

# MEDICAL CENTER WEST

5700 West Genesee Street  
Camillus, New York

**AVAILABLE FOR LEASE**





# PROPERTY HIGHLIGHTS

## PROPERTY NOW UNDER NEW MANAGEMENT AND PROPERTY MANAGER IS ON-SITE!

Very well-located, multi-specialty medical building in Camillus, a western suburb of Syracuse, NY. Current mix includes large - well established primary care group, urology, pain management, sleep center, ophthalmology with optometry, surgery center, nephrology, OBGYN, physical therapy, and professional consulting. Multiple entrances to building with ample updated parking.

## HIGHLIGHTS

- Two- & three-story medical building situated on 9.25± acres
- Many recent considerable improvements have been made including chiller replacement, roof replacement, parking lot resurfacing, new sidewalks and landscaping as well as several interior updates including a renovated lobby area
- 250+ free parking spaces with 28 ADA compliant
- Several suites available ranging from 535 SF to 22,000 SF including a fully built out pediatric medical suite available for a new practice
- Ideal for medical tenants and medical related services
- An aquatic center for water therapy and physical therapy suite with direct access from parking area also available

# FLOOR PLANS

## SUITE 10

4,963± SF

## SUITE 9

1,873± SF

## SUITE 2

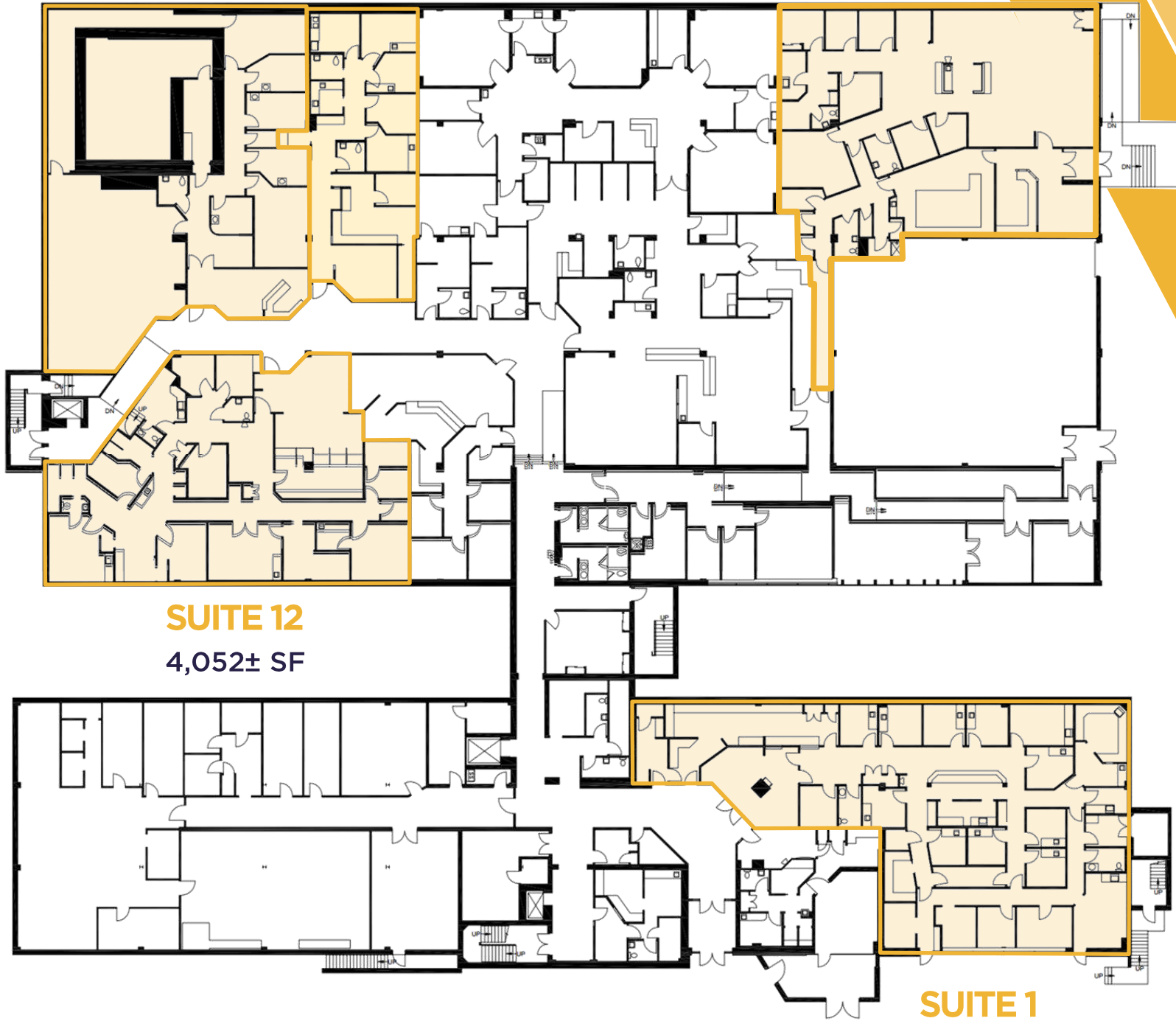
4,996± SF

## SUITE 12

4,052± SF

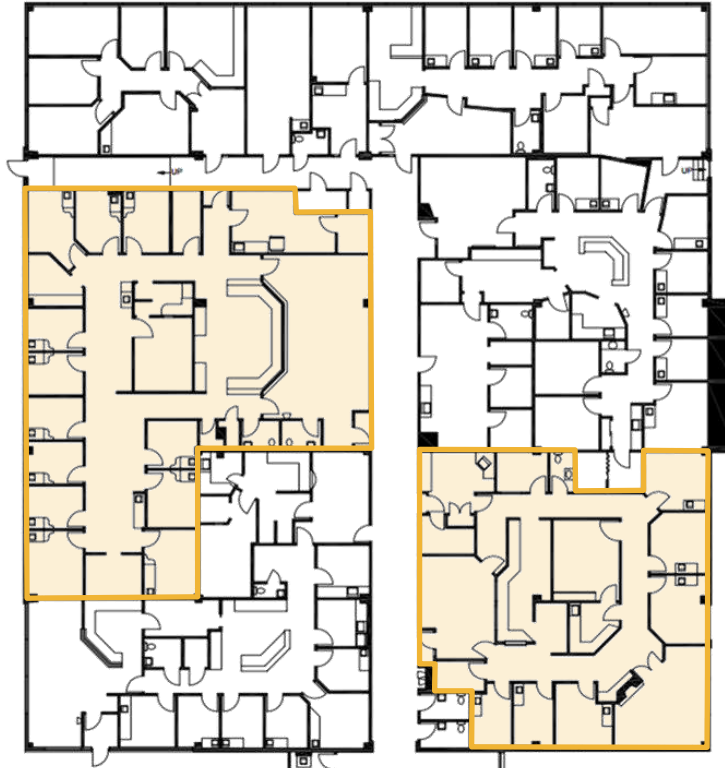
## SUITE 1

5,113± SF

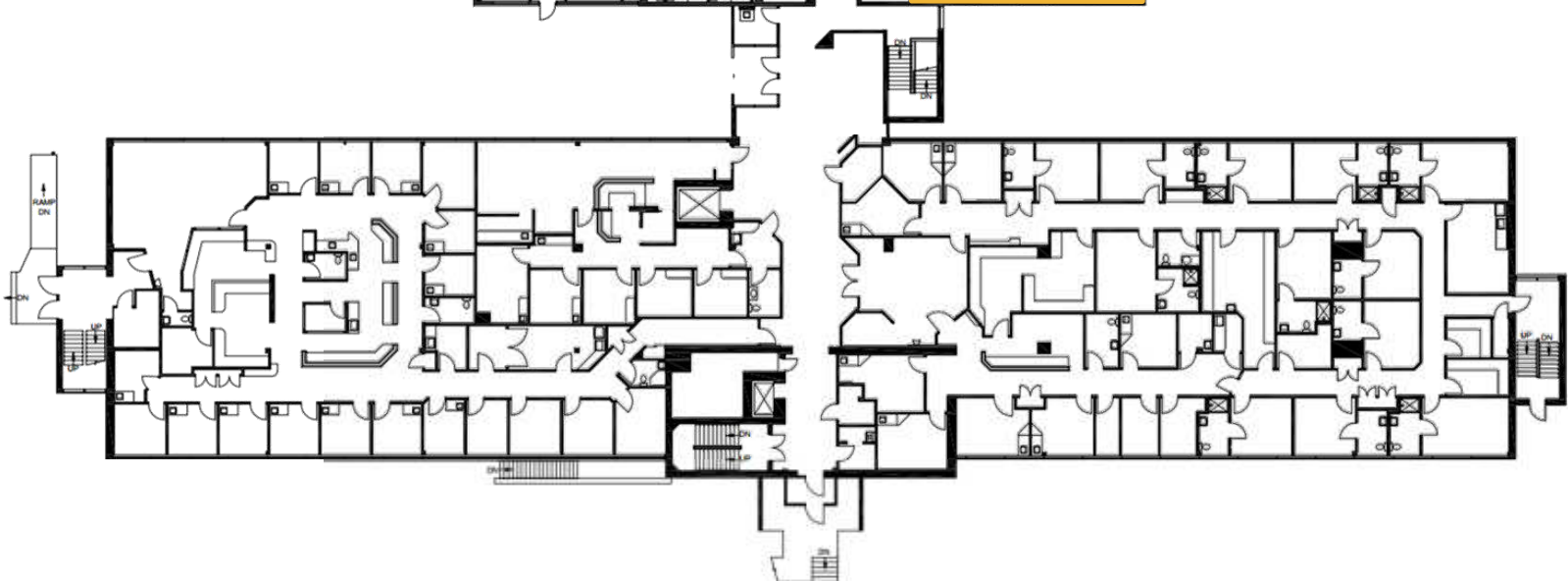


# FLOOR PLANS

**SUITE 112**  
4,789± SF



**SUITE 132**  
2,851± SF



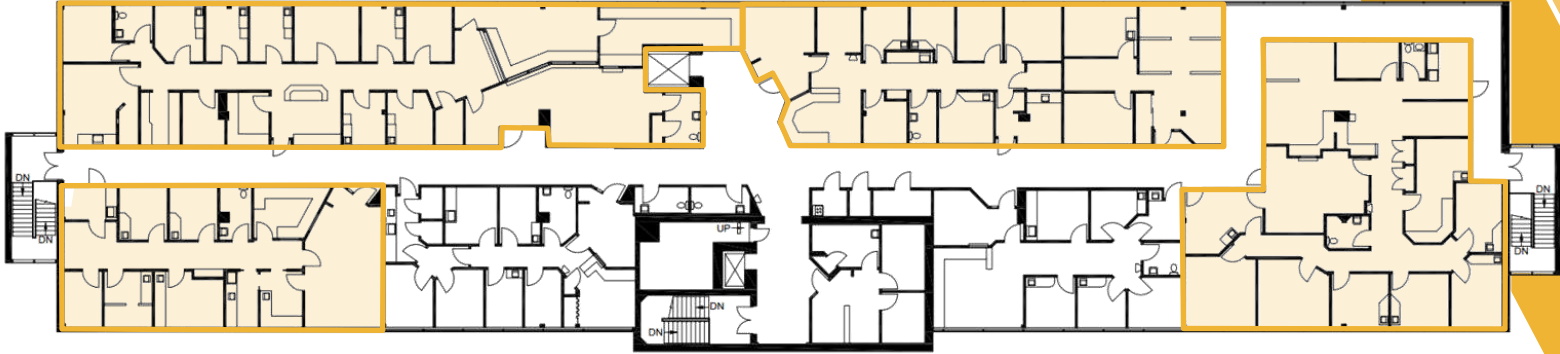
# FLOOR PLANS

## SUITE 225

3,171± SF

## SUITE 213

2,298± SF



## SUITE 229

1,608± SF

## SUITE 201

2,644± SF

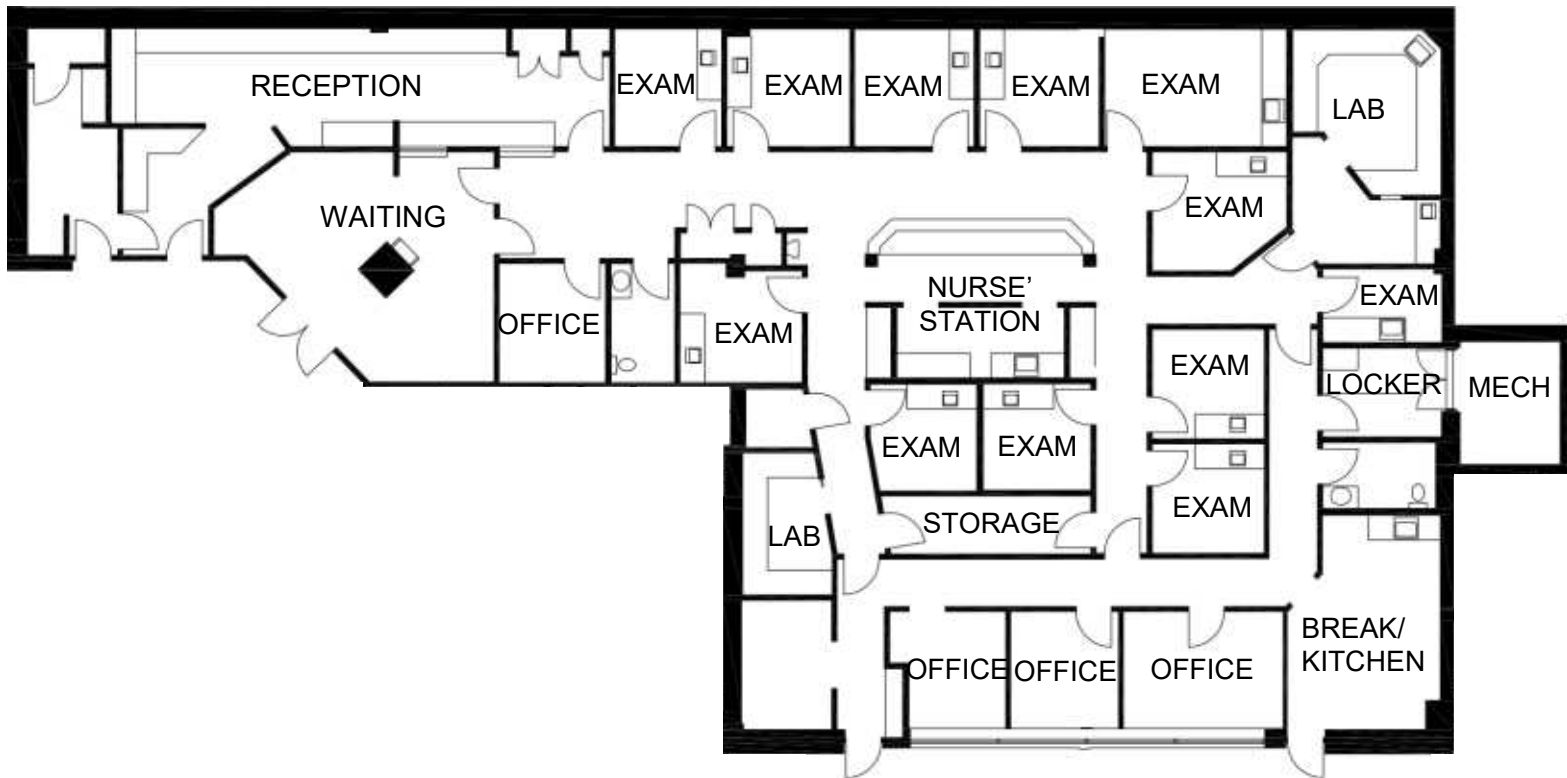
# AVAILABLE FOR LEASE

## Suite 1 – 5,113± SF

- Former pediatric space on ground floor of building with suite entry just steps from main entry to building.
- Large waiting area and reception area with
- Eleven (11) exam rooms and four (4) private offices
- Nurses' area
- Large storage area, three (3) lab areas, break room, two (2) restrooms dedicated server room
- Two separate private staff entrances.

