

1,145± SF Medical Condo Available for Sublease
Property Highlights

- Located in the heart of the University Hill Neighborhood
- Newly remodeled
- Flexible floor plan
- Sublease expires 2/14/2023 with ability to continue through 8/13/2025
- Professionally managed
- Onsite parking garage
- Accessible and convenient location
- Onsite security
- Approximately ½ mile to Upstate University Hospital, Crouse Hospital, VA Medical Center, Golisano Children's Hospital and approximately 1.5 miles from St. Joseph's Hospital

Demographic	1 Mile	3 Miles	5 Miles
Population	27,472	148,939	221,475
Households	10,226	58,251	89,060
Average Income	\$33,125	\$53,423	\$63,446
Daytime Employees	68,090	129,901	188,662
Source: ESRI Business Analyst 2019			

Traffic Counts	
Irving Avenue	8,858 AADT
South Crouse Avenue	4,765 AADT
Source: NYS DOT 2016	

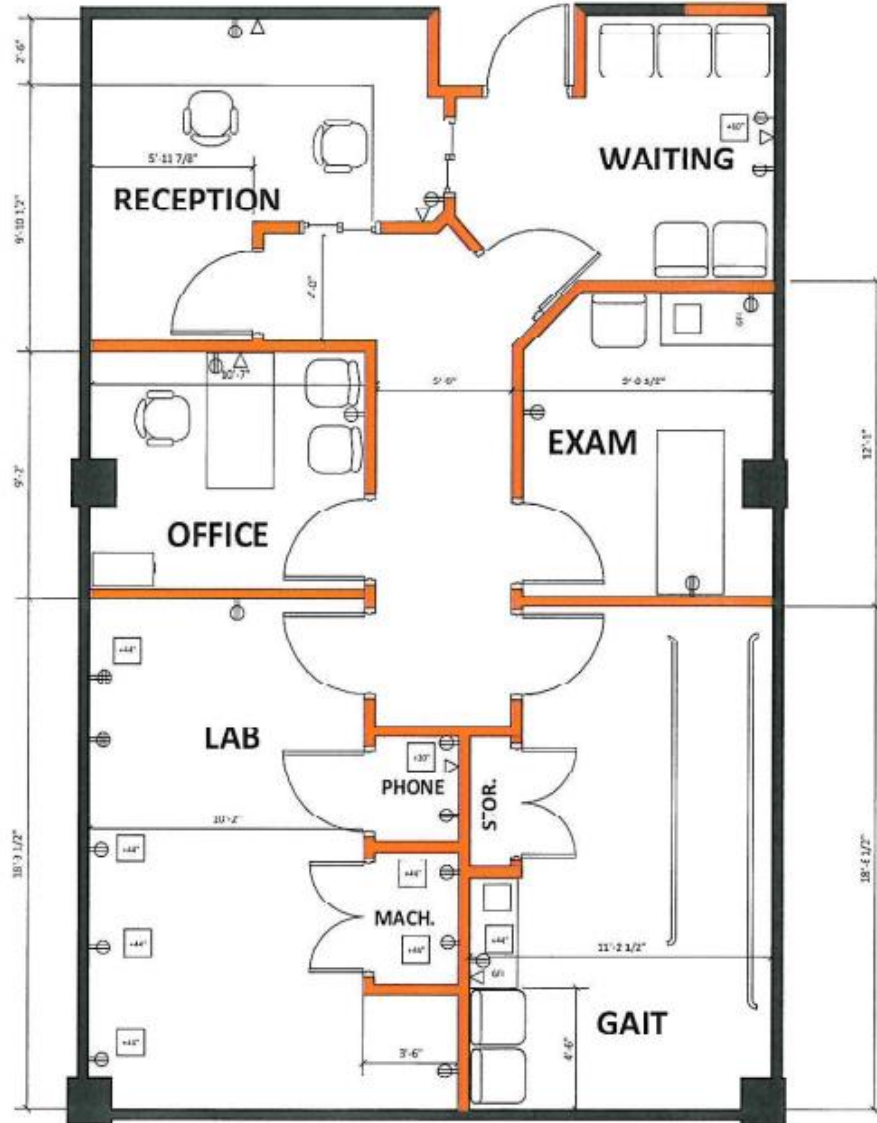


For more information, please contact:

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Preliminary Floor Plan D
Hanger Clinic – Syracuse, NY
Madison Irving Medical Center
Unit 216





Pyramid Brokerage
Company

FOR SUBLEASE

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