

3229 E. Genesee Street Syracuse, New York 13214

Price adjustment - **For Lease or Sale**
\$3,195,000 as of 6/26

Former Dialysis/Diabetes Clinic
with long term cell tower lease

22,500 sf – clinical setting

Minutes to downtown Syracuse & highways

Onsite parking, laboratories, infusion center, conference rooms,
education rooms, numerous exam rooms & offices

Landlord will negotiate capital improvements &
will consider a sale or partnership



O'CONNELL MORE
CONSULTING & REAL ESTATE

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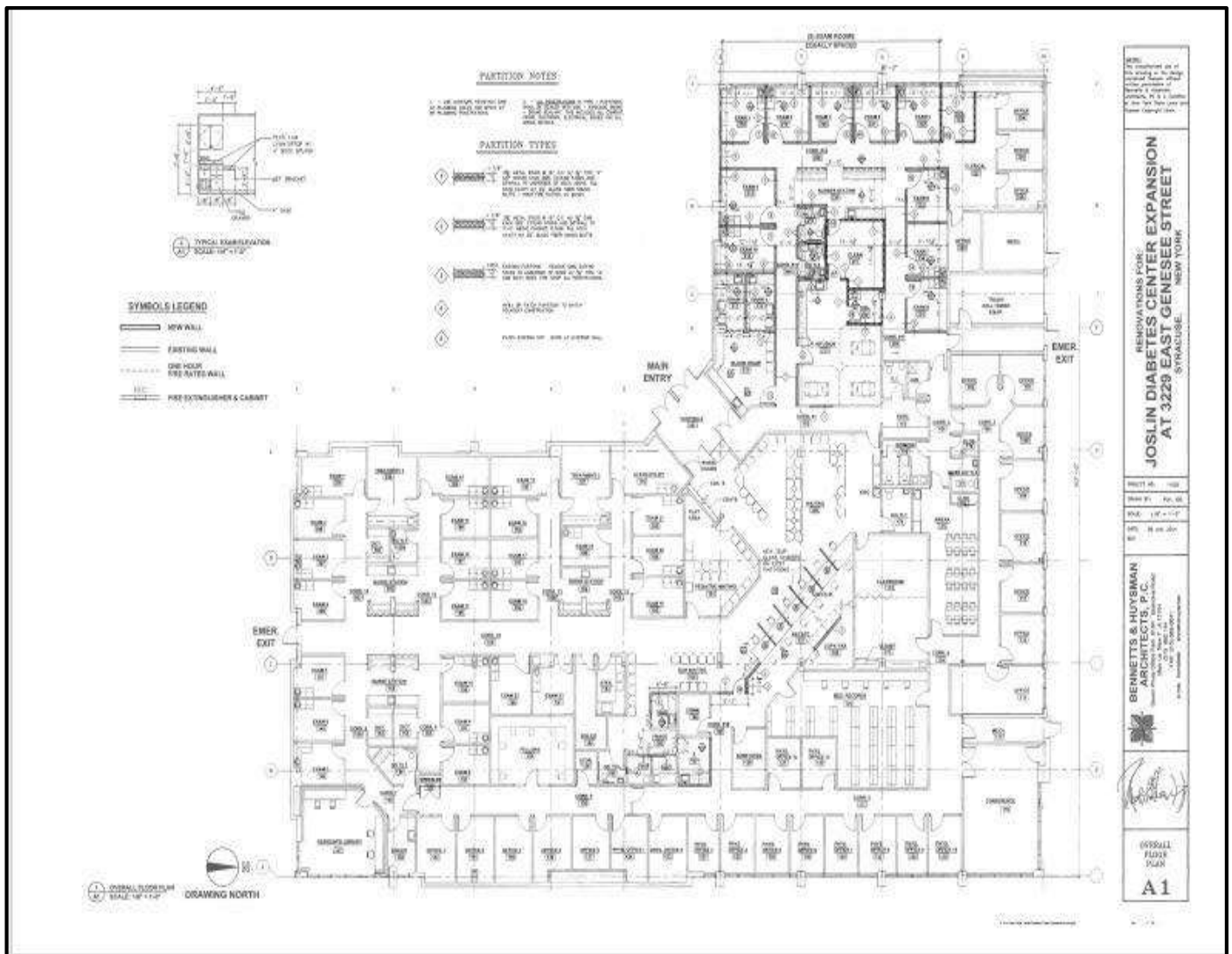


