

1304 BUCKLEY ROAD

**CLASS A MEDICAL &
OFFICE SPACE AVAILABLE
FOR LEASE**

VIP

A VIP STRUCTURES DEVELOPMENT

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK

PROPERTY DETAILS

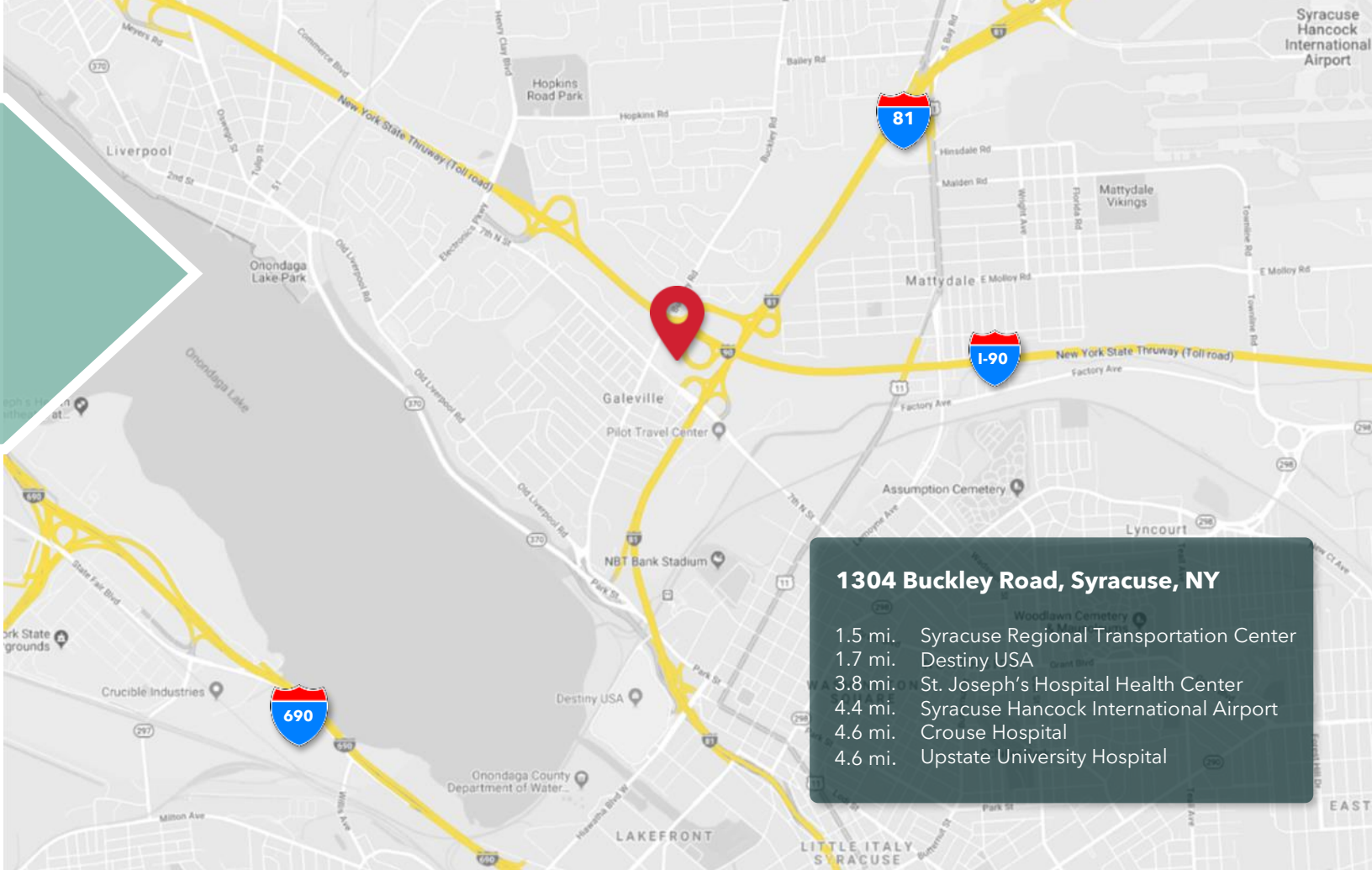
The O'Neill Building, located at 1304 Buckley Road In Syracuse, is a professionally managed multi-tenant, Class A office building.



