

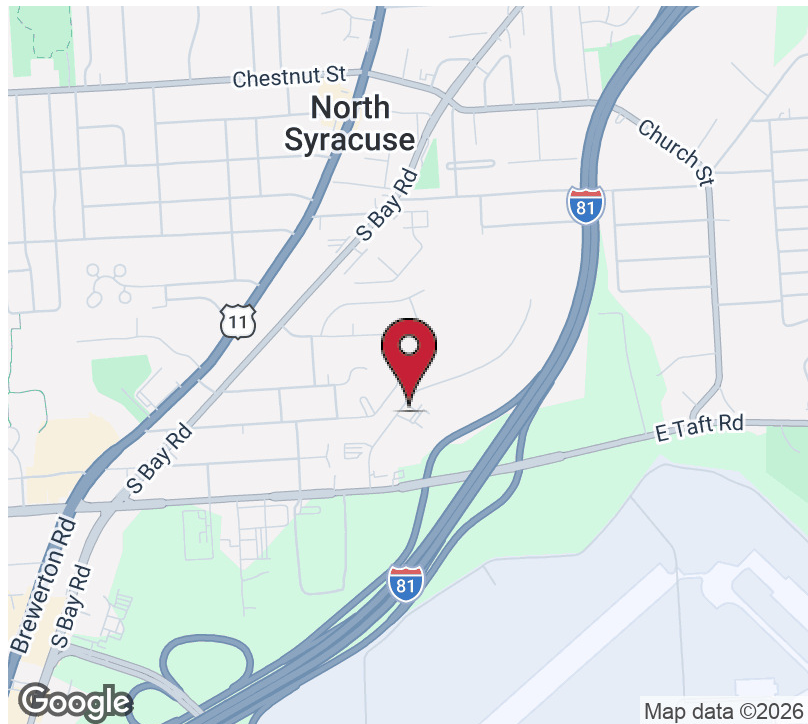
200 GATEWAY PARK DRIVE SYRACUSE, NY 13212

FLEX PROPERTY FOR LEASE

JOSHUA W. PODKAMINER, SIOR, CCIM
315.423.9390
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J|W|P
COMMERCIAL

SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10.00 SF NNN
Building Size:	18,000 SF
Available SF:	1,200 SF
Year Built:	1987
Renovated:	2025

PROPERTY OVERVIEW

High-Quality 3-Building Office / Flex Industrial complex. Attractive block buildings with grade level and dock level access. One suite of 1,200 SF available for lease.

PROPERTY HIGHLIGHTS

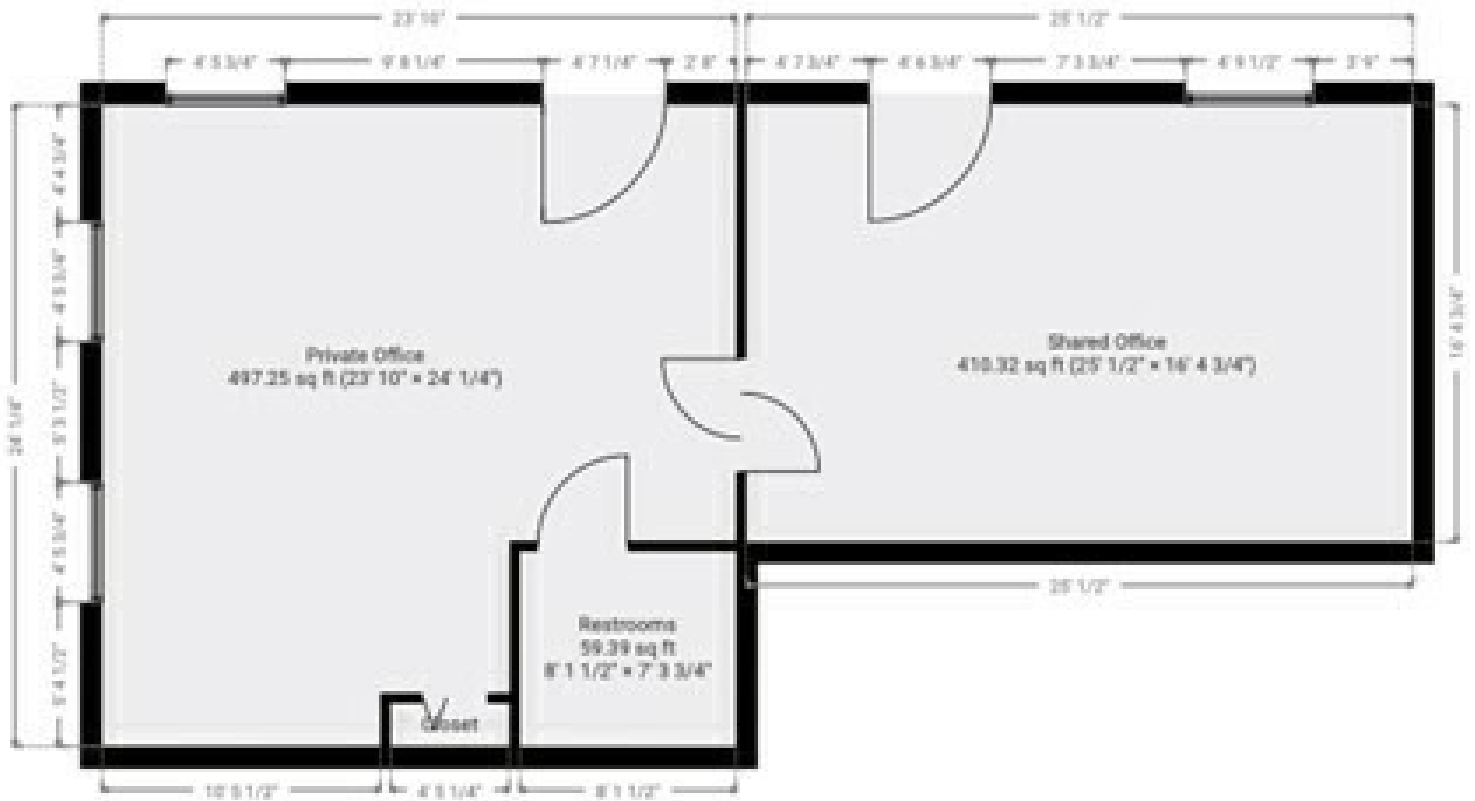
- High-Quality Block Construction
- Recent Improvements (Paving and Roof Work)
- Central Location
- Excellent Interstate Access
- Close Proximity to Hancock International Airport
- Close Proximity to Micron Site in Clay, NY (see aerial)
- Solid Tenants