 Click to view Virtual Walkthrough

<b>SUITE 1</b>	5,113± SF
<b>SUITE 2</b>	4,996± SF
<b>SUITE 9</b>	1,873± SF
<b>SUITE 10</b>	4,963± SF
<b>SUITE 12</b>	4,052± SF
<b>SUITE 112</b>	4,789± SF
<b>SUITE 132</b>	2,851± SF
<b>SUITE 201</b>	2,644± SF
<b>SUITE 213</b>	2,298± SF
<b>SUITE 225</b>	3,171± SF
<b>SUITE 229</b>	1,608± SF

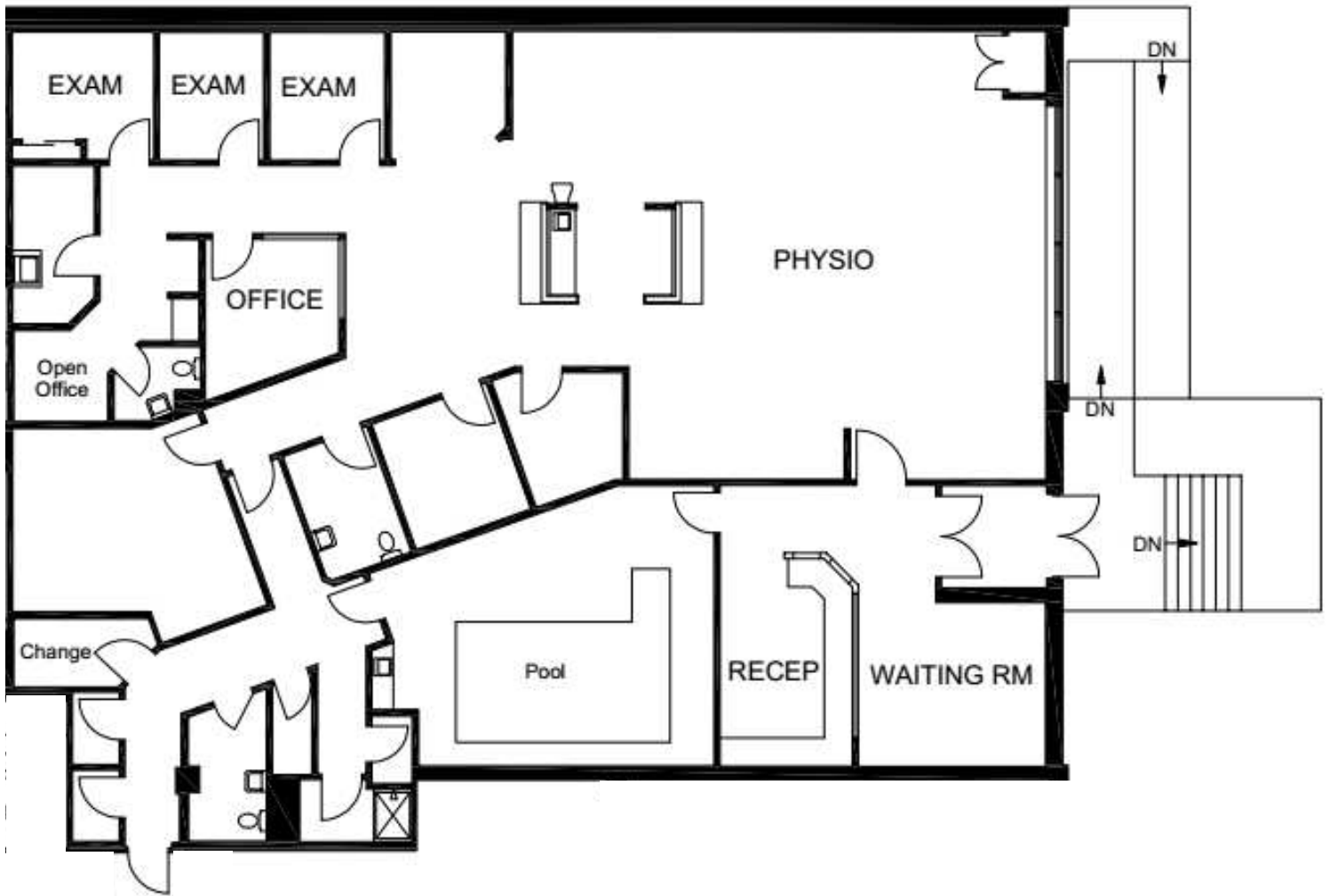


# SUITE 2

## 4,996± SF

- Former physical therapy space on ground floor of building
- Private direct entry off parking area
- Waiting area with reception
- Aqua-therapy pool and open physiotherapy area
- Three (3) private exam rooms and three (3) treatment rooms
- Three (3) restrooms, shower
- Two (2) private offices
- Two (2) private changing areas
- Storage area

<b>SUITE 1</b>	5,113± SF
<b>SUITE 2</b>	4,996± SF
<b>SUITE 9</b>	1,873± SF
<b>SUITE 10</b>	4,963± SF
<b>SUITE 12</b>	4,052± SF
<b>SUITE 112</b>	4,789± SF
<b>SUITE 132</b>	2,851± SF
<b>SUITE 201</b>	2,644± SF
<b>SUITE 213</b>	2,298± SF
<b>SUITE 225</b>	3,171± SF
<b>SUITE 229</b>	1,608± SF



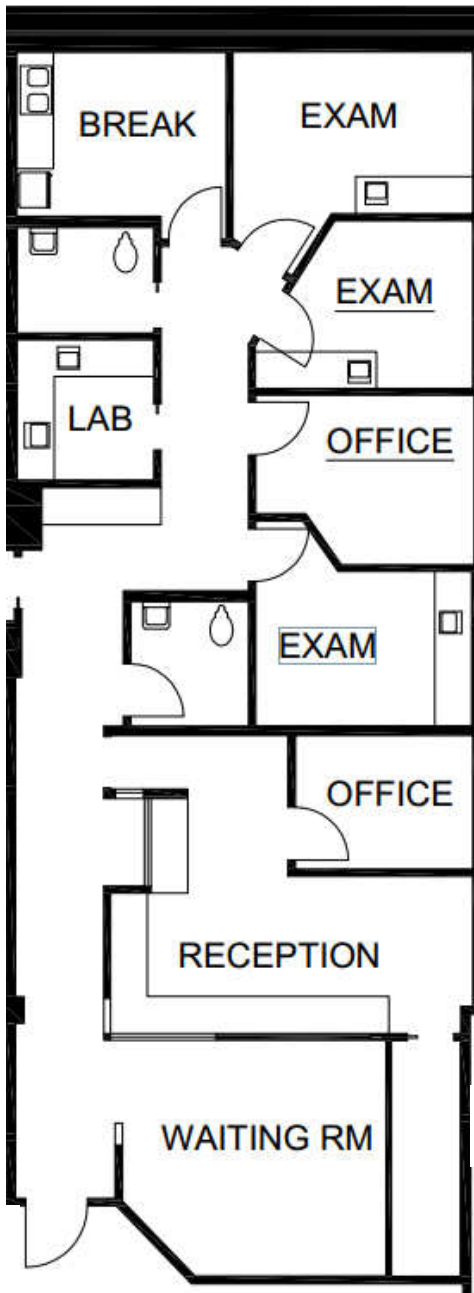
# SUITE 9

## 1,873± SF

- Waiting area with reception
- Three (3) exam rooms
- Two (2) private offices
- Two (2) restrooms
- Lab area, break room and server area
- Suite can be combined with Suite 10 for up to 6,836 SF of contiguous space.

