CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

110 Genesee Street
Auburn, New York 13021



FOR SALE

INVESTMENT PROPERTY

Property Highlights

- 34,200± SF, fully leased office building in the heart of downtown Auburn
- Easy access and good visibility in a convenient, well-established area.
- Plenty of parking for both visitors and employees.
- The property has been well maintained throughout.
- A track record of stable, long-term occupancy.
- Rents are at or slightly below market, leaving room for income growth.
- Auburn is the economic hub of Cayuga County. Its downtown has benefited from a $10 million New York State Downtown Revitalization Initiative award, supporting continued reinvestment in housing, retail, and mixed-use projects.
- Auburn's economy rests on major employers in healthcare, education, government, and manufacturing. Tourism to the Finger Lakes and historic sites like the Harriet Tubman National Historical Park and the Seward House Museum adds steady visitor activity. Auburn is also within commuting distance of Micron's planned semiconductor campus in Clay, which is expected to drive regional growth.



EXCLUSIVE CONTACT

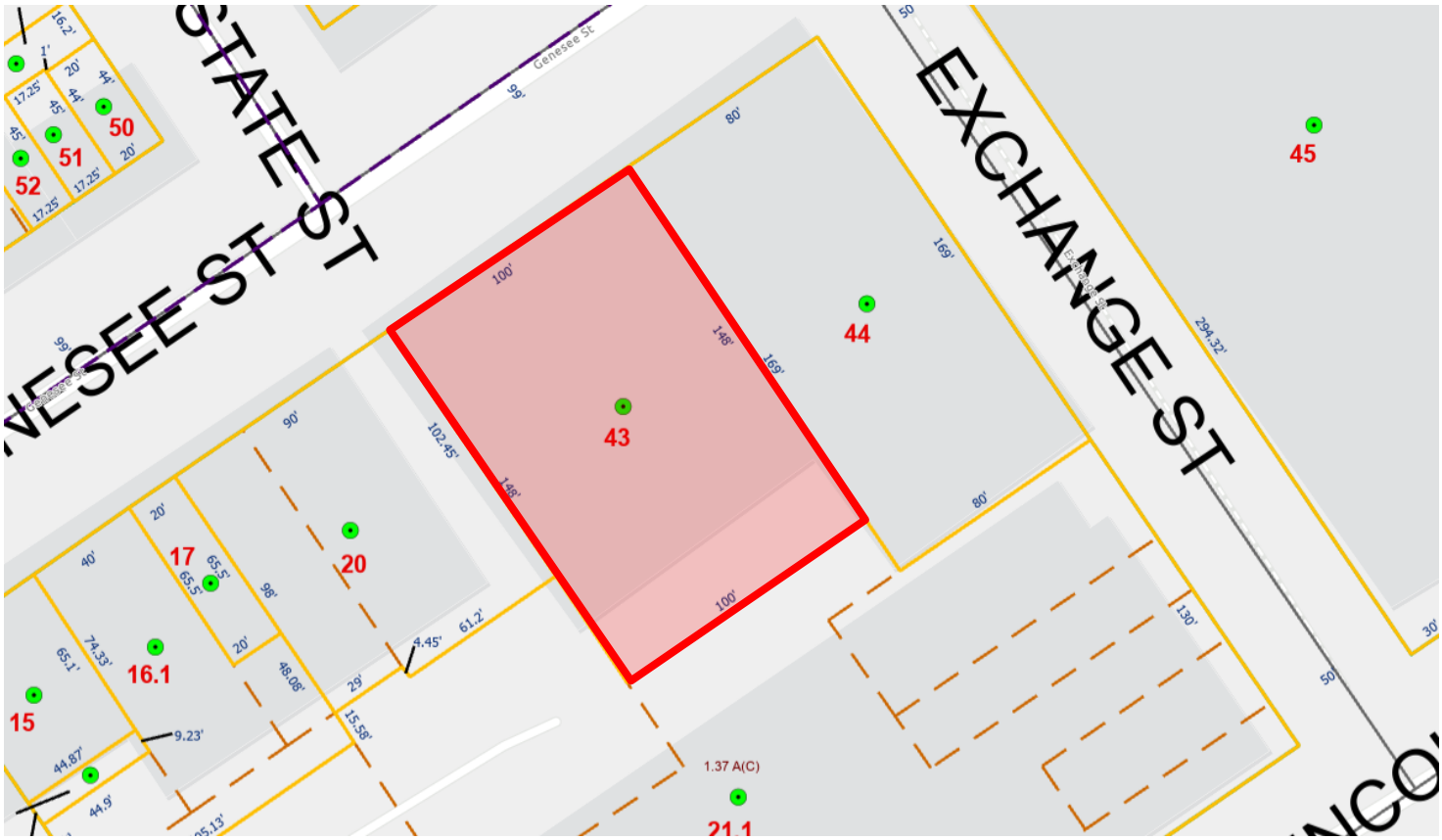
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