

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

1304 BUCKLEY ROAD

CLASS A MEDICAL & OFFICE
SPACE AVAILABLE FOR LEASE

VIP

**A VIP STRUCTURES
DEVELOPMENT**

PROPERTY DETAILS

The O'Neill Building, located at 1304 Buckley Road In Syracuse, is a professionally managed multi-tenant, Class A office building.



- Locally owned and managed by VIP Structures
- Class A finishes
- Abundant on-site parking and ADA compliant accessibility
- Conveniently positioned near I-90 and I-81
- High efficiency HVAC (closed loop water source heat pump)
- Large monument sign with high-visibility from Buckley Road

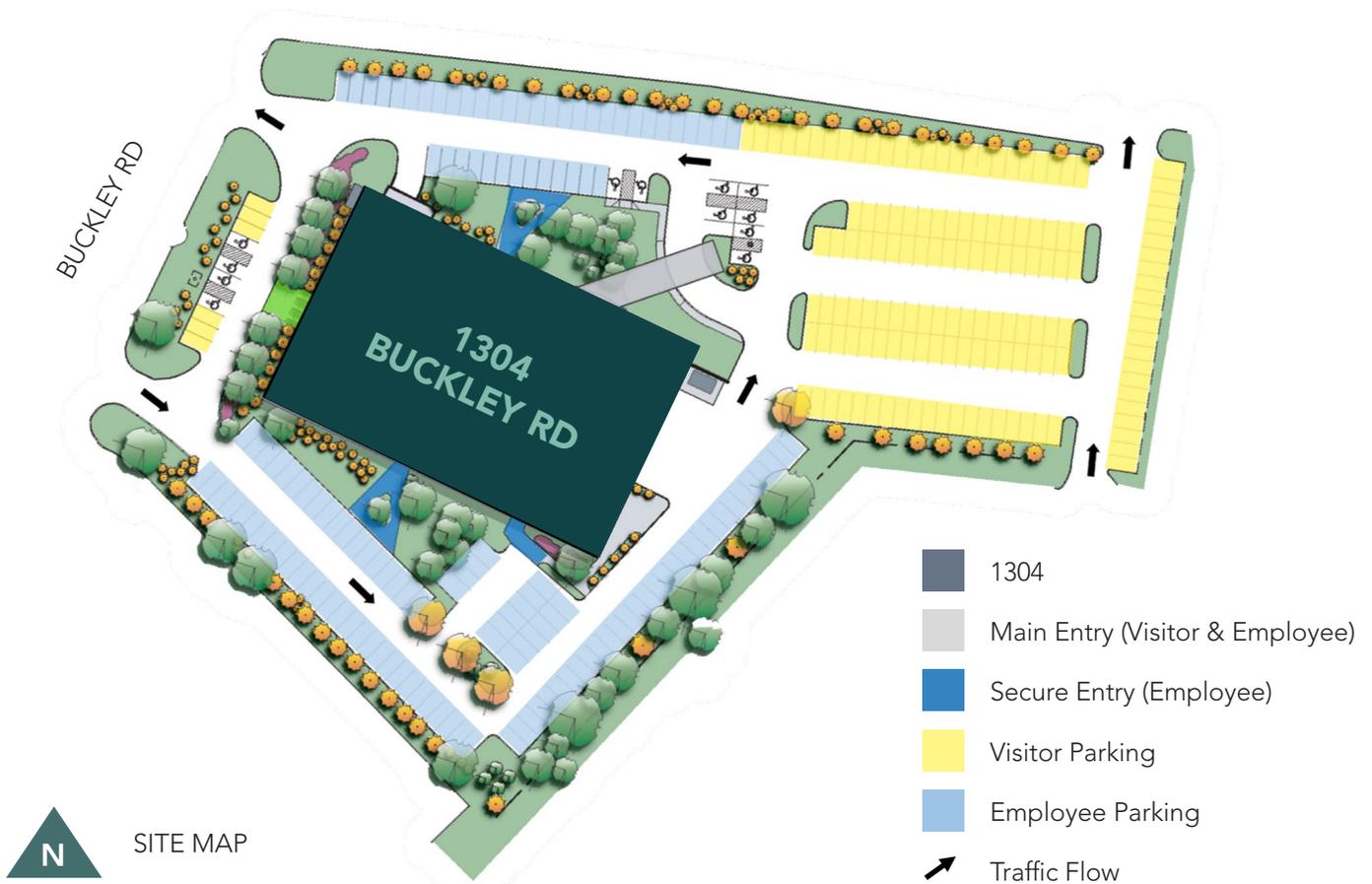
AMENITIES

- 24/7/365 building access
- Café & Deli (Available for lease)
- Designated employee entrances
- Nightly janitorial service included in lease
- Garage parking available



