



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,900,000
<b>Lease Price:</b>	\$15.00 SF NNN
<b>Building Size:</b>	22,867 SF
<b>Available SF:</b>	2,000 - 222,867 SF
<b>Lot Size:</b>	2.03 Acres
<b>Price / SF:</b>	\$126.82
<b>Cap Rate:</b>	7.04%
<b>NOI:</b>	\$204,245
<b>Year Built:</b>	2006
<b>Renovated:</b>	2015
<b>Zoning:</b>	Office

## PROPERTY OVERVIEW

Medical Office Building located in the North Syracuse, New York suburb of Onondaga County. Property is approximately 7 minutes from the Syracuse, New York Central Business District.

Property has been fully occupied by Molina Healthcare since May 2015. Two-story structure, with two non-contiguous basement areas, that was originally built by Bailey, Haskell LaLonde / Benefits Consulting Group as an owner occupied building. Original constructed in 2006 and expanded in 2011. Owner retained the property once they outgrew the and leased it to Universal American Financial Services, which was acquired by Molina Healthcare.

First Floor (9,413 SF) and Second Floor (9,093) have ADA access, including access the the main basement area, by a hydraulic elevator. Wood frame construction, combination of private offices, conference rooms, open cubicle areas, training center, formal reception, multiple break rooms, and storage space. Easy access to West Taft Road, and surrounding Interstates, via Witz Drive and a signalized intersection at Allen Road. Access road within the park is part of Allen Road Property Owners Association. Office Park also includes two signs with sign panels on the large monument signage along West Taft Road.

## PROPERTY HIGHLIGHTS

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 jwp@jwpcommercial.com

FOR SALE OR LEASE | 5232 WITZ DRIVE  
**LOCATION**



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**ADDITIONAL PHOTOS**

**J|W|P**  
COMMERCIAL



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**OFFICE PARK PHOTOS**



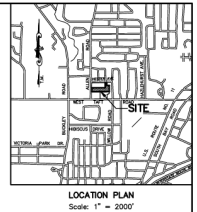
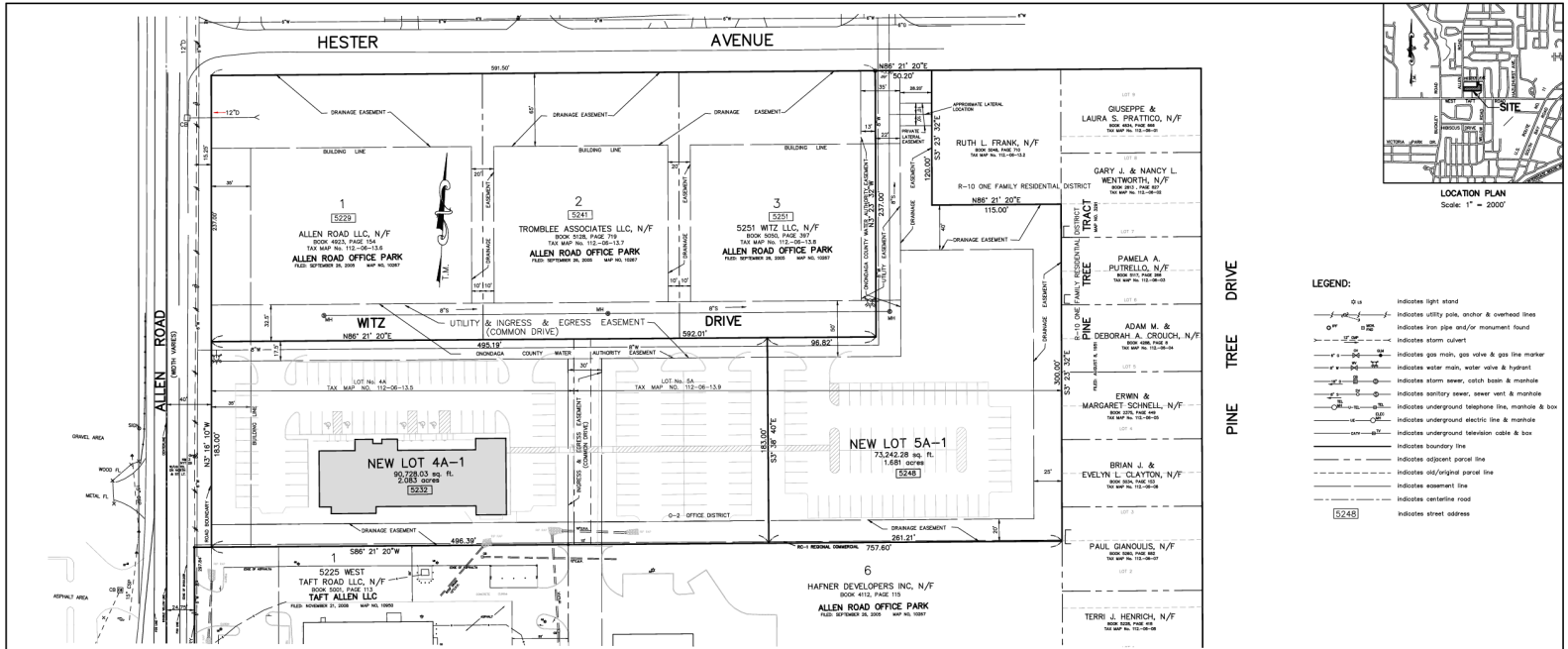
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**OFFICE PARK SIGNS**



