



Madison Irving MEDICAL CENTER

HIGHLIGHTS

- First class 95,000 square foot medical office building
- Institutional quality design and construction
- Full building services for maximum provider convenience
- Professional property management
- Economical lease arrangements
- Easy access via 1-81, 1-690 & East Genesee Street
- Convenient weather protected parking in attached 530 car garage

PRIME LOCATION

- Prominent corner location in high growth University Hill health care district
- Convenient to Crouse Hospital, SUNY Upstate Medical Center, VA Medical Center, Hutchings Center and other providers.
- Located within 15 minutes of most of the Syracuse Metropolitan area.

PROVIDERS

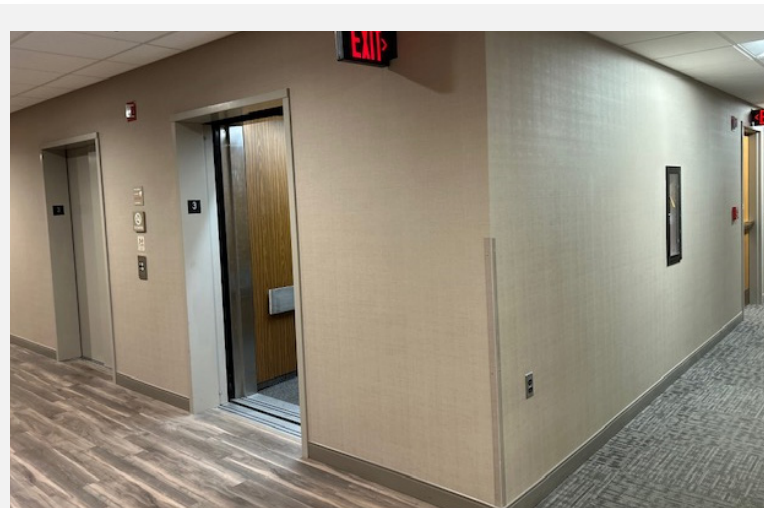
- Crouse Hospital One Day Surgery Center
- Crouse Medical Practice GYN
- Upstate Golisano Center for Special Needs
- Upstate Cancer Center GYN Oncology
- Upstate Pediatric Pulmonary Center
- Primary care and specialty practices
- Laboratory and testing services



Main Lobby



Waiting Area



Updated Common Area

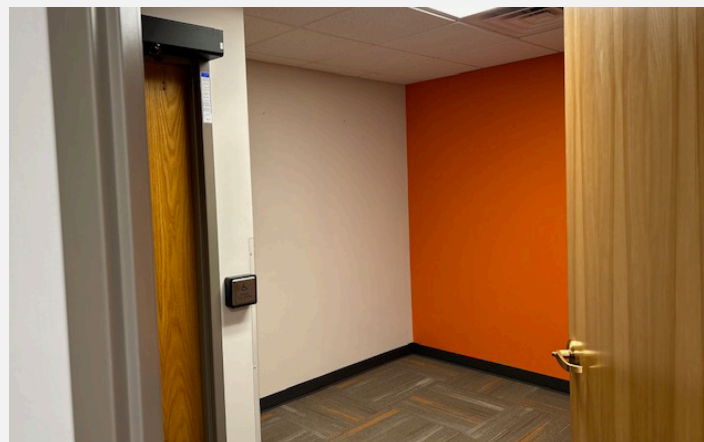




Suite 210 – 3,856 SF



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Suite 216 – 1,145 SF



Suite 216 – 1,145 SF



Lobby Suite 102 - 1,843 SF



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Madison Irving Medical Center offers many patient friendly features:



- Centrally located in Syracuse's medical district.
- Convenient 15-minute drive from most of Syracuse and Onondaga County
- Easy access via I-81, I-690, Erie Blvd. and East Genesee St.
- Located on the corner of Irving Avenue and Madison Street, with easy patient drop-off and Garage entrance
- Enclosed Garage parking provides direct access to building lobby

