

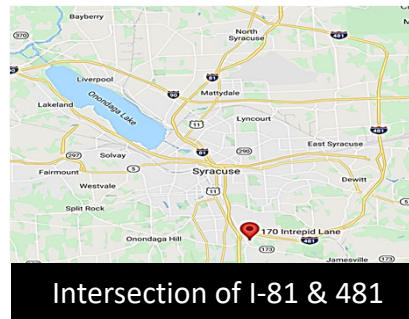
Medical / Office Space
2,447 Sq Ft Available of
Front of 2 Tenant Office Building

170-A INTREPID LANE
SYRACUSE, NY. 13205

BRIGHTON HILLS - PRIME SPACE FOR LEASE



VIEW OF SPACE FROM INTREPID LANE



Intersection of I-81 & 481



**VIEW OF ADJACENT(REAR) SPACE AND
MAIN ENTRANCE FROM PARKING LOT**

Property Details:

- Former Chiropractor office.
- 28 Shared parking spaces with adjacent Tenant(chiropractor).
- Existing design includes 10 exam rooms(1-oversized), patient waiting area, 1 bathroom, staff kitchen/eating area, securable office, security system & rear door for employee access.
- Gas & electric are direct & separated from adjacent tenant.
- Front signage on Intrepid Lane & visible from E Brighton Ave.
- Close to I-81/481 exits, easy access from Manlius, downtown, other medical, Loretto, Brighton Towers & Nob Hill Apartments.
- Building constructed 1992 with many upgrades including roof, carpet & HVAC.
- Rent includes taxes, property insurance, common area & water. Tenant responsible for utilities & trash charges.



A Subsidiary of Smartcore Consulting, LLC.
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\$3,365/Month Gross(\$16.50 psf)

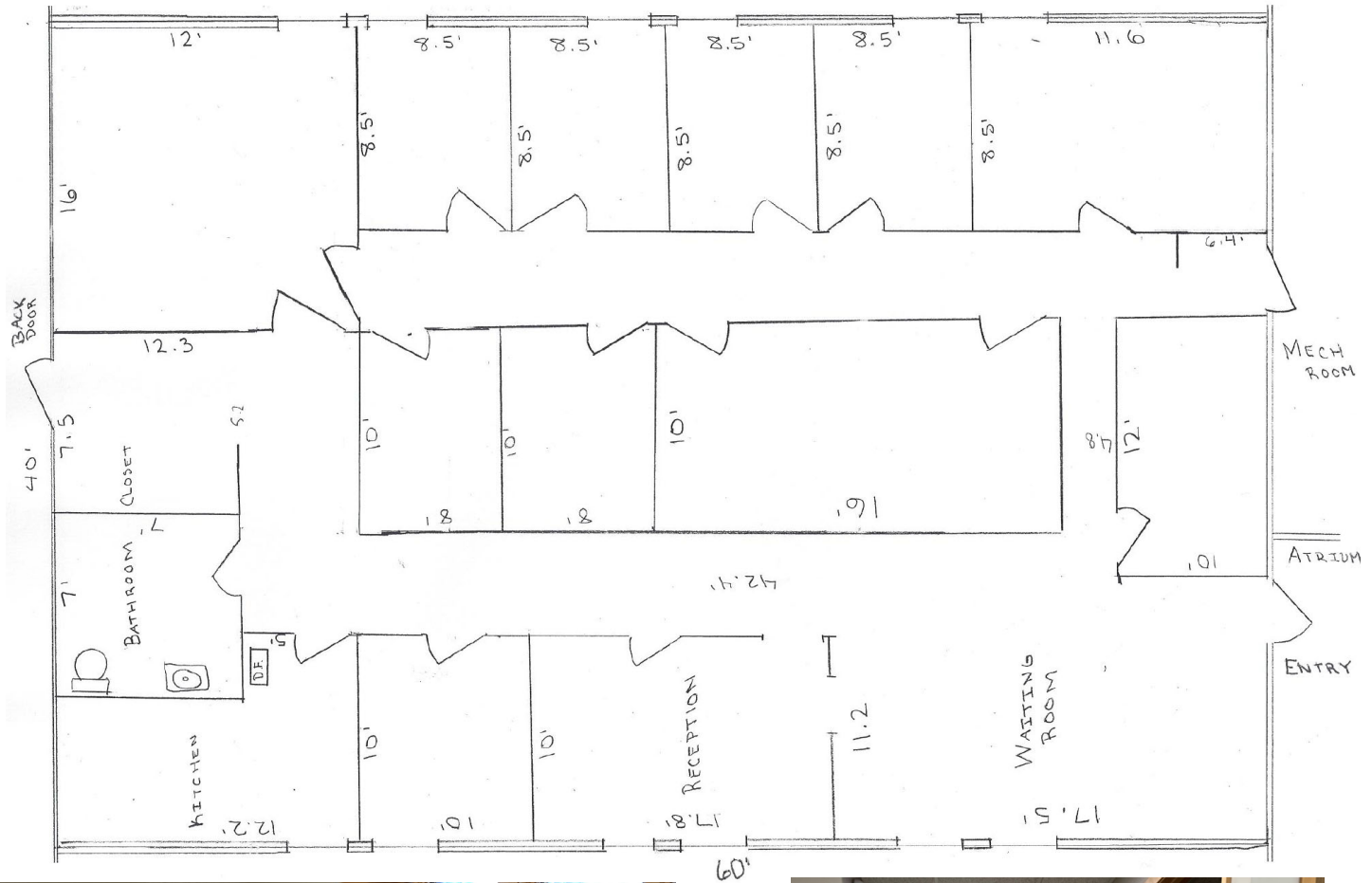
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