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**SITE PLAN**



- LEGEND:**
- Indicates light stand
  - Indicates utility pole, anchor & overhead lines
  - Indicates iron pipe and/or monument found
  - Indicates storm culvert
  - Indicates gas main, gas valve & gas line marker
  - Indicates water main, water valve & hydrant
  - Indicates storm sewer, catch basin & manhole
  - Indicates sanitary sewer, sewer vent & manhole
  - Indicates underground telephone line, manhole & box
  - Indicates underground electric line & manhole
  - Indicates underground television cable & box
  - Indicates boundary line
  - Indicates adjacent parcel line
  - Indicates easement line
  - Indicates original parcel line
  - Indicates easement line
  - Indicates centerline road
  - Indicates street address

**ZONING REGULATIONS**  
 O-2 OFFICE DISTRICT

LOT AND STRUCTURE REQUIREMENTS	Required
Lot	
Minimum Area:	40,000 sq. ft.
Minimum Width:	100 feet
Minimum Depth:	N/A
Coverage, maximum building:	30%
Coverage, maximum total:	70%
Maximum gross floor area/lot:	N/A
Principal Structure and Attached Accessory Structures	
Minimum Front Yard:	35 ft.
Minimum Side Yard:	35 ft. (25 ft. for 1st floor)
Minimum Rear Yard:	50 ft.
Maximum Height:	30 ft.
Maximum number of floors:	two
Accessory Structures, Detached	
Minimum Front Yard:	50 ft.
Side Yard Setback:	10 ft.
Rear Yard Setback:	10 ft.
Maximum height:	15 ft.
Additional setback where abutting residential district:	25 ft.

**NOTES:**

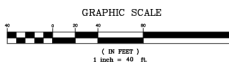
Total area: 3.7648 acres  
 Total number of lots: Two (2) existing; Two (2) proposed.  
 Present Zoning: O-2 Office District.  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.

The premises shown hereon is within Zone "X" (Areas determined to be outside the 5.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 30057C0207F, effective date: November 4, 2016.  
 Tax Map Nos. 112-06-13.2 & 13.3  
 No Driveway access permitted to Hester Avenue, lots 4A-1 & 5A-1 must access from common drive within existing ingress & egress easements shown (Witz Drive).

**NOTE:**  
 This map Amends Lot Nos. 4A & 5A in Allen Road Office Park, filed in Onondaga County Clerk's Office February 17, 2010 as Map No. 11164 to show New Lots 4A-1 & 5A-1.