 Click to view Virtual Walkthrough

<b>SUITE 1</b>	5,113± SF
<b>SUITE 2</b>	4,996± SF
<b>SUITE 9</b>	1,873± SF
<b>SUITE 10</b>	4,963± SF
<b>SUITE 12</b>	4,052± SF
<b>SUITE 112</b>	4,789± SF
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<b>SUITE 225</b>	3,171± SF
<b>SUITE 229</b>	1,608± SF



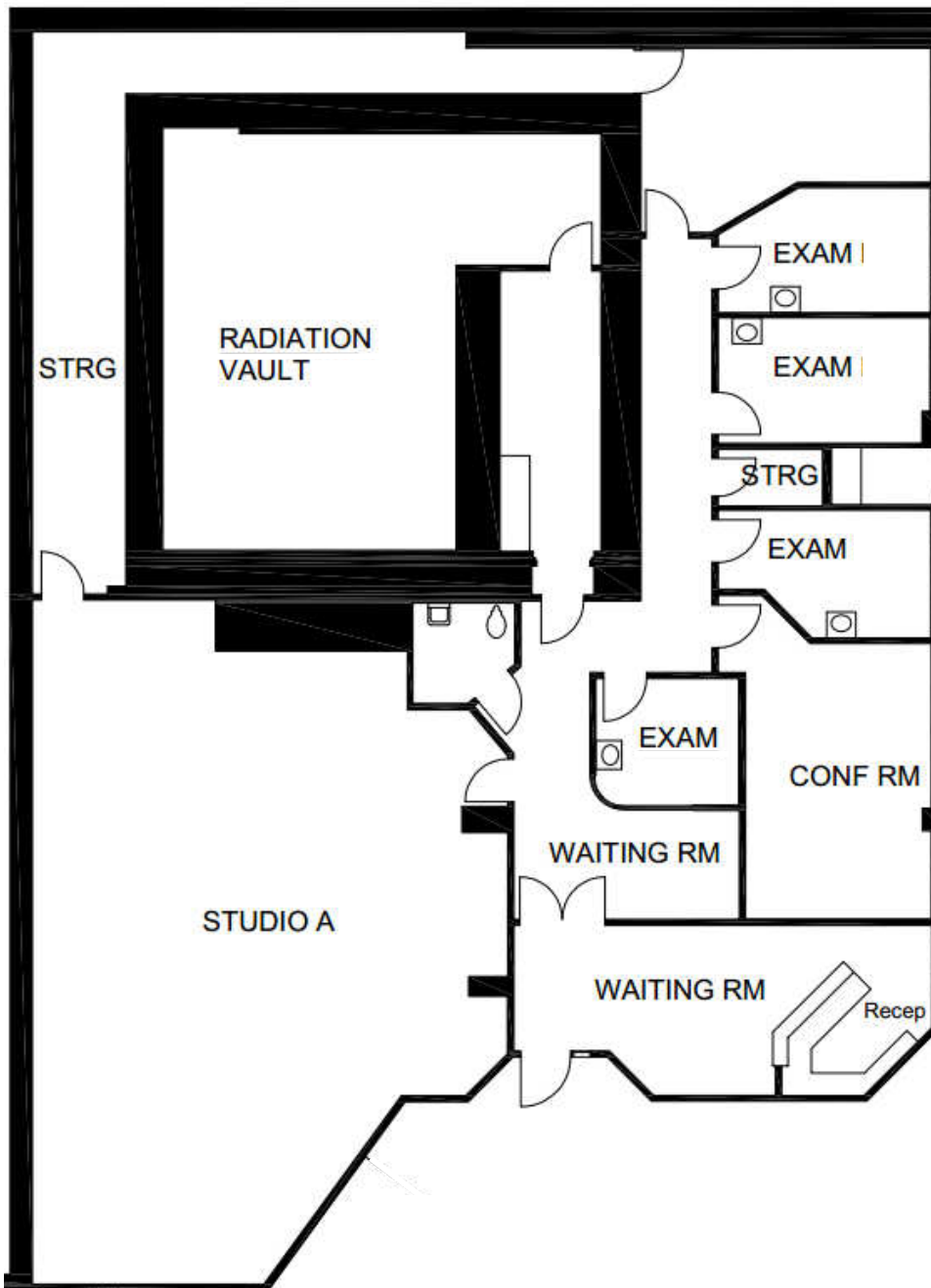
# SUITE 10

## 4,963± SF

- Former radiotherapy suite with radiation vault
- Reception area with waiting area
- Four (4) examination rooms
- Conference or consultation room
- Storage area
- One restroom
- Large open studio area (33' x 48')
- Can be combined with suite #9 for up to 6,836 SF of contiguous space.

 Click to view Virtual Walkthrough

SUITE 1	5,113± SF
SUITE 2	4,996± SF
SUITE 9	1,873± SF
SUITE 10	4,963± SF
SUITE 12	4,052± SF
SUITE 112	4,789± SF
SUITE 132	2,851± SF
SUITE 201	2,644± SF
SUITE 213	2,298± SF
SUITE 225	3,171± SF
SUITE 229	1,608± SF