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SUITE B1 - FLOOR PLAN

▼ Ground Floor

TOTAL AREA: 1111.90 sq ft - LIVING AREA: 1111.90 sq ft - ROOMS: 4



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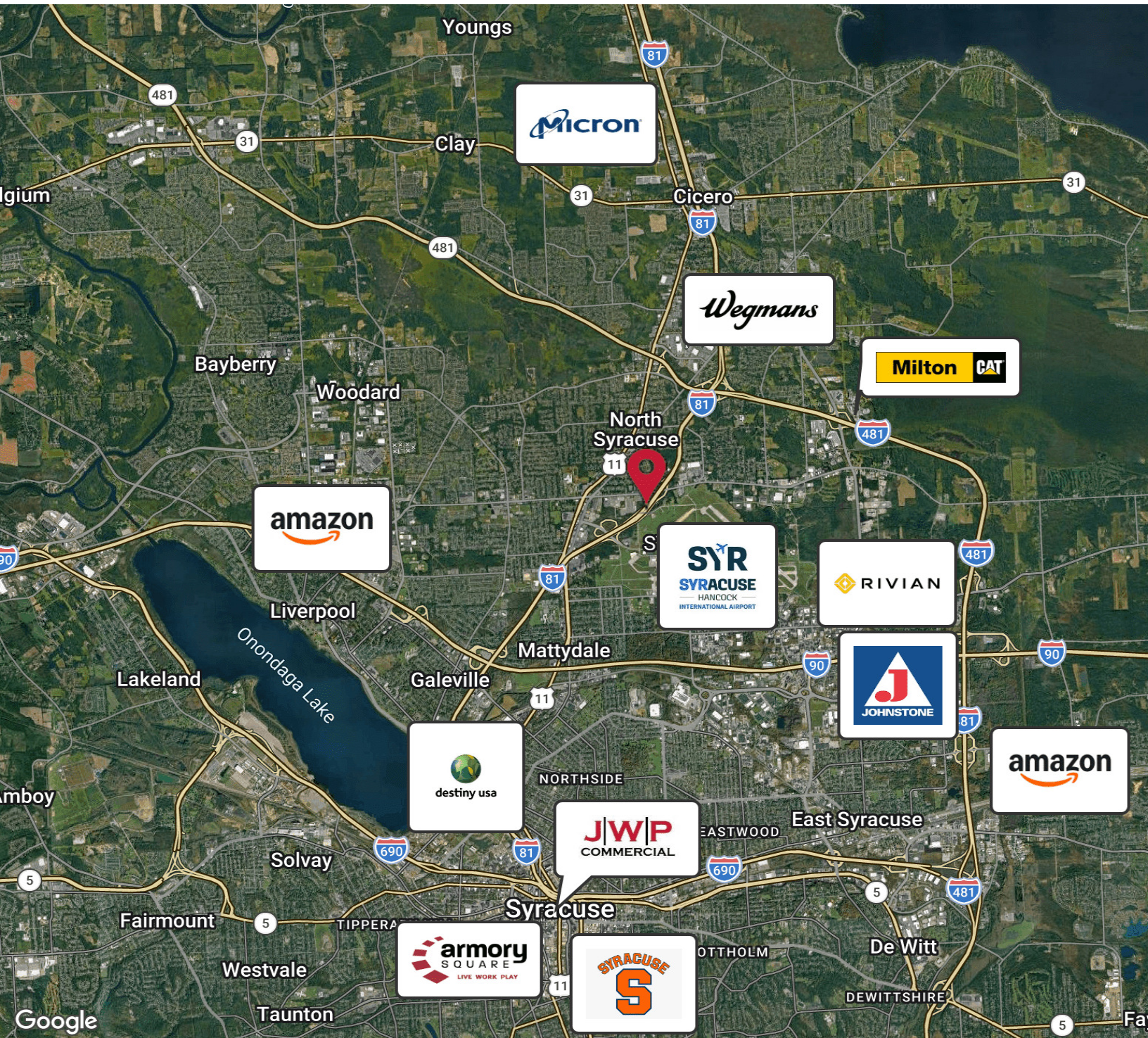
PHOTOS



