

# TERM SHEET

**514 WEST GENESEE**  
SYRACUSE, NEW YORK 13204

## **SPACE AVAILABLE:**

- 16,500 rentable square feet available
- FLEXIBLE SPACE FOR OFFICE, RETAIL, LIGHT MANUFACTURING, SERVICES, MIXED USES

## **For Buyer:**

- \$695,000.00 (2<sup>nd</sup> reduction)

## **FOR TENANT:**

### TERM:

- Three or more years

### BASE RENT:

- \$12.00 per rentable square foot per year
- NNN lease – utilities, taxes, insurance, general maintenance and grounds keeping

### UTILITIES:

- Separately metered gas/electric for HVAC, lights and outlets

### TAXES:

- \$15,400.00

### PARKING:

- 34 spaces included

### SPACE IMPROVEMENTS:

- Delivered to tenant as-is