# SUITE 12

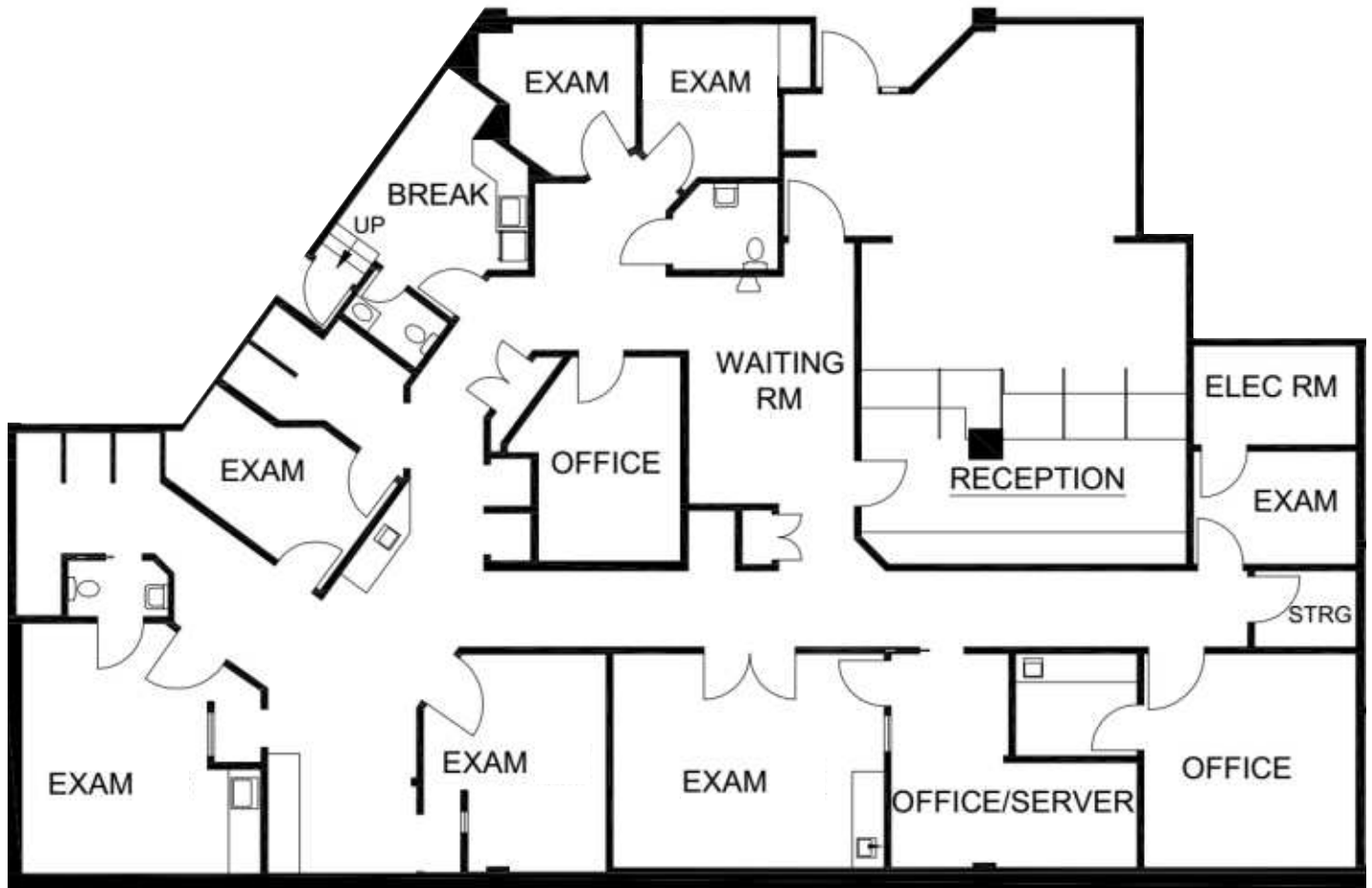
## 4,052± SF

- Former medical imaging suite
- Waiting / reception area
- Two (2) private offices
- Server room, electric room
- Seven (7) exam rooms, two (2) restrooms, break room
- Secondary private staff entrance.

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<b>SUITE 2</b>	4,996± SF
<b>SUITE 9</b>	1,873± SF
<b>SUITE 10</b>	4,963± SF
<b>SUITE 12</b>	4,052± SF
<b>SUITE 112</b>	4,789± SF
<b>SUITE 132</b>	2,851± SF
<b>SUITE 201</b>	2,644± SF
<b>SUITE 213</b>	2,298± SF
<b>SUITE 225</b>	3,171± SF
<b>SUITE 229</b>	1,608± SF



Click to view Virtual Walkthrough



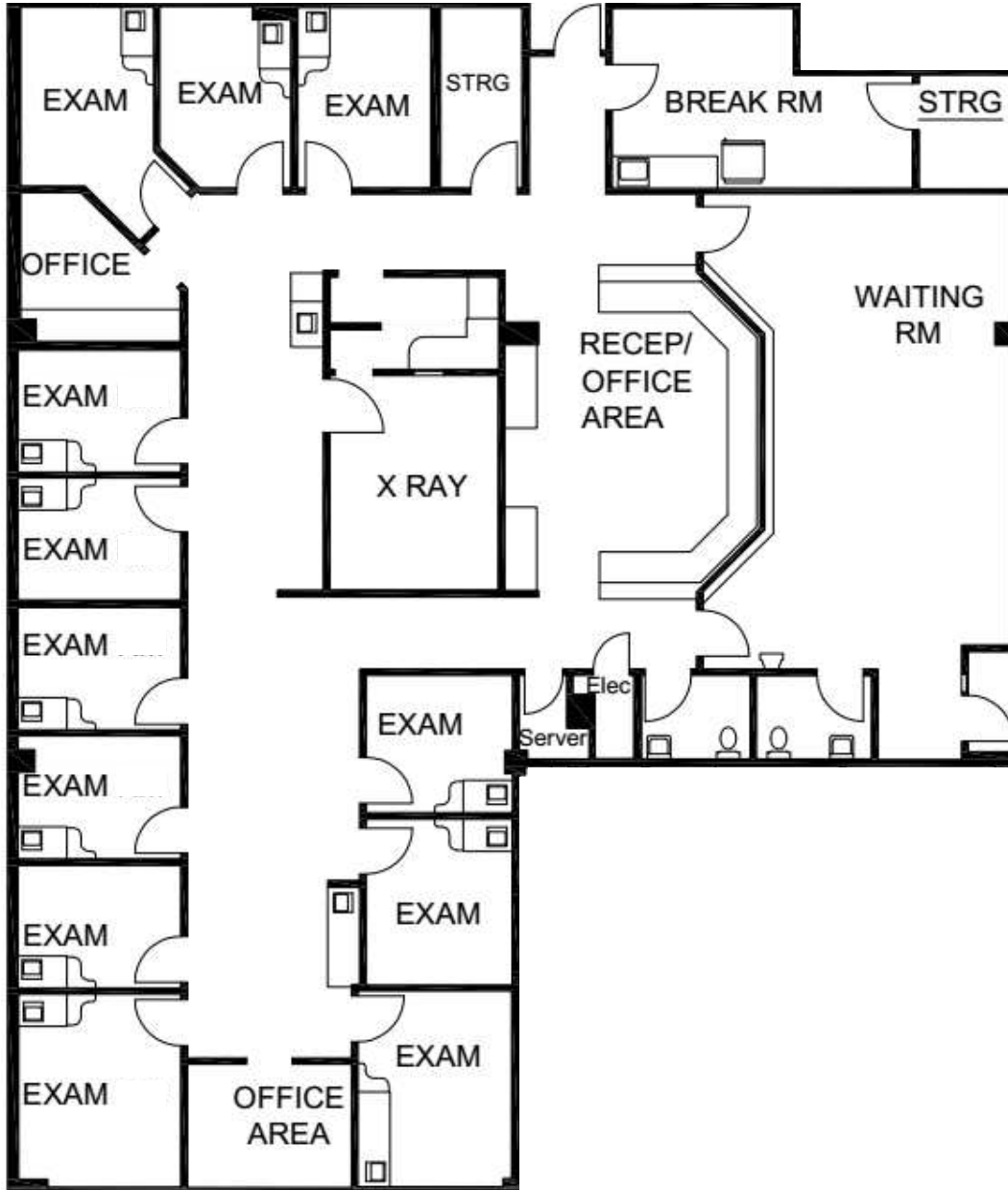
# SUITE 112

## 4,789± SF

- Main floor suite with large open waiting area
- Reception/office area
- Twelve (12) exam rooms
- Two (2) private offices
- Large break room, server room and two large storage rooms
- X-ray room, two (2) restrooms
- Separate private staff entrance.