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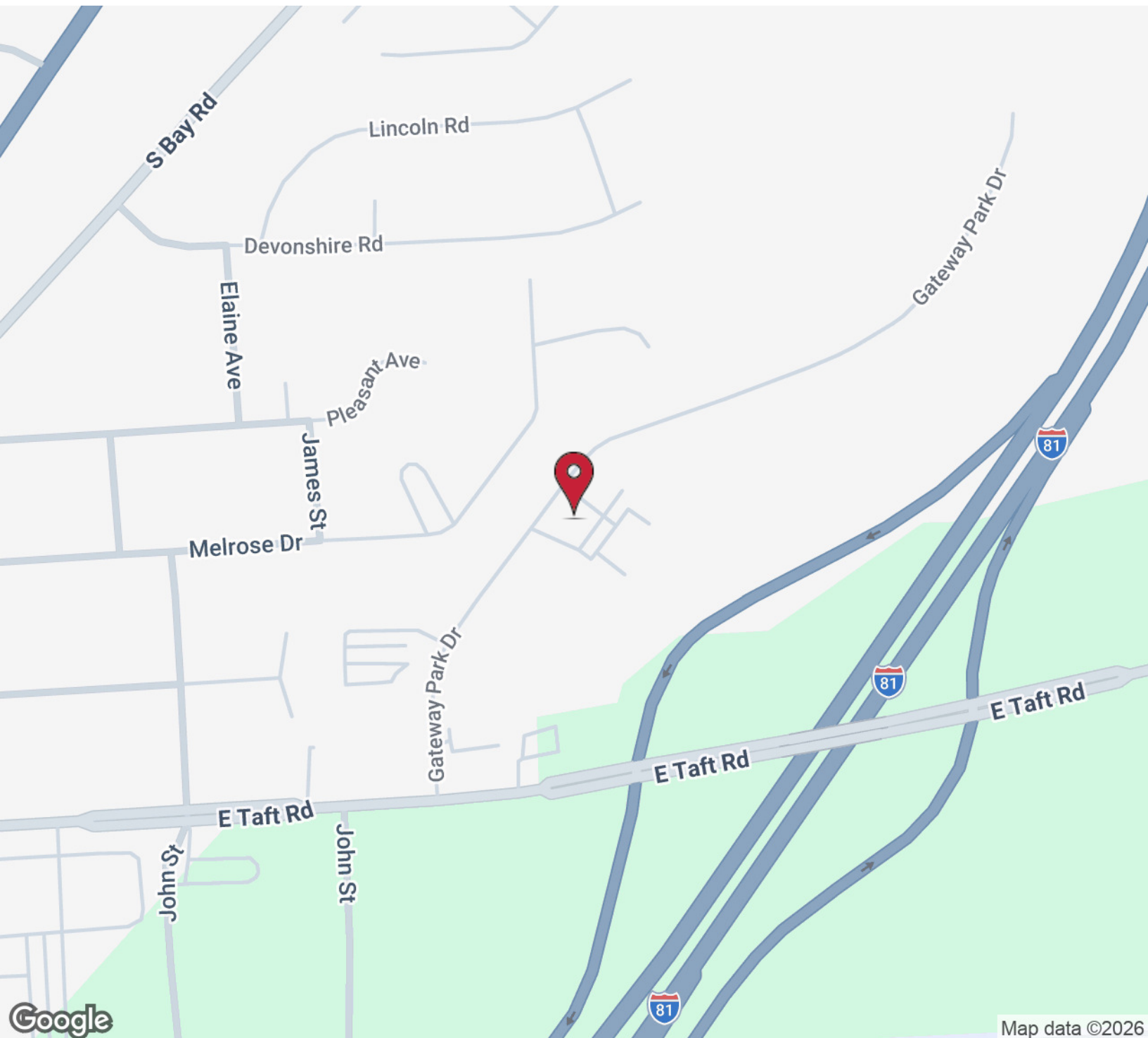
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AERIAL MAP