1304 Buckley Road, Syracuse, NY

- 1.5 mi Syracuse Regional Transportation Center
- 1.7 mi Destiny USA
- 3.8 mi St. Joseph's Hospital Health Center
- 4.4 mi Syracuse Hancock International Airport
- 4.6 mi Crouse Hospital
- 4.6 mi Upstate University Hospital



LEVEL I : TENANT MIX

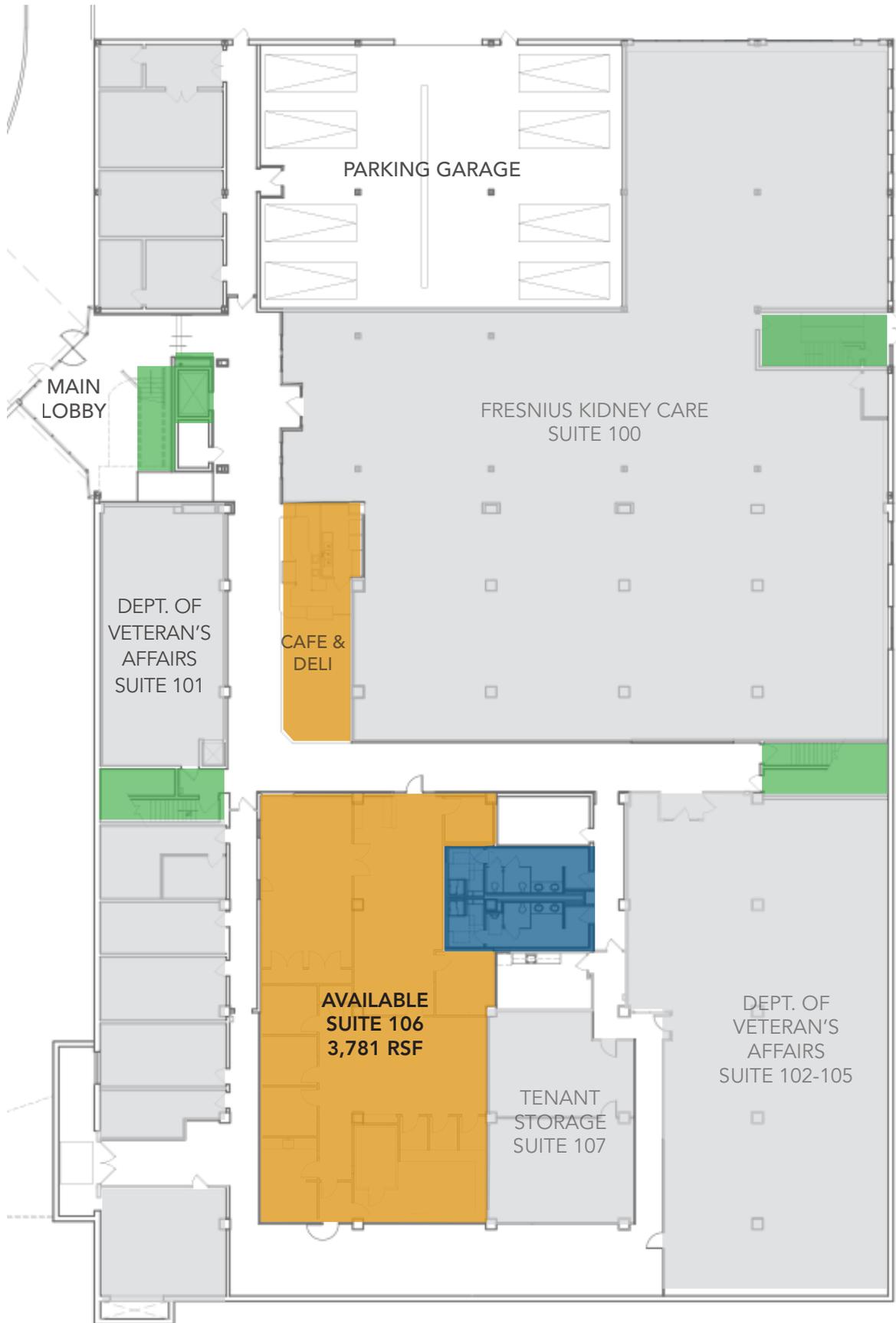
- 100 Fresnius Kidney Care
- 101 Department of Veteran's Affairs
- 102-105 Department of Veteran's Affairs
- 106 Available Suite
- 107 Tenant Storage