APPROVED: **TOWN OF CLAY**  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 Commissioner of Planning and Development

APPROVED: **ONEIDA FINANCIAL CORP.**  
 182 Main Street Oneida, NY 13621  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 Owner & Developer



CITY OF ENIDRAE (SEAL OF ENGINEER)	CITY OF ENIDRAE (PLANNER'S COMMENT)	ONONDAGA COUNTY (SEAL OF REALTY DEPT.)
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THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

STATE OF NEW YORK  
 DEPARTMENT OF TAXATION AND FINANCE  
 OFFICE OF REAL PROPERTY SERVICES

FINAL PLAN  
 RESUBDIVISION OF  
 LOT Nos. 4A & 5A  
**ALLEN ROAD OFFICE PARK**  
 PART OF FARM LOT No. 90  
 TOWN OF CLAY  
 ONONDAGA COUNTY, NEW YORK

**JANZI & ROMANS**  
 LAND SURVEYING, P.C.  
 5251 WITZ DRIVE  
 NORTH SYRACUSE, NY 13212  
 PHONE: 315-487-9200  
 FAX: 315-487-9201  
 EMAIL: info@janziromans.com

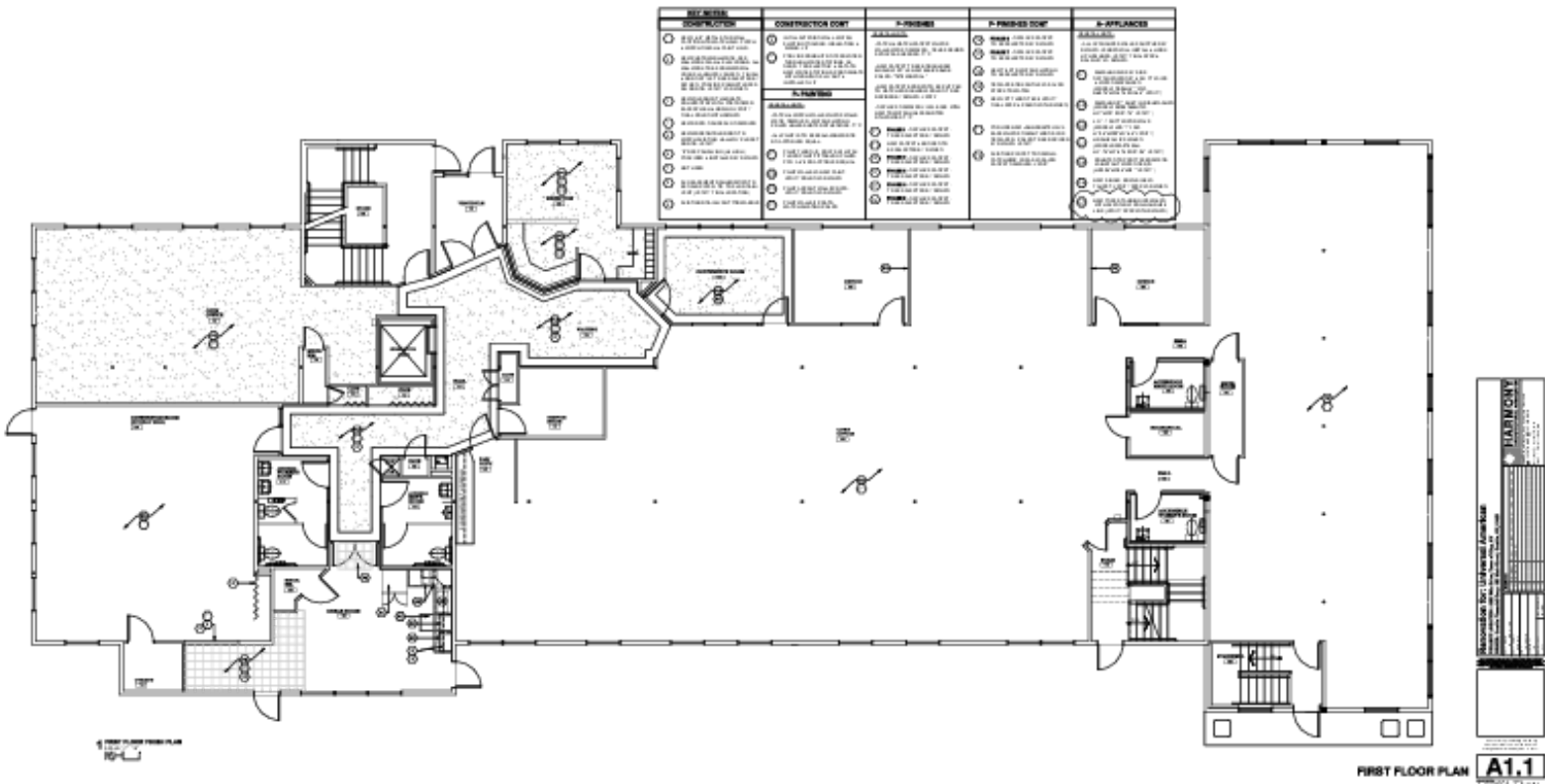
DATE: SEPTEMBER 27, 2018  
 SCALE: 1" = 40'  
 FILE No. 12800.001

