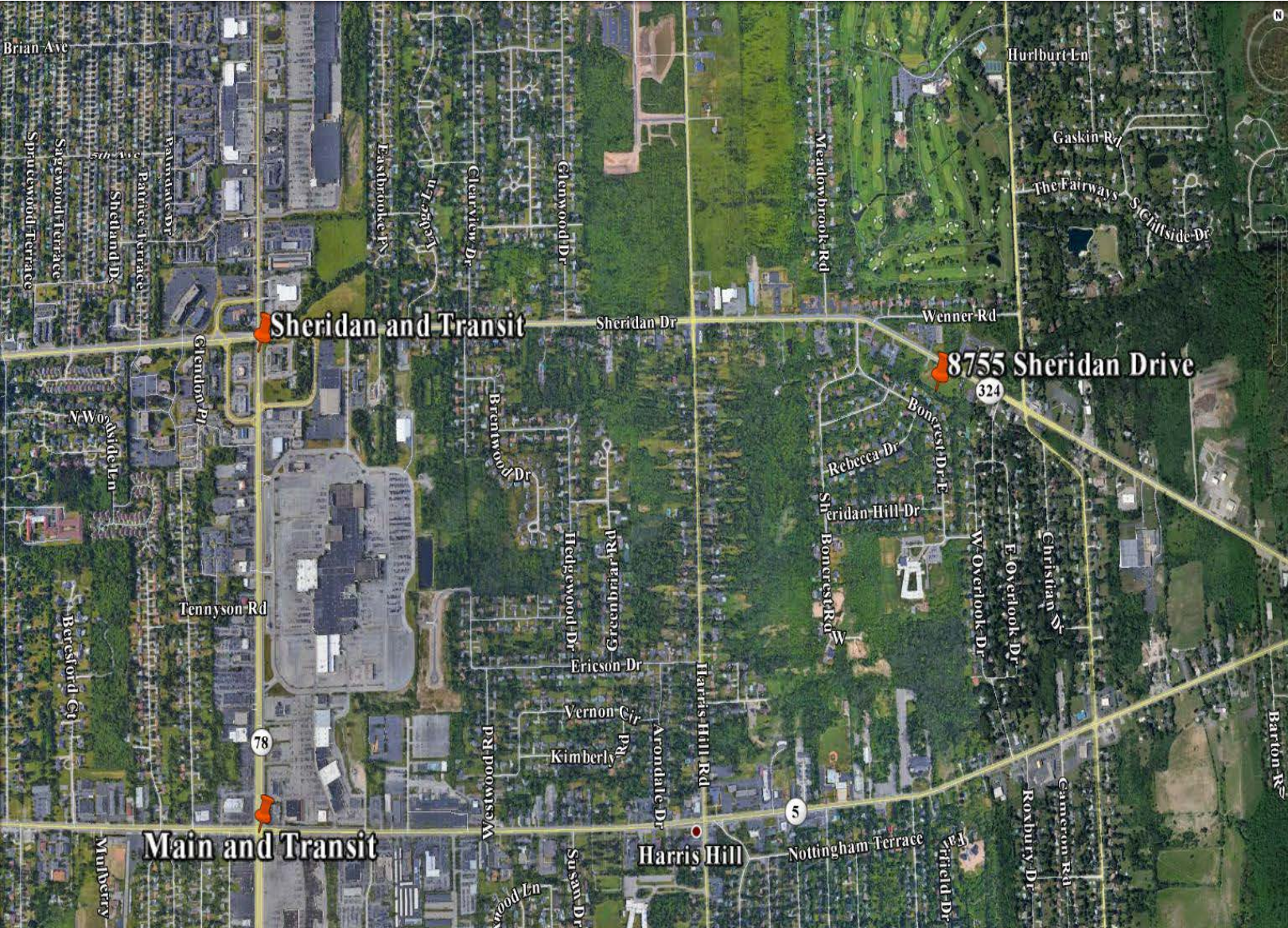




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