

EXCLUSIVE FOR LEASE

ITHACA COLLEGETOWN BUSINESS DISTRICT

FLEX / OFFICE / RETAIL LEASE OPPORTUNITY**Property Highlights**

- Mixed-use 6-story Commercial Building
- Commercial plus 121 apartment units
- Heart of Collegetown Business District
- Within short walk of Cornell University Campus
- Ground Floor Space - 5,720+/- SF
- Space Plan - Mix of private offices; meeting / conference rooms; kitchenette / break room; multiple restrooms; flex and storage space
- Multiple entries /exits
- Potential to sub-divide for right tenant(s) / use(s)
- Parking in nearby Municipal Garage or on street

Area Highlights

- Cornell is largest School in Ivy League with some 26,000 students
- Cornell Faculty & Staff total nearly 13,900
- Collegetown is home to some 8,000 renters and 2,000 year-round residents
- City of Ithaca is one of the fastest growing cities in New York State
- Region boasts on one of the strongest economies in the State drive by education, healthcare, high tech & tourism

ASK BROKER FOR COMPLETE DETAILS**EXCLUSIVE CONTACT****David G. Huckle, SIOR****Associate Real Estate Broker**

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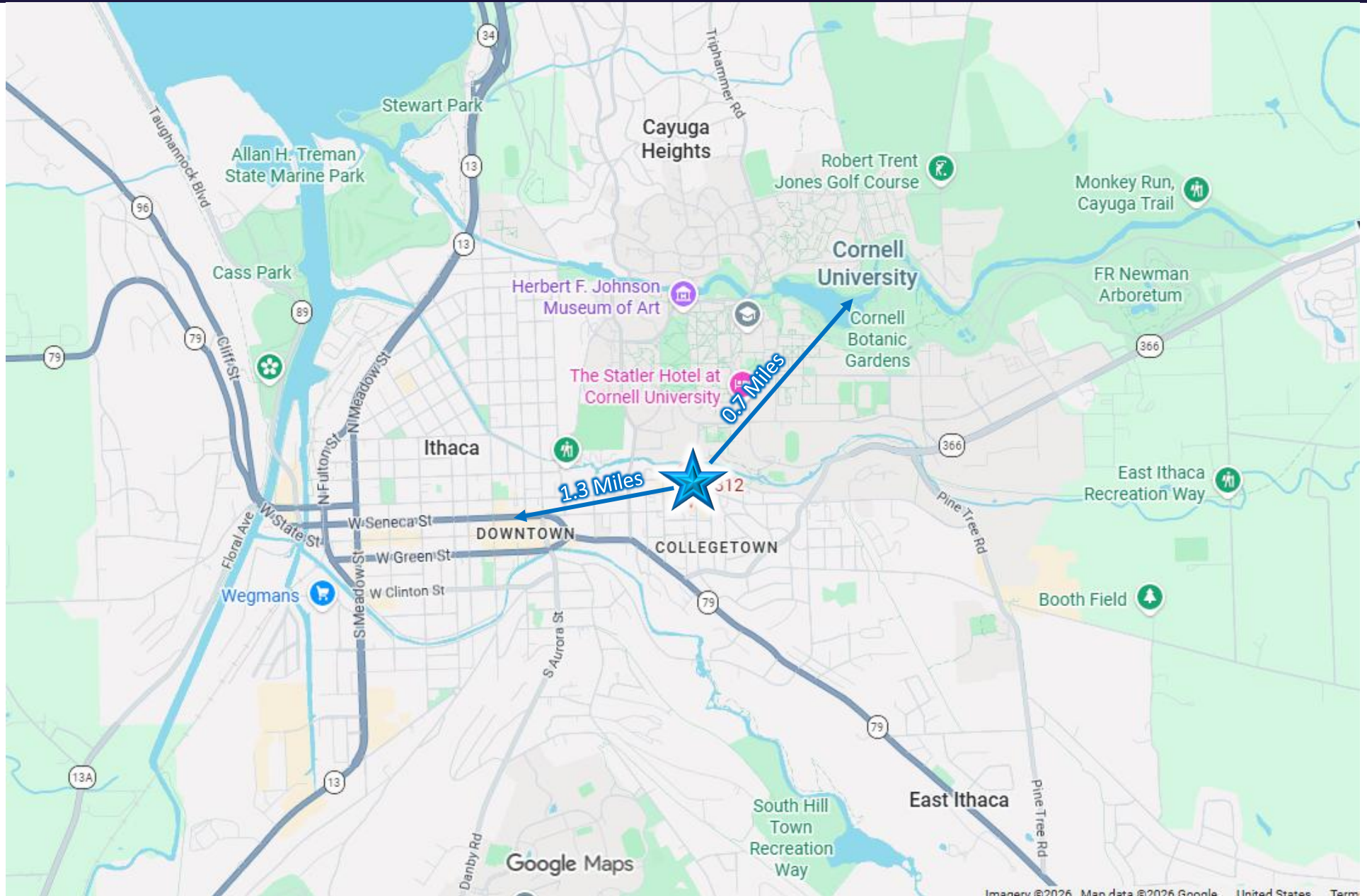


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312 College Avenue Location Map



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Space Plan





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Interior Images





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