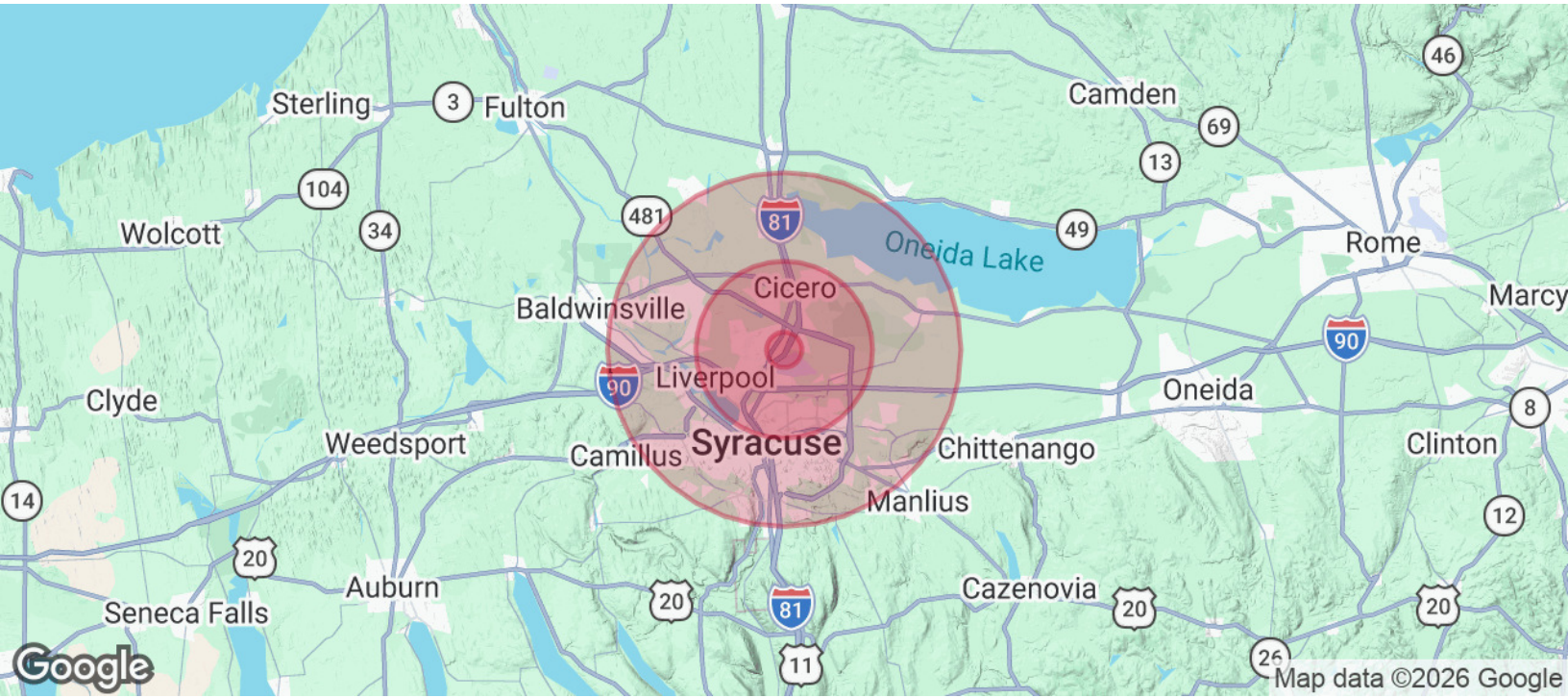
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,109	132,743	382,356
Average Age	44	41	41
Average Age (Male)	42	40	39
Average Age (Female)	46	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,936	57,259	159,346
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$81,910	\$88,202	\$90,707
Average House Value	\$176,568	\$202,999	\$221,022

2020 American Community Survey (ACS)

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ADVISOR BIO 1



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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