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SUITE 1	5,113± SF
SUITE 2	4,996± SF
SUITE 9	1,873± SF
SUITE 10	4,963± SF
SUITE 12	4,052± SF
<b>SUITE 112</b>	<b>4,789± SF</b>
SUITE 132	2,851± SF
SUITE 201	2,644± SF
SUITE 213	2,298± SF
SUITE 225	3,171± SF
SUITE 229	1,608± SF



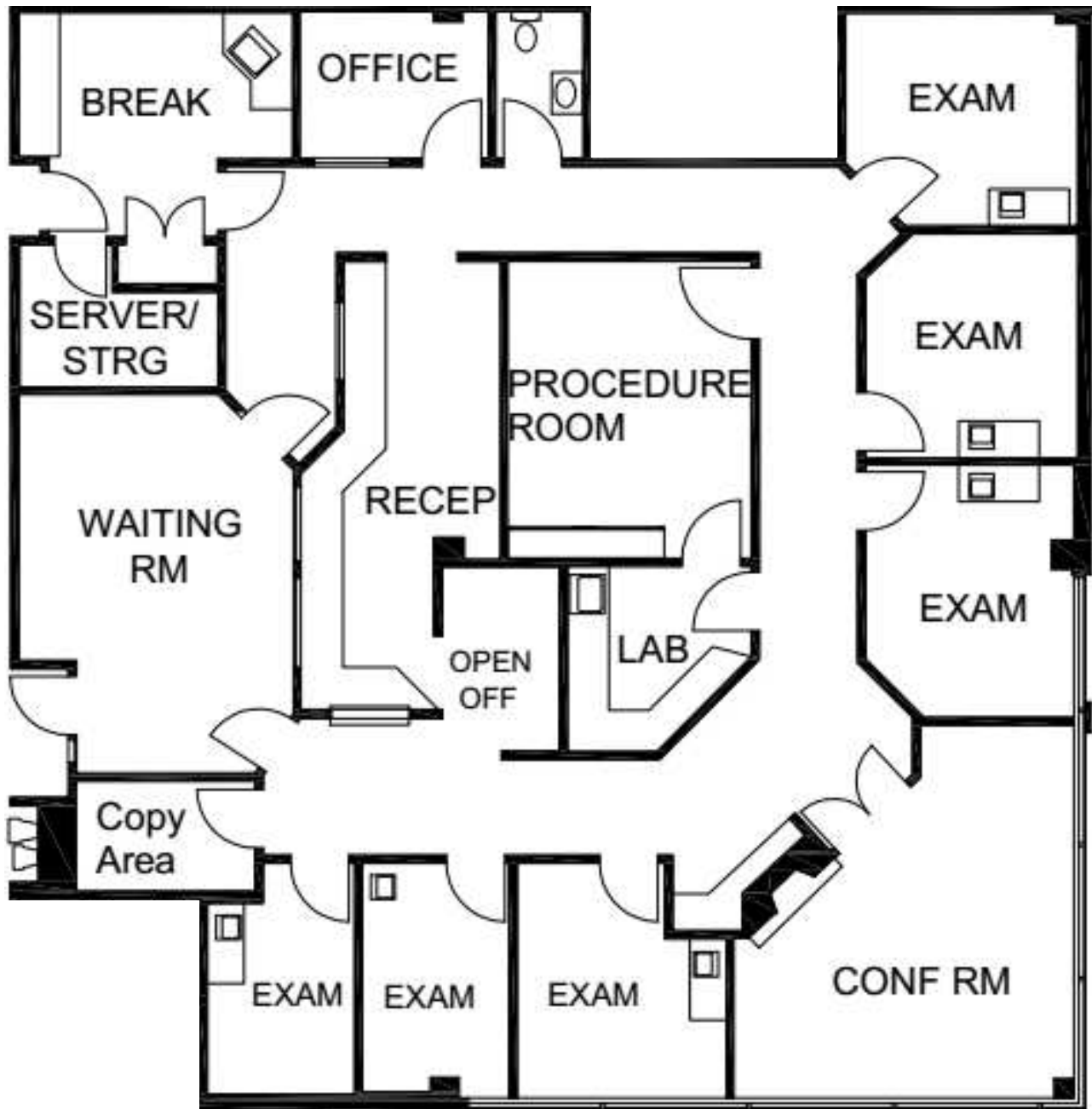
# SUITE 132

## 2,851± SF

- Near main entrance of building
- Waiting room with reception area
- Six (6) exam rooms, procedure suite and lab area
- Large private office and/or conference room with fireplace
- Copy area, server room and break room
- Separate private staff entrance
- Restroom

 Click to view Virtual Walkthrough

SUITE 1	5,113± SF
SUITE 2	4,996± SF
SUITE 9	1,873± SF
SUITE 10	4,963± SF
SUITE 12	4,052± SF
SUITE 112	4,789± SF
SUITE 132	2,851± SF
SUITE 201	2,644± SF
SUITE 213	2,298± SF
SUITE 225	3,171± SF
SUITE 229	1,608± SF



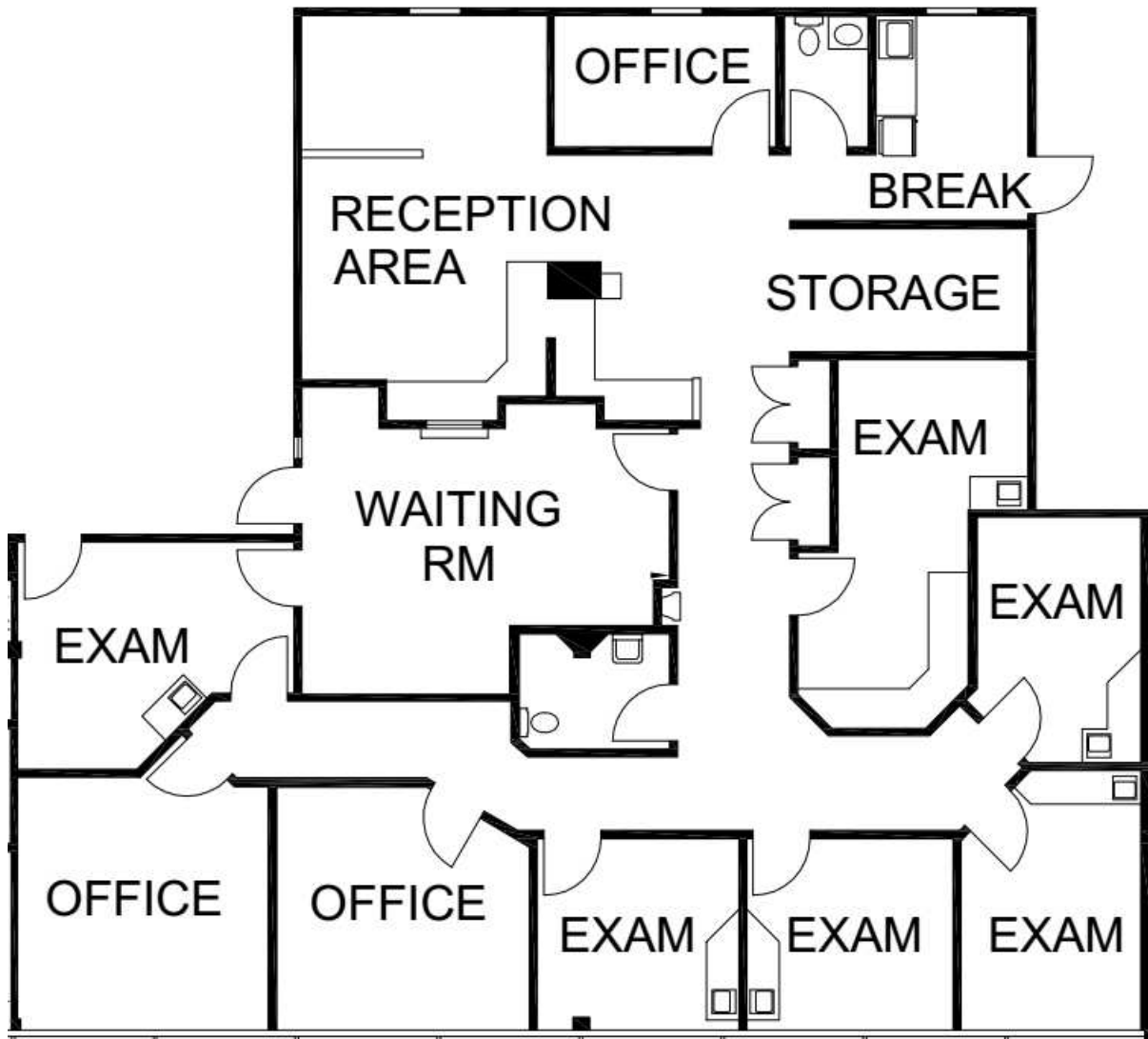
# SUITE 201

## 2,644± SF

- Waiting room with reception/office area
- Three (3) private offices
- Five (5) exam rooms, plus one (1) exam/lab room
- Two (2) restrooms
- Storage area, break room/kitchenette
- Separate private staff entrance.