SHEET No. \_\_\_\_\_  
 F.S. No. \_\_\_\_\_

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# FIRST FLOOR PLANS

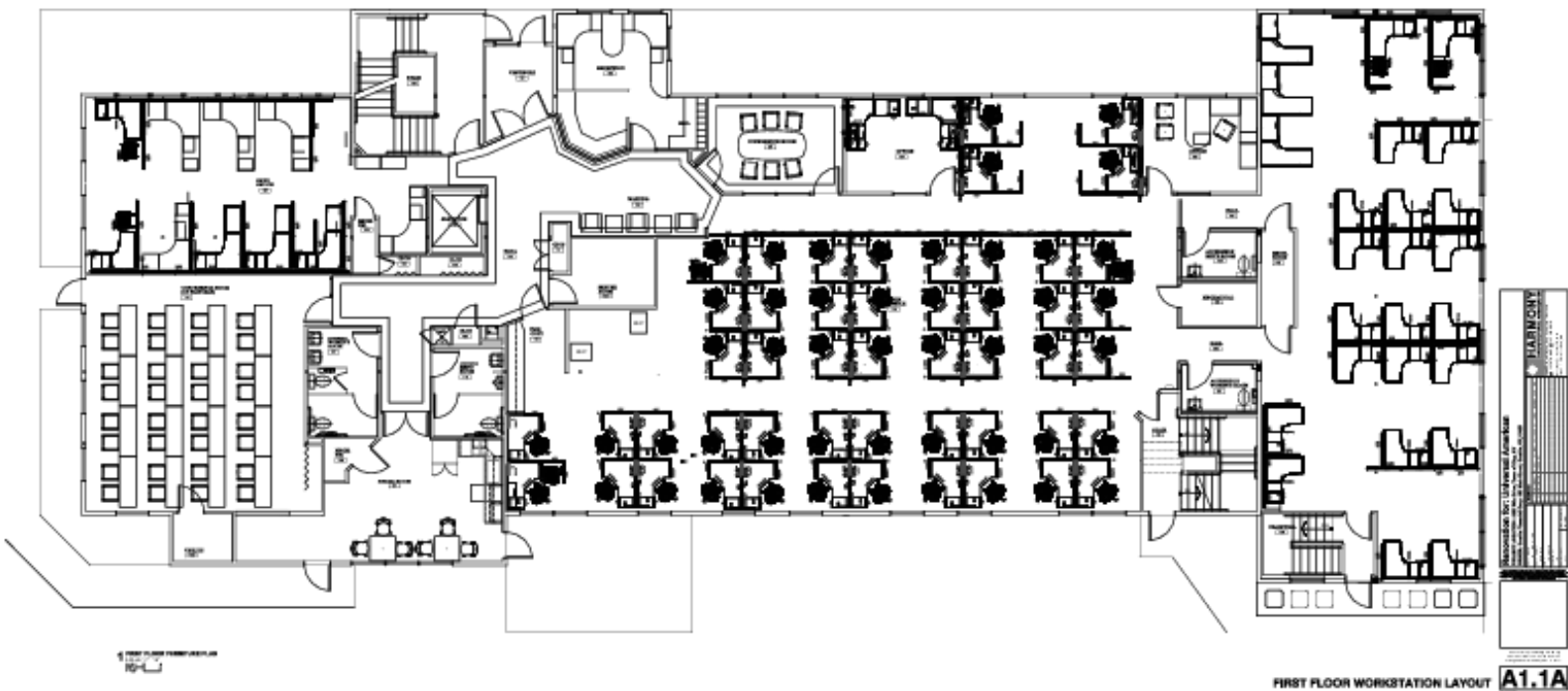