Tax Map # 038.16-34.0

City of Syracuse

Twenty minutes from new Micron chip factory to be built - \$1 Billion investment projected (see pages 7 to 8)

Major commuting corridor – neighbors include Nottingham High School, not for profit agencies, medical offices & residential neighbors



Cell Tower

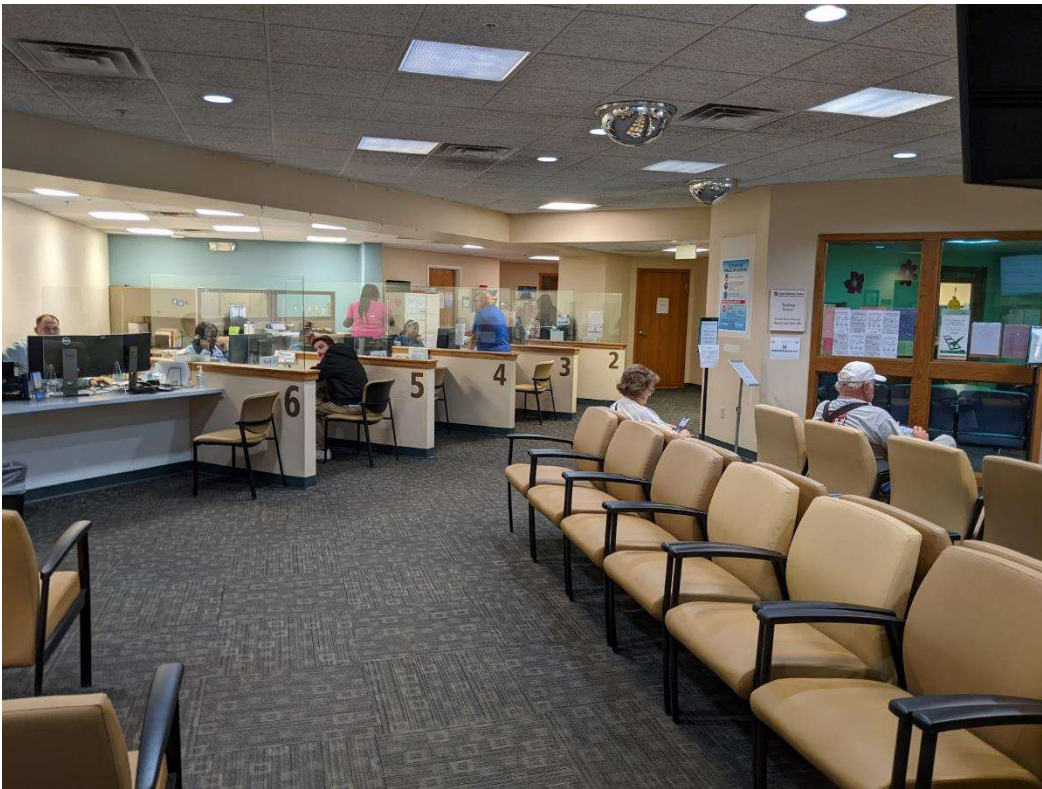
A new lease extension was signed with New Cingular Wireless, PSC (AT&T) in December, 2022 which commences in 2024. The extension begins at \$31,500 per year and extends to \$63,311 with the commencement of the fifth renewal. Below is the rent schedule -

Years	Annual Rent
1 – 5	\$31,477
6 - 10	\$36,198
11 – 15	\$41,628
16 – 20	\$47,872
21 – 25	\$55,053
26 – 30	\$63,311



New location of cell tower indicated by red arrow

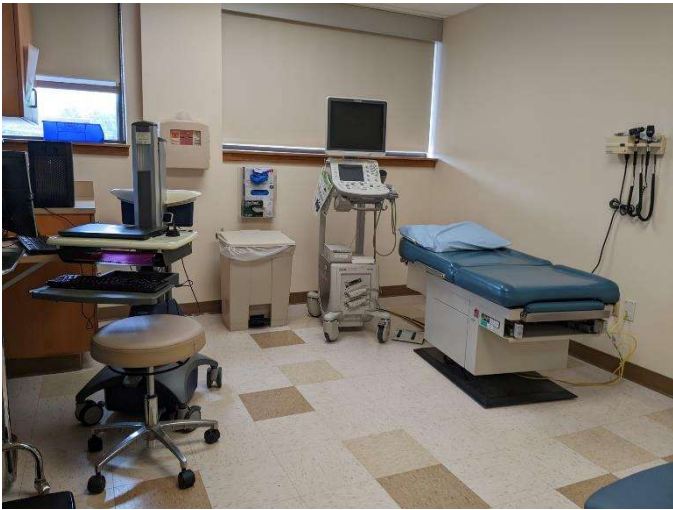
All information within this marketing package is deemed to be from reliable source but is not guaranteed.. Prospective tenants, partners, and/or purchasers are encouraged to perform standard due diligence on all information.