SUITE 1	5,113± SF
SUITE 2	4,996± SF
SUITE 9	1,873± SF
SUITE 10	4,963± SF
SUITE 12	4,052± SF
SUITE 112	4,789± SF
SUITE 132	2,851± SF
SUITE 201	2,644± SF
SUITE 213	2,298± SF
SUITE 225	3,171± SF
SUITE 229	1,608± SF

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# SUITE 213

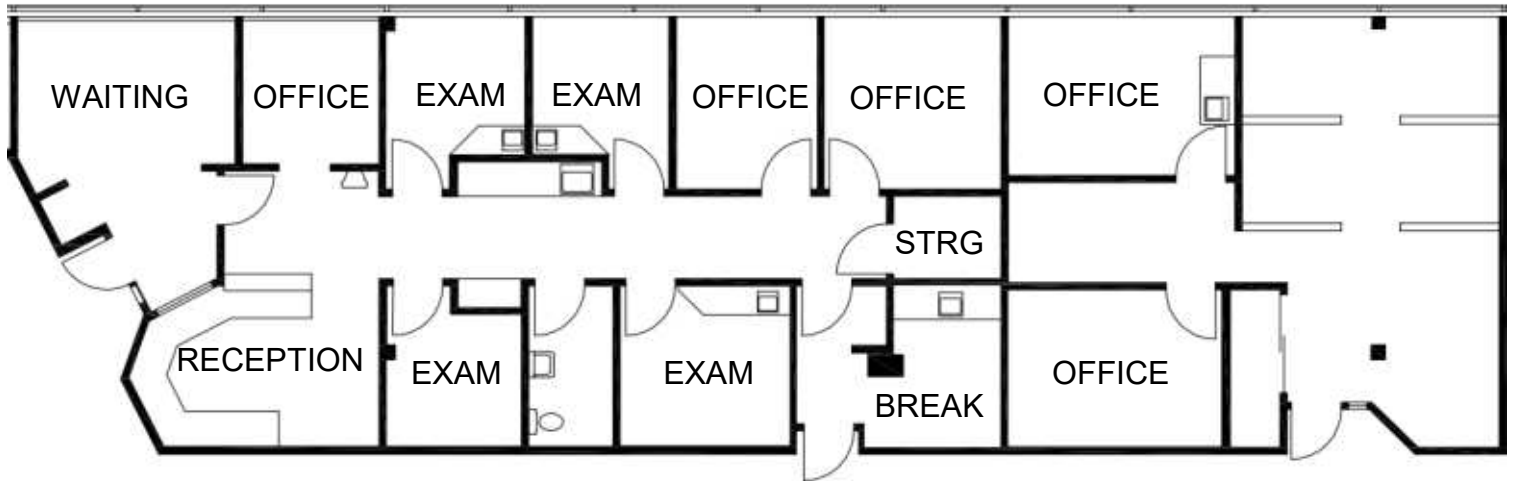
## 2,298± SF

- Waiting area with reception / office area
- Five (5) exam rooms
- One (1) restroom
- Three (3) private offices
- Break area and private separate staff entrance.
- Can be combined with Suite 225 for up to 5,469 SF of contiguous space.

SUITE 1	5,113± SF
SUITE 2	4,996± SF
SUITE 9	1,873± SF
SUITE 10	4,963± SF
SUITE 12	4,052± SF
SUITE 112	4,789± SF
SUITE 132	2,851± SF
SUITE 201	2,644± SF
SUITE 213	2,298± SF
SUITE 225	3,171± SF
SUITE 229	1,608± SF



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# SUITE 225

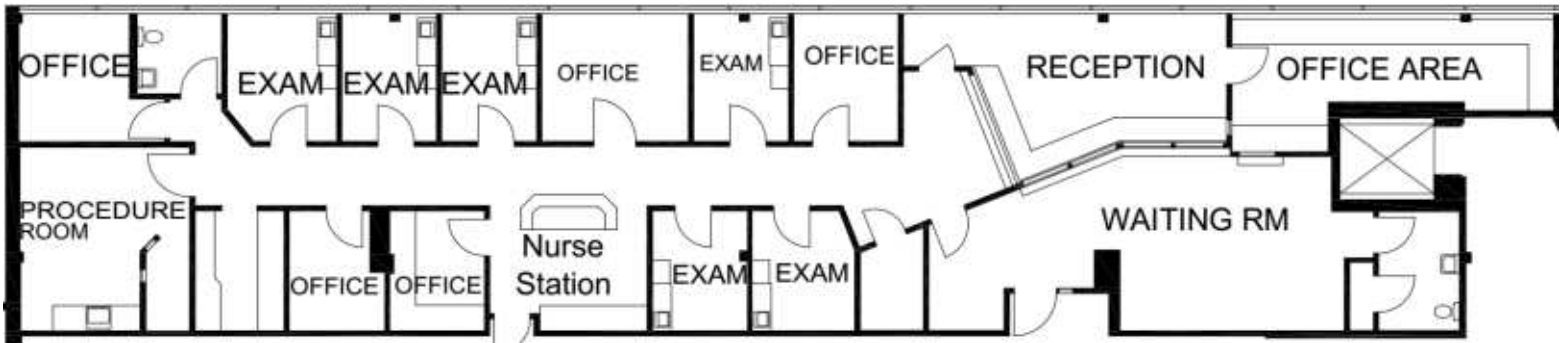
## 3,171± SF

- Large waiting room with restroom
- Reception with back-office area
- Six (6) exam rooms and one (1) larger exam/procedure room
- Five (5) private offices
- Work area and restroom in exam area
- Private separate staff entrance
- Can be combined with Suite 213 for up to 5,469 SF of contiguous space.

SUITE 1	5,113± SF
SUITE 2	4,996± SF
SUITE 9	1,873± SF
SUITE 10	4,963± SF
SUITE 12	4,052± SF
SUITE 112	4,789± SF
SUITE 132	2,851± SF
SUITE 201	2,644± SF
SUITE 213	2,298± SF
SUITE 225	3,171± SF
SUITE 229	1,608± SF