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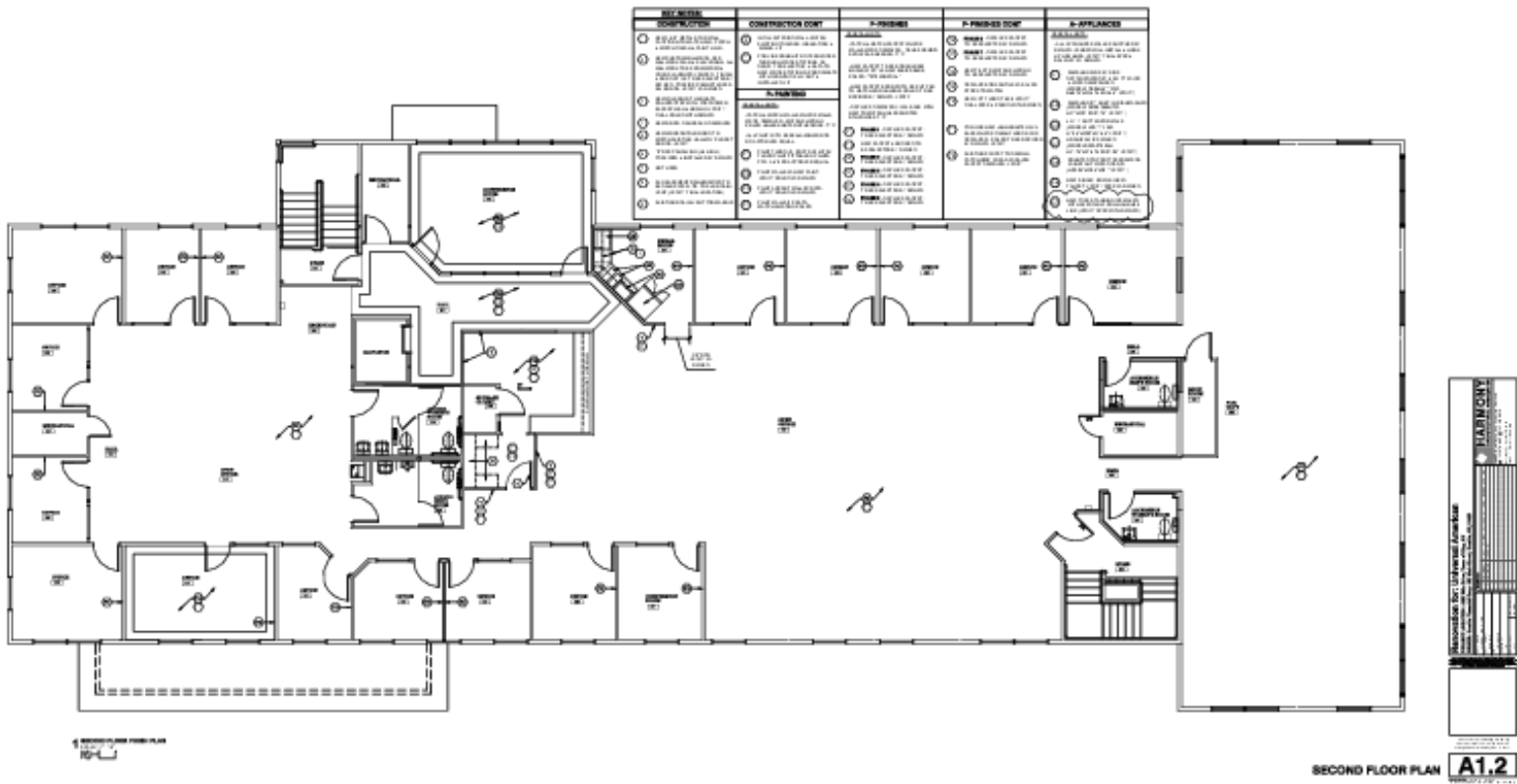
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# FIRST FLOOR PLAN W/ FURNITURE