- 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 HAVC (closed loop water source heat pump)
- Large tenant sign with high-visibility from Buckley Road

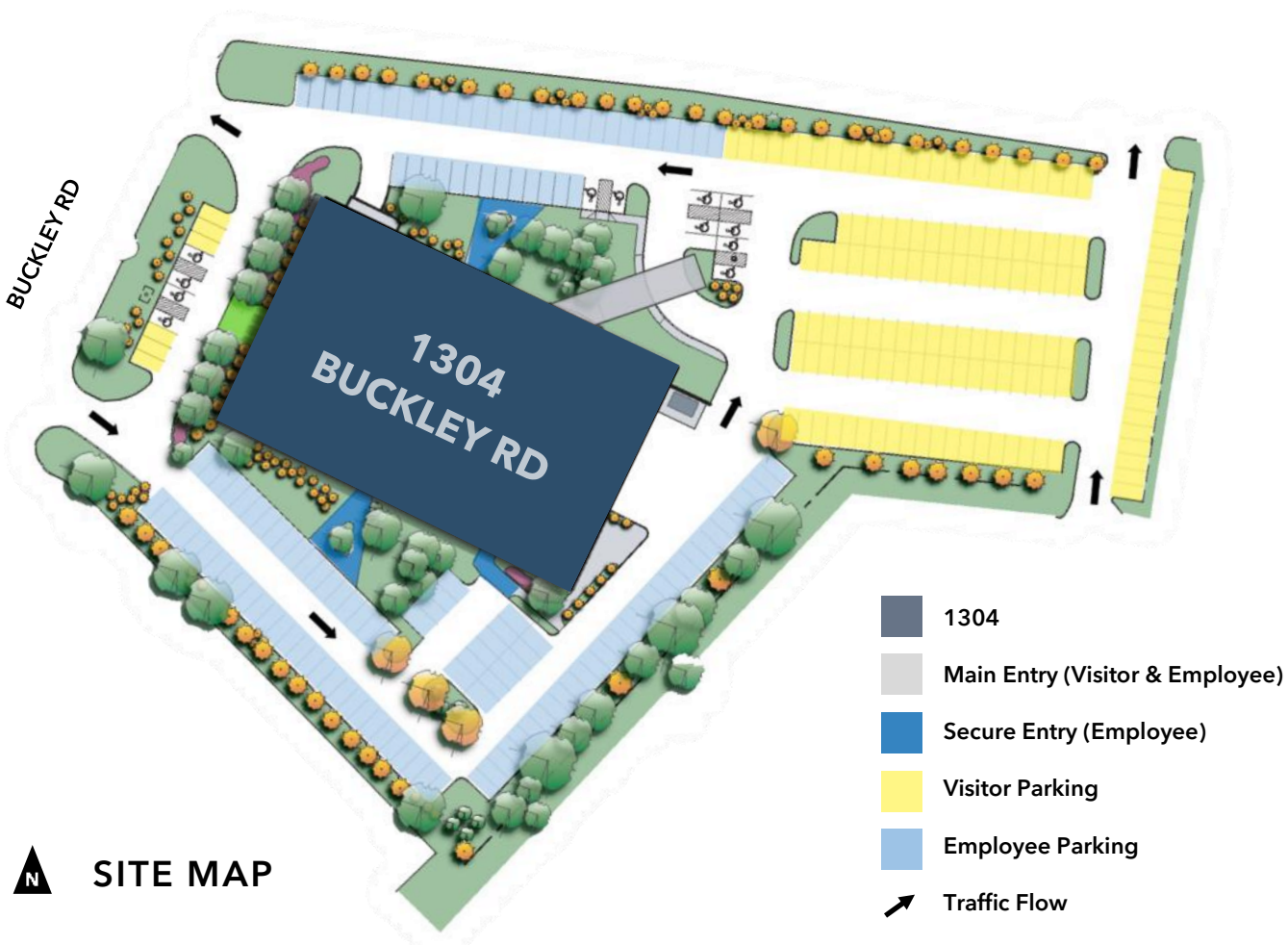
Amenities

- 24/7/365 building access
- Café & Deli
- 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

