

6,880 Sq Ft
Professional/Medical Office

FOR LEASE



\$27.50psf NNN

**4488 Onondaga Blvd
Syracuse, NY 13219**



PAPYRUS
REAL ESTATE SOLUTIONS

Scott Dumas

LICENSED REAL ESTATE BROKER

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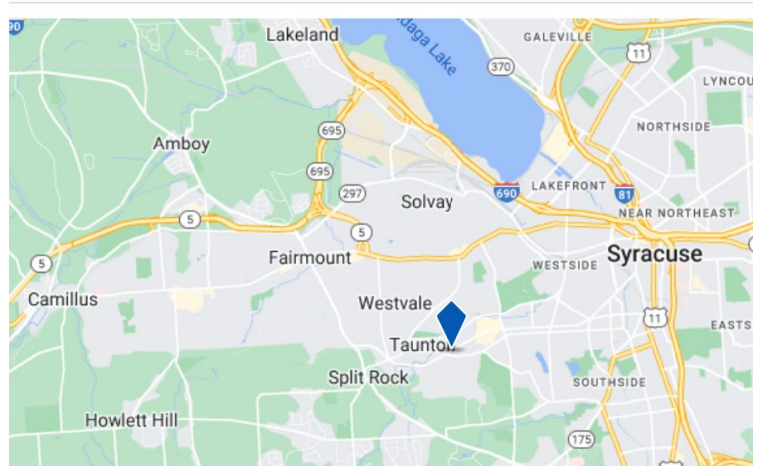
PAPYRUS REAL ESTATE SOLUTIONS, LLC
7207 East Genesee Street
Fayetteville, NY 13066

- Adirondack-style professional office building.
- 6,880 SF single-story layout.
- 17 private offices plus 6 cubicles.
- Four large offices with stone accents.
- Large entry foyer with gas fireplace set in stone.
- Updated men's and women's restrooms, plus additional restroom with full shower.
- Private employee entrance and flexible office configuration.
- Located directly in front of FamilyCare's largest practice.
- Former occupant was a general practitioner with +5 doctors.

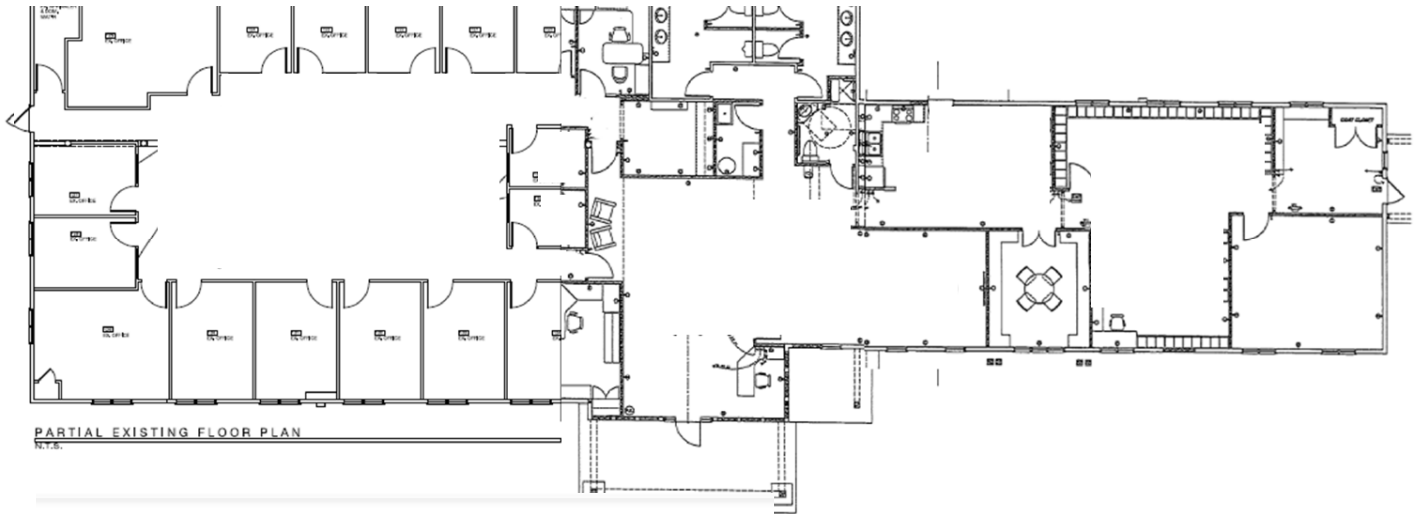
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- 1.63-acre commercial site with ample onsite parking(33).
- Immediate Westvale/Taunton area location.
- Close to Westhill High School, Wegmans & Downtown Syracuse.
- C-Commercial zoning; building class B; built 1986 & remodeled in 2024.



EXISTING FLOOR PLAN - EST. 6,880 SQ FT



- Well-maintained professional setting.
 - Great architectural character and stone accents.
 - Many private offices.
 - Configured for an office user seeking a prominent west-side location.
- Move-in ready condition.