6400 / 6500 Sheridan Drive
Strategically positioned between the affluent northern suburbs of Amherst and Clarence, award-winning Sheridan Meadows Corporate Park – North is one of the region’s premier Class A office parks. The combination of striking architecture and building features make this an excellent choice for business firms that desire an inspiring location for a corporate headquarters or a Buffalo-based office. While the abundant surface parking accommodates employees and customers, passenger drop-off areas in the entry plaza provide added visitor convenience. Executive parking is also available in the basement.

Sheridan Meadows Corporate Park – North offers lush landscaping with a rich variety of shrubs, trees and colorful flowers. A gently curving façade of red brick pillars, pre-cast accent bands and liberal use of tinted glass make up the exteriors of both buildings. 6400’s stunning design provides abundant sunlight and inviting open space while a three-story atrium boasts a circular monumental stairway and water fountain. 6500 features intriguing curving hallways that lead to eight-foot cherry stained doors and suites bathed in natural sunlight from the building’s numerous windows. Both three-story properties showcase an impressive main lobby featuring cherry wood, marble and stainless steel finishes, raised ceilings and pendent lighting. The combination of state-of-the-art mechanical systems, fitness center, café, conference center, outdoor terrace and under-building parking all add up to make this an exceptional location for image-conscious businesses desiring an exceptional corporate environment.

### Property Description

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Size (SF)</th>
<th>Typical Floor Size (SF)</th>
<th>Column Spacing</th>
<th>Finished Ceiling Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>6400 Sheridan Drive</td>
<td>2002</td>
<td>115,032</td>
<td>38,344</td>
<td>20’x25’</td>
<td>9’0”</td>
</tr>
<tr>
<td>6500 Sheridan Drive</td>
<td>2009</td>
<td>53,000</td>
<td>17,900</td>
<td>22’x30’</td>
<td>9’4”</td>
</tr>
</tbody>
</table>

### Features & Amenities

- Exceptional location at one of the region’s premier Class A office parks
- On-site fitness center and café/deli
- Conference Center available at Sheridan Meadows Corporate Park–South
- Secure, under-building parking and storage
- State-of-the-art building systems maximize energy efficiency and user comfort
- High-tech building security
- Second-level pedestrian bridge connectors in both buildings
- Broadband redundancy (fiber-optic, cable and wireless)
- Exceptional 24/7 property management and tenant support
SHERIDAN MEADOWS-NORTH  |  AMHERST, NY

For more property information, visit uniland.com or call 716.834.5000

Direct access to major commercial strips
Transit Rd. (Route 78) and Sheridan Dr.

5 minutes to I-90 New York State Thruway

10 minutes to the Buffalo Niagara International Airport

20 minutes to downtown Buffalo

Surrounded by numerous restaurants, daycare centers, banks, fitness centers, Post Office and major retailers

Located on a Metro Bus route