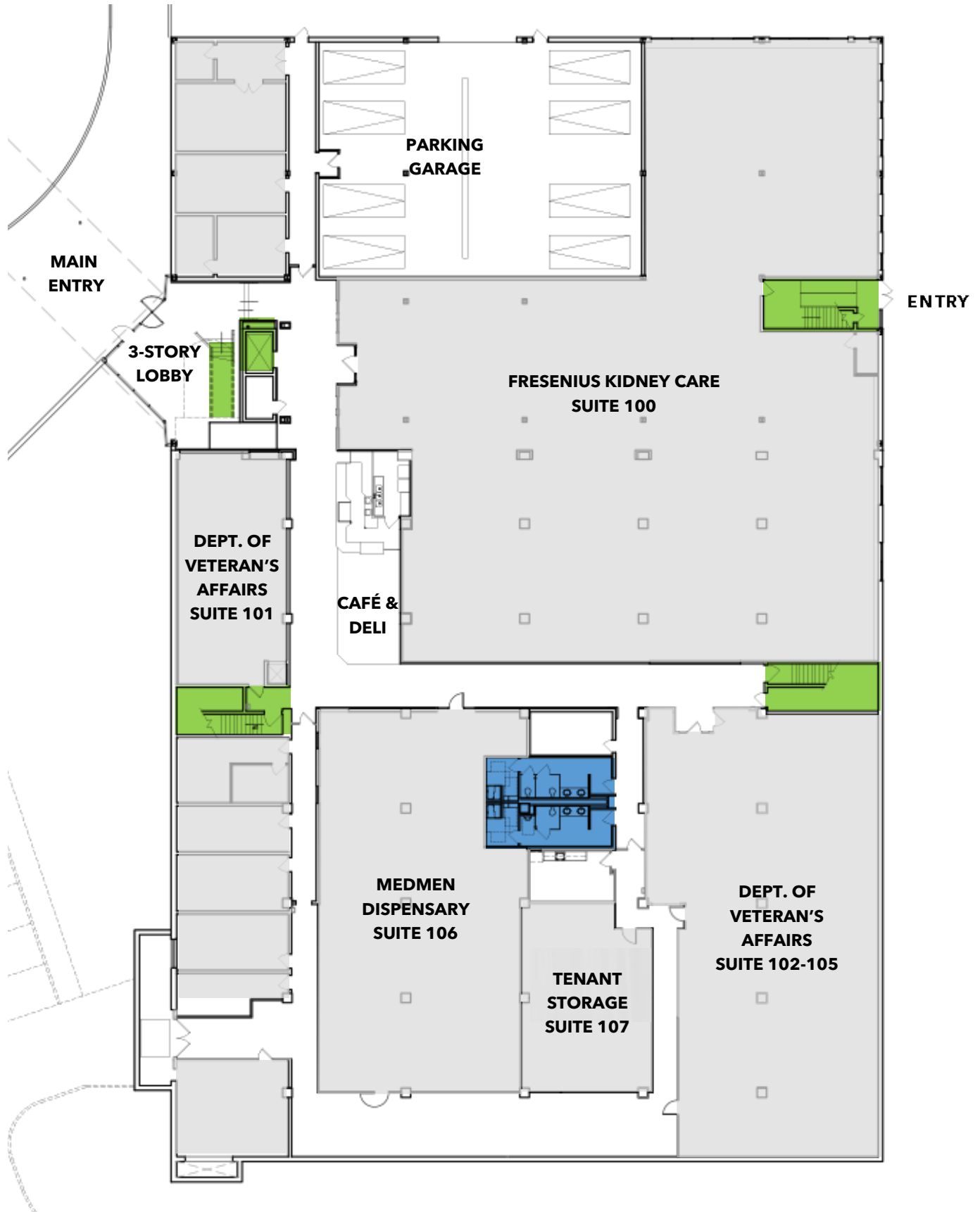
100	Fresenius Kidney Care
101	Department of Veteran's Affairs
102-105	Department of Veteran's Affairs
106	MedMen Dispensary
107	Tenant Storage