Reception Area



Infusion Room



Large Exam Room



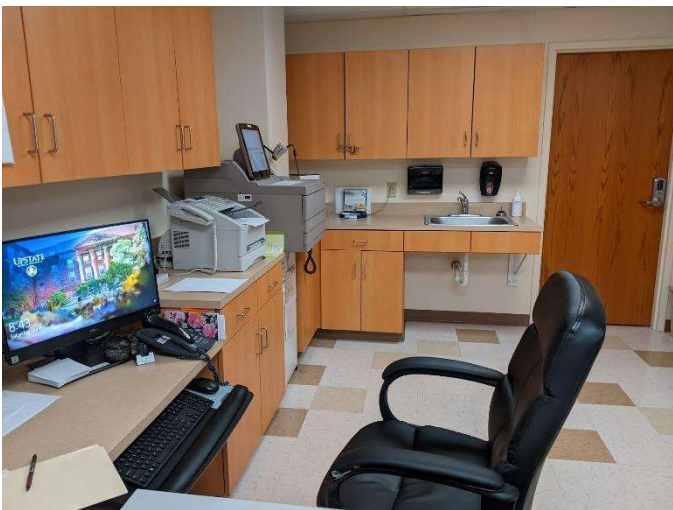
Large Conference Room



NP and PA Room



One of the Nurses Stations



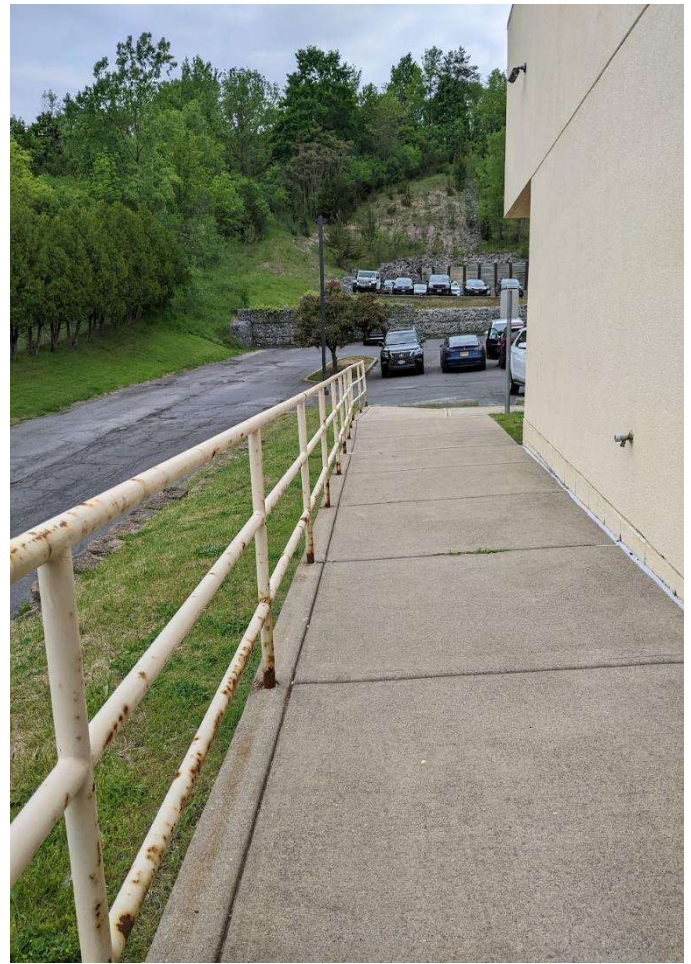
Laboratory



Small Conference Room



Street View



Ramp



Parking Areas



Parking Areas



**Exterior Overhead to Service
& Trash Areas**