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**SECOND FLOOR PLAN**

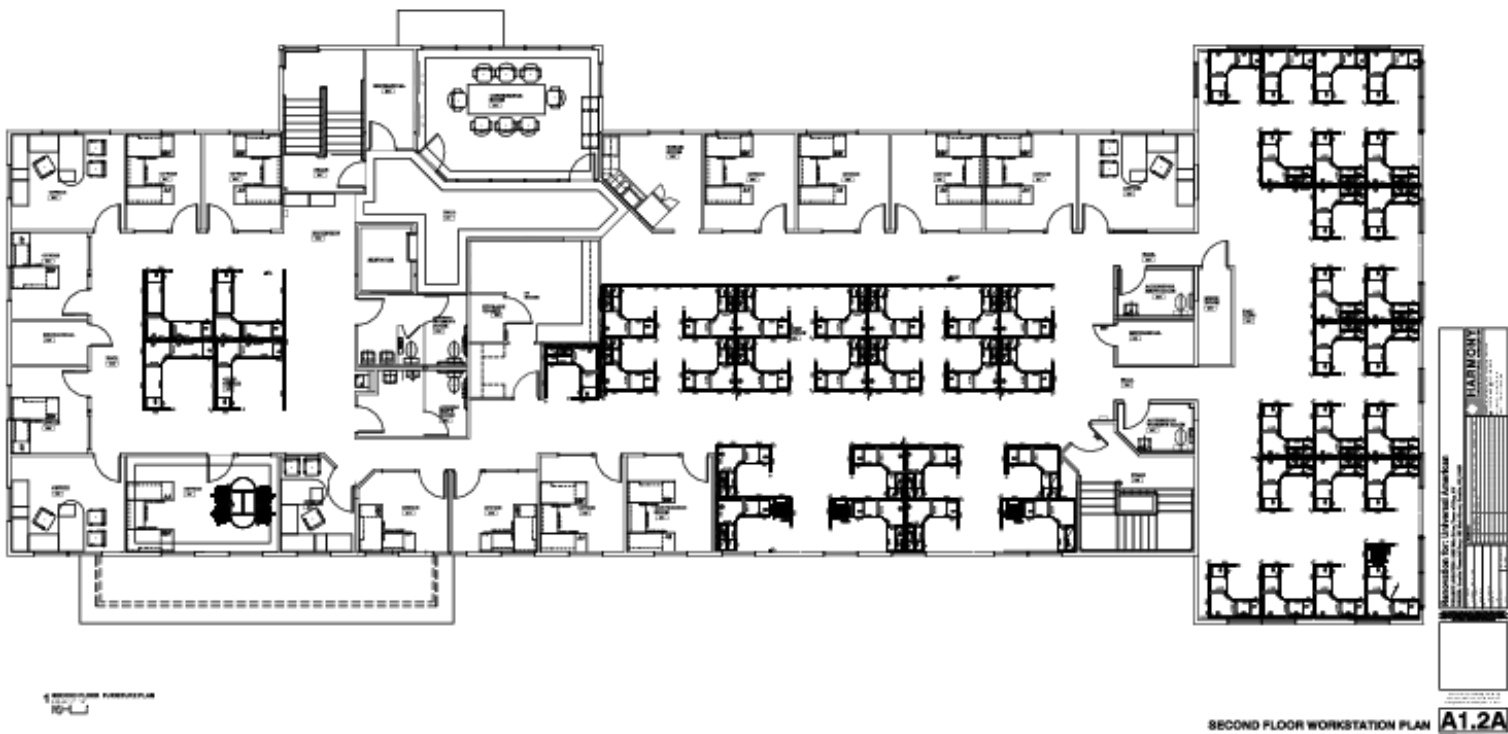


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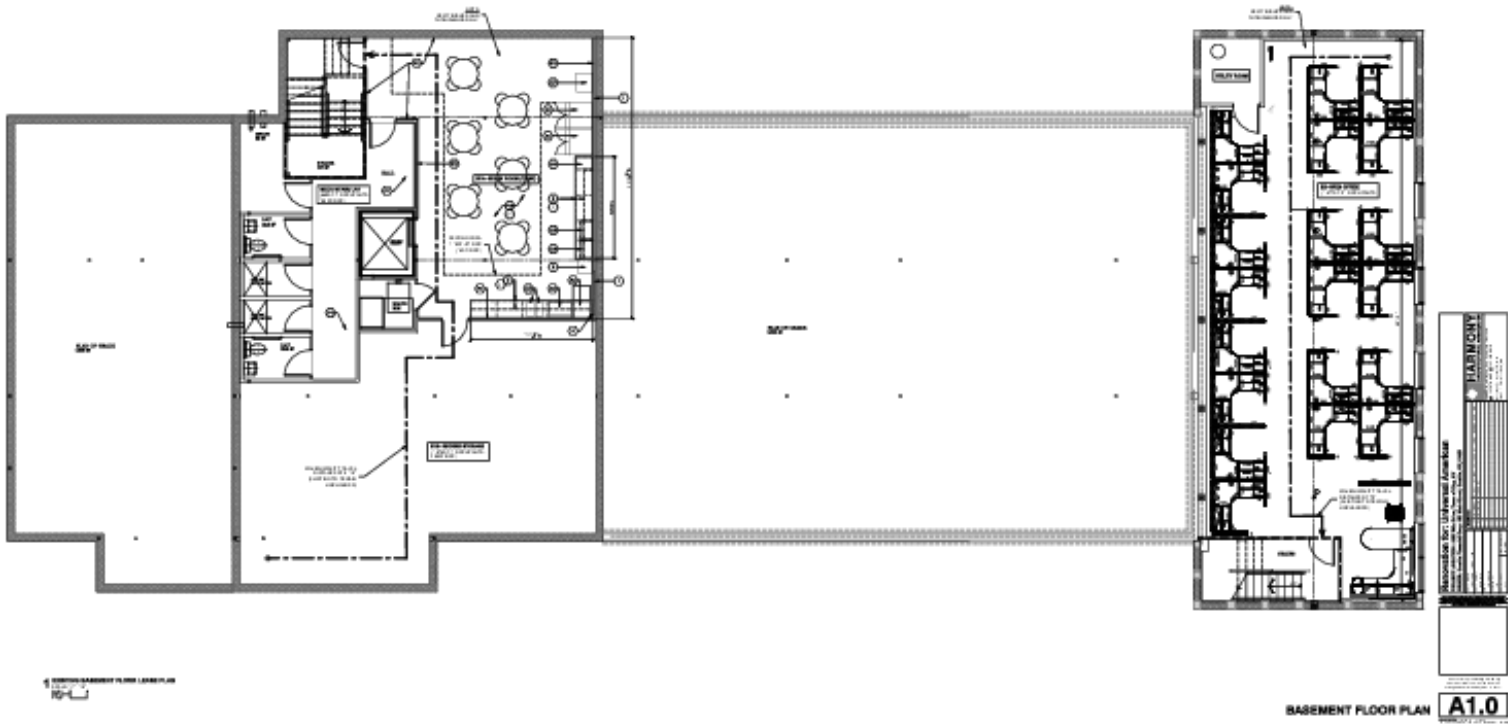
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# SECOND FLOOR W/ FURNITURE



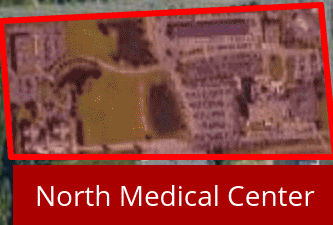
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**BASEMENT FLOOR PLAN**



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AREA RETAIL MAP



North Medical Center

Google

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## ADVISOR BIO



### JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

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#### PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

#### EDUCATION

Fayetteville-Manlius Schools, Manlius, New York  
Lawrenceville School, Lawrenceville, New Jersey  
Hobart and William Smith Colleges, Geneva, New York

#### MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)  
CCIM (Certified Commercial Investment Member)

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