PLAN LEGEND

	AVAILABLE SUITE
	OCCUPIED SUITE
	CIRCULATION
	ELEVATOR STAIRWAY
	RESTROOM (COMMON)



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



* NOT TO SCALE

LEVEL I

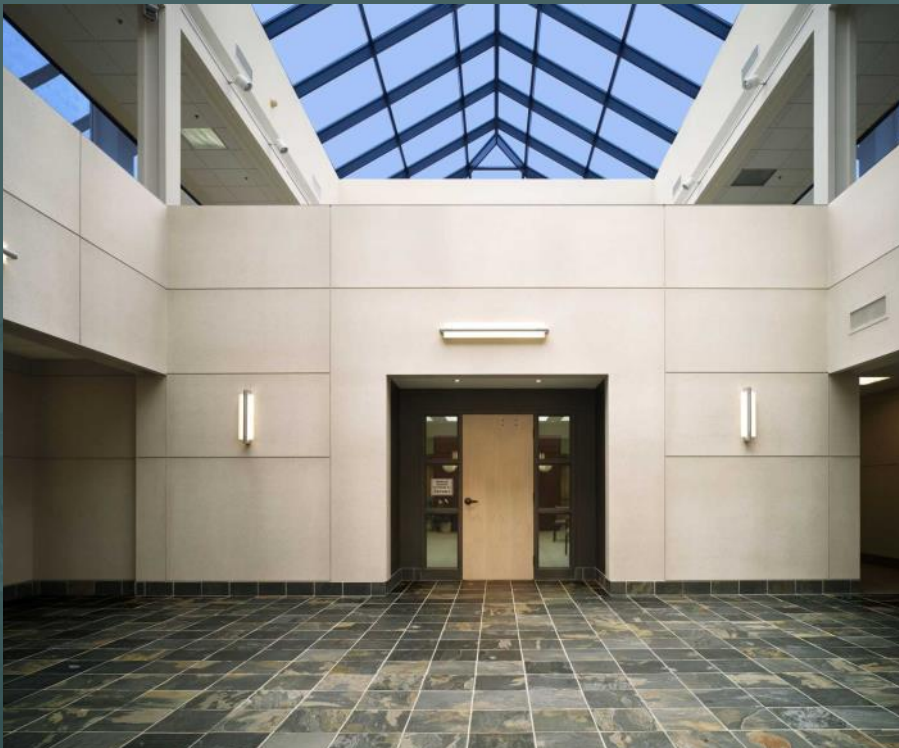
Energy efficient lighting and HVAC.

LEVEL II : TENANT MIX

200	Nephrology Associates
201	Available Suite
202	Available Suite
203	Smiles by Design
205	Available Suite
206	Available Suite

PLAN LEGEND

	AVAILABLE SUITE
	OCCUPIED SUITE
	CIRCULATION
	ELEVATOR STAIRWAY
	RESTROOM (COMMON)



High visibility tenant signage.



* NOT TO SCALE

LEVEL II

LEVEL III : TENANT MIX

300 Available Suite




301 Lasik MD Vision

302 Available Suite

303 Department of Veteran's Affairs

304 Department of Veteran's Affairs

PLAN LEGEND

-  AVAILABLE SUITE
-  OCCUPIED SUITE
-  CIRCULATION
-  ELEVATOR | STAIRWAY
-  RESTROOM (COMMON)



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

- ⇒ Provide pro-active 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.



VIP

A VIP STRUCTURES DEVELOPMENT



Cory LaDuke
Associate Real Estate Broker
CBRE Upstate NY

Office: 315.422.4200 x 321
Mobile: 315.877.3951
Email: cory.laduke@cbre-syr.com

CBRE Upstate NY

PART OF THE AFFILIATE NETWORK