

200803944 1617 NORTH JAMES STREET

\$15/ sq. ft.

FOR LEASE

Near/Between: ROME HOSPITAL

ROME

Lot Size = 260 X 347

Acres = 2.14

Use : OFFICE BUILDING

Tax Map : 223.016-3-12



BUILDING SQUARE FEET

Appx. Building : 22000
Office : 0
Warehouse : 0
Retail : 0
Manufacturing : 0
Lot : 0

Age : 40
Stories : 1
Units : 10
Parking Spcs : 117
Ceiling Height : 8
Ovhd Doors : 0
Height OvHd Dr : 0

County : ONEIDA
School : ROME
Ext. Appear : VERY GOOD
Int. Appear : VERY GOOD
Possession : TO BE DETERMINED
Roof : RUBBER
Basement : PARTIAL

FINANCIAL

Assessment = \$1,465,000
City/Assmt = \$0
School Taxes = \$0
County Taxes = \$0
Village Tax = \$0
Special Tax = \$0
Total Taxes = \$0
Net Income = \$0
Annual Gross = \$0
Lease/Month = \$0

EXPENSES/YEAR

Insurance = \$0
Water = \$0
Elec/Gas = \$0
Maintenance = \$0
Management = \$0
Other = \$0

Heat : FORCED AIR,GAS
Heating Systems : 12
Sewer : PUBLIC INSTALLED
Electricity : 3 PHASE
Electric Meters : 12
Amps : 800
Flooring : CONCRETE
Cooling : CENTRAL
Cooling Systems : 12
Gas : NATURAL GAS
Gas Meters : 12
Water : PUBLIC INSTALLED
Water Meters: 0
Exterior : BRICK,STUCCO

Envir. Assess. Available Phase 1 : Yes
Envir. Assess. Available Phase 2 : No

Loan Balance = \$0
Loan Payment = \$0

Loan Rate = \$0
Loan Expiration = N/A

Tenant Pays : ELECTRIC,GAS,OTHER

EXTRAS : FRONTAGE EXP, PUBLIC TRANSPORTATION

INFO WITH BROKER : LEASE INFORMATION

REMARKS : CLASS A MEDICAL OFFICE BUILDING FOR LEASE. BUILT TO SUIT FROM 1,000 TO 5,000 SQ/FT. TOTALLY RENOVATED BUILDING DIRECTLY ACROSS FROM ROME HOSPITAL (5 MIN. WALK). 100% HANDICAP ACCESSABLE. COMPETITIVE RENTS.

SALES AGENT: PATRICK AGEN (0028)
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