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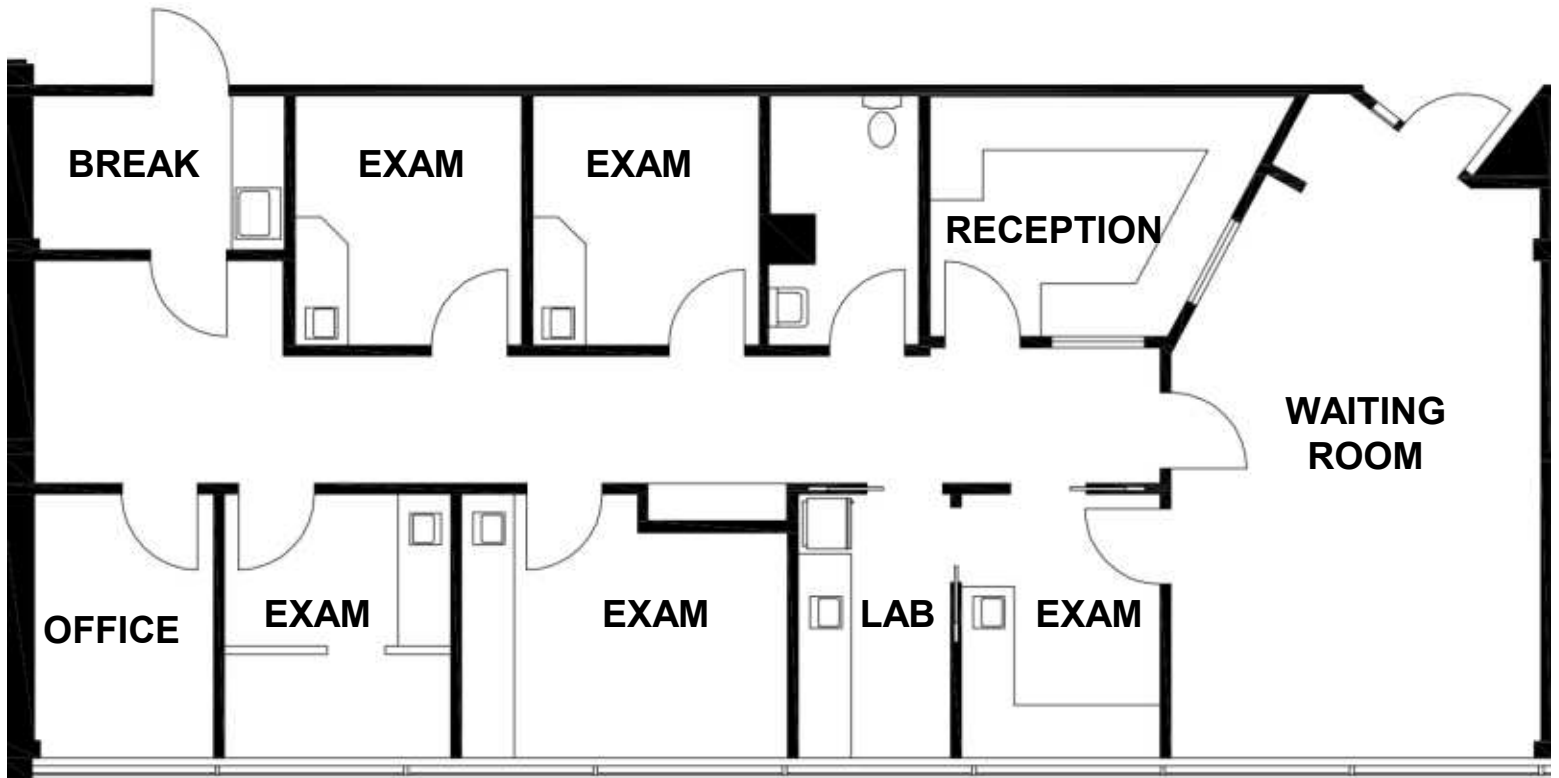
# SUITE 229

## 1,608± SF

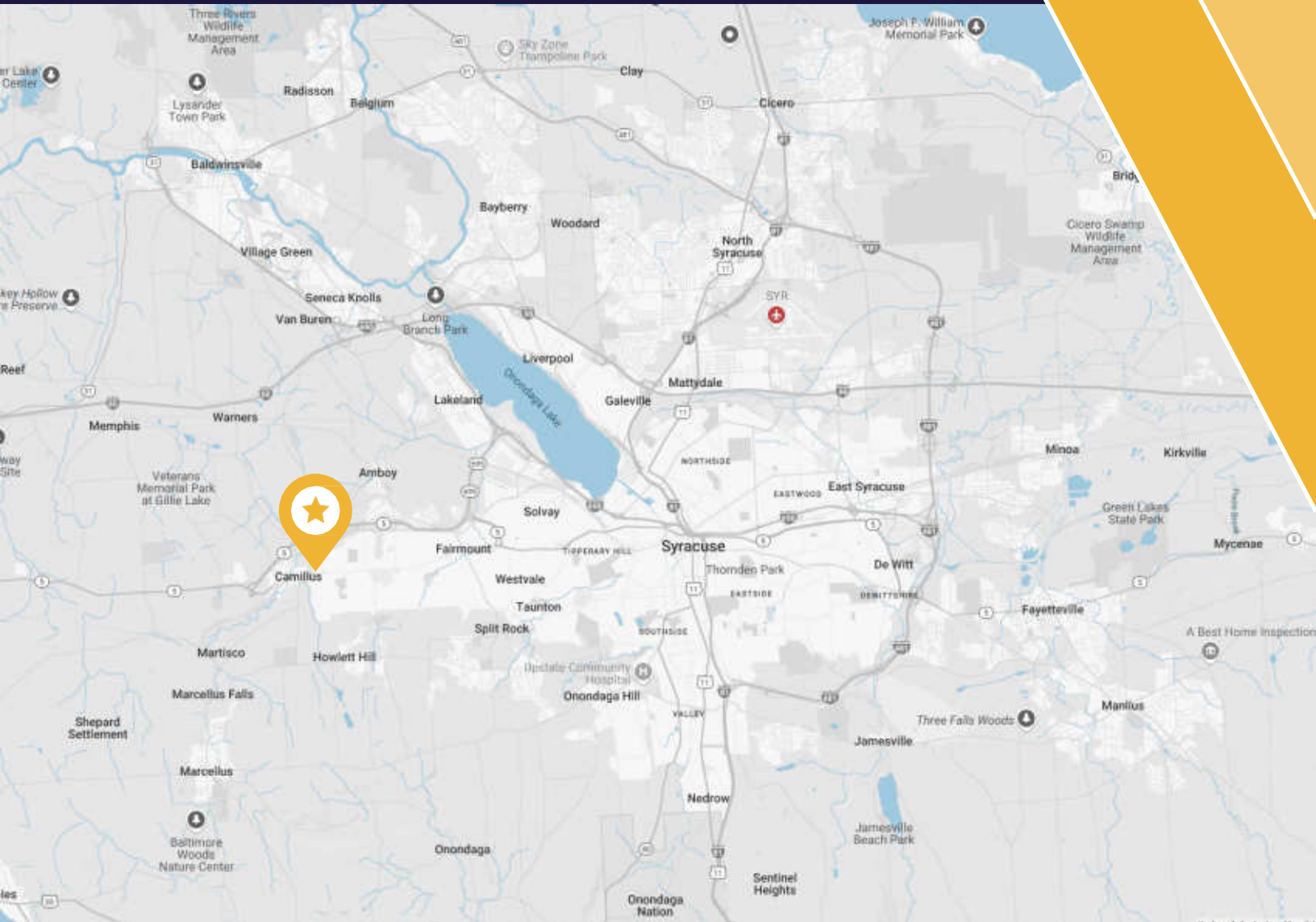
- Waiting area with reception / office area
- Five (5) exam rooms, lab area
- One (1) private office
- One (1) restroom
- Break area
- Private separate staff entrance

SUITE 1	5,113± SF
SUITE 2	4,996± SF
SUITE 9	1,873± SF
SUITE 10	4,963± SF
SUITE 12	4,052± SF
SUITE 112	4,789± SF
SUITE 132	2,851± SF
SUITE 201	2,644± SF
SUITE 213	2,298± SF
SUITE 225	3,171± SF
SUITE 229	1,608± SF

 Click to view Virtual Walkthrough



# LOCATION MAP



## DEMOGRAPHICS

ONONDAGA COUNTY

**469,542**

2024  
POPULATION

**196,329**

2024  
HOUSEHOLDS

**\$73,068**

MEDIAN  
HOUSEHOLD  
INCOME

**39.7**

MEDIAN AGE

**\$7,186.41**

AVE. AMOUNT  
SPENT ON  
HEALTHCARE

**\$1,410,901,135**

TOTAL AMOUNT  
SPENT ON  
HEALTHCARE



# AERIAL MAP



**MEDICAL  
CENTER  
WEST**

**WEST GENESEE STREET**

**CENTRAL NY  
DEVELOPMENTAL**

**SYRACUSE HEARING  
SOLUTIONS**

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