PLAN LEGEND

-  Available Suite
-  Occupied Suite
-  Circulation
-  Elevator | Stairway
-  Common Bathroom



**Three floors
of modern,
brightly-lit,
medical &
office space.**



NOT TO SCALE

LEVEL I

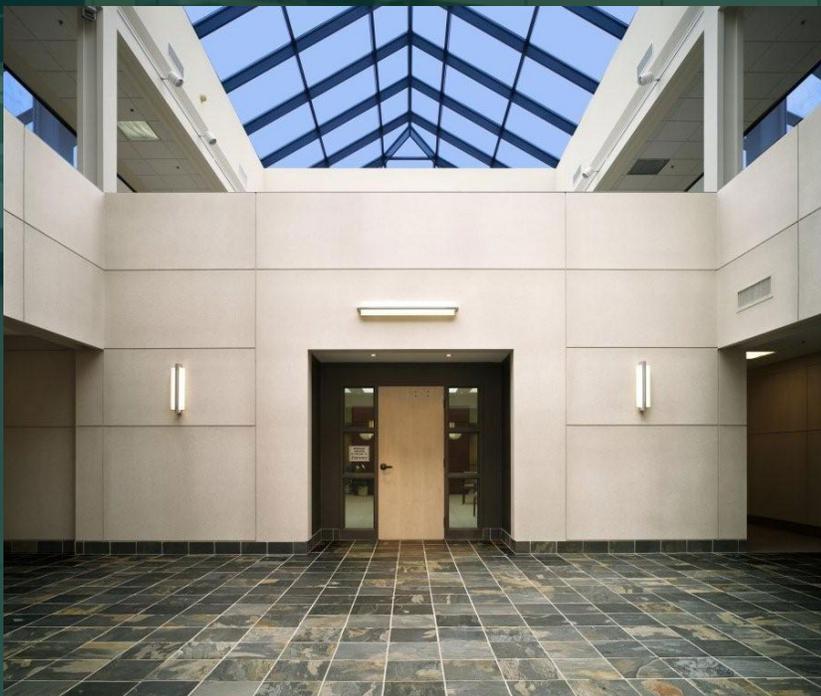
**Energy
efficient
lighting &
HVAC.**

LEVEL II : TENANT MIX

200	Nephrology Associates
201	Available Suite
202-A	Touching Hearts at Home
202-B	Loyal Source Government Services
203	Smiles by Design
205	Available Suite
206	Available Suite

PLAN LEGEND

	Available Suite
	Occupied Suite
	Circulation
	Elevator Stairway
	Common Bathroom



**High
Visibility
tenant
signage.**



NOT TO SCALE

LEVEL II

LEVEL II : TENANT MIX

300	Available Suite
301	Lasik MD Vision
302	Crouse Health Hospital
303	Department of Veteran's Affairs
304	Department of Veteran's Affairs

PLAN LEGEND

	Available Suite
	Occupied Suite
	Circulation
	Elevator Stairway
	Common Bathroom



Full
property
management
services.



NOT TO SCALE

LEVEL III

ABOUT THE LANDLORD

When you work with VIP, you have an entire organization of experts on your team – all communicating with you through a single point of contact.



DEVELOPMENT



ARCHITECTURE



ENGINEERING



CONSTRUCTION

Are you ready to move forward with a new location or simply need assistance talking through the possibilities? From delivering projects faster to minimizing long-term operation costs, VIP's integrated teams offers the right expertise at the right time throughout the building process. With 30 million SF built and 3 million SF developed, VIP has the expertise to finance, develop, design, construct and manage a wide range of products.



VIP DEVELOPMENT

A full-service real-estate development company driven by a team of talented professionals.

Property Management Philosophy

- Proactive, preventative maintenance service
- Procurement and administration of all third-party contracts
- Financial management and reporting
- Engagement of in-house design and construction teams to plan, budget, and execute renovations and capital improvements

Investment Opportunities

Looking to diversify your portfolio with real-estate holdings? Don't just rent, take advantage of the benefits associated with investment.

A red square logo with the letters 'VIP' in white, bold, sans-serif font.

VIP

A VIP STRUCTURES
DEVELOPMENT

1304

WEST

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