

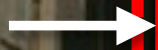


Photo taken of the Syracuse Herald Building in 1928

HERALD COMMONS

220 Herald Place
Syracuse, New York
In Herald Square





N.
Clinton
Street

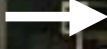
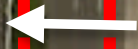
Herald Place



HORN COMPANIES, LLC
REAL ESTATE BROKERAGE, CONSULTING & MANAGEMENT

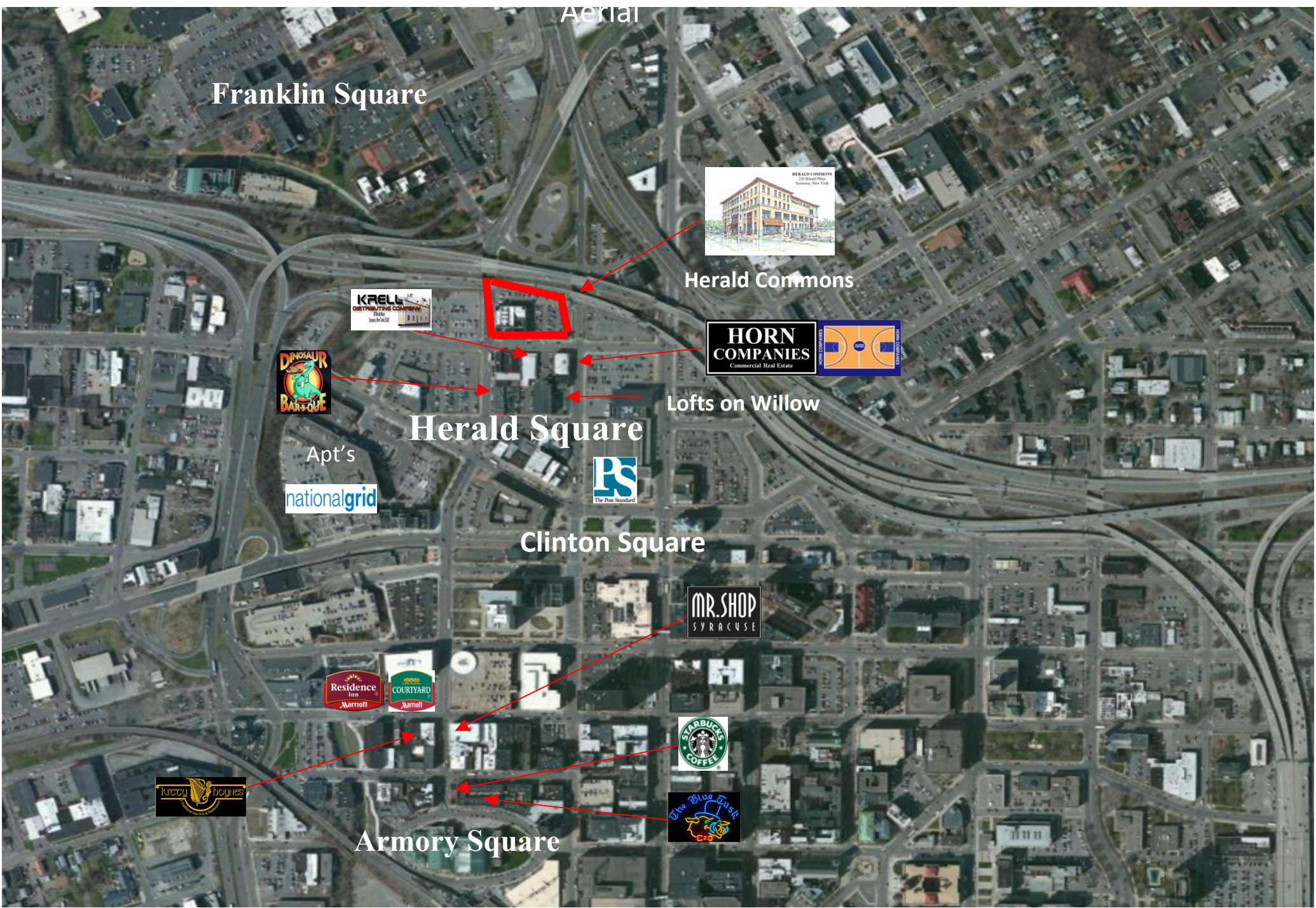
Josh Soper
Project Manager

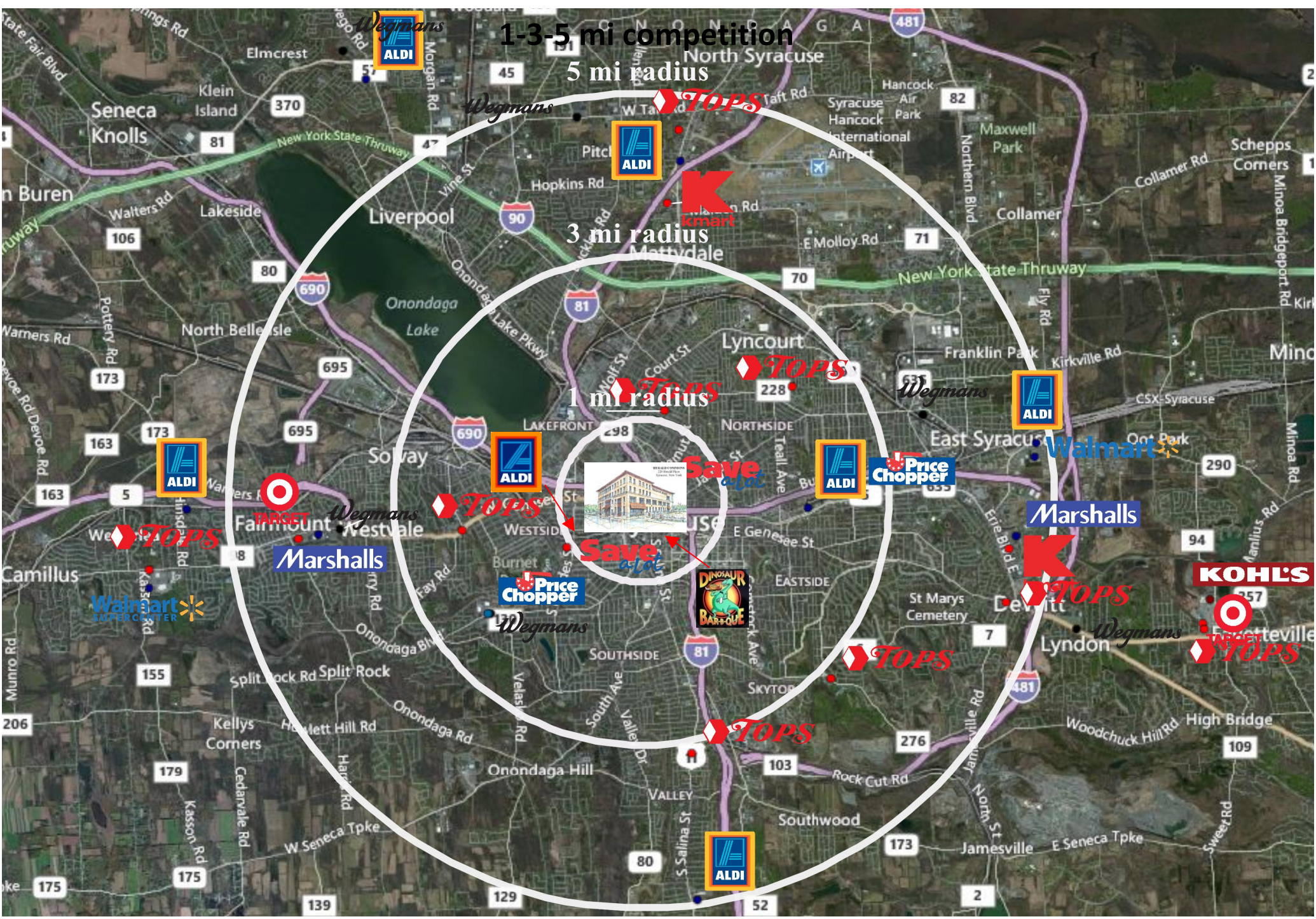
jsoper333@gmail.com (315) 399-3897
www.HornCompanies.com Syracuse, New York



Site Plan







220 Herald Pl**Syracuse, NY 13202****1 mi radius****3 mi radius****5 mi radius****Population**

Estimated Population (2013)	21,688		141,986		226,552	
Projected Population (2018)	21,670		141,867		226,367	
Census Population (2010)	21,691		142,012		226,598	
Census Population (2000)	21,427		143,157		226,069	
<i>Projected Annual Growth (2013 to 2018)</i>	-18	-	-119	-	-185	-
<i>Historical Annual Growth (2010 to 2013)</i>	-3	-	-26	-	-46	-
<i>Historical Annual Growth (2000 to 2010)</i>	264	0.1%	-1,145	-0.1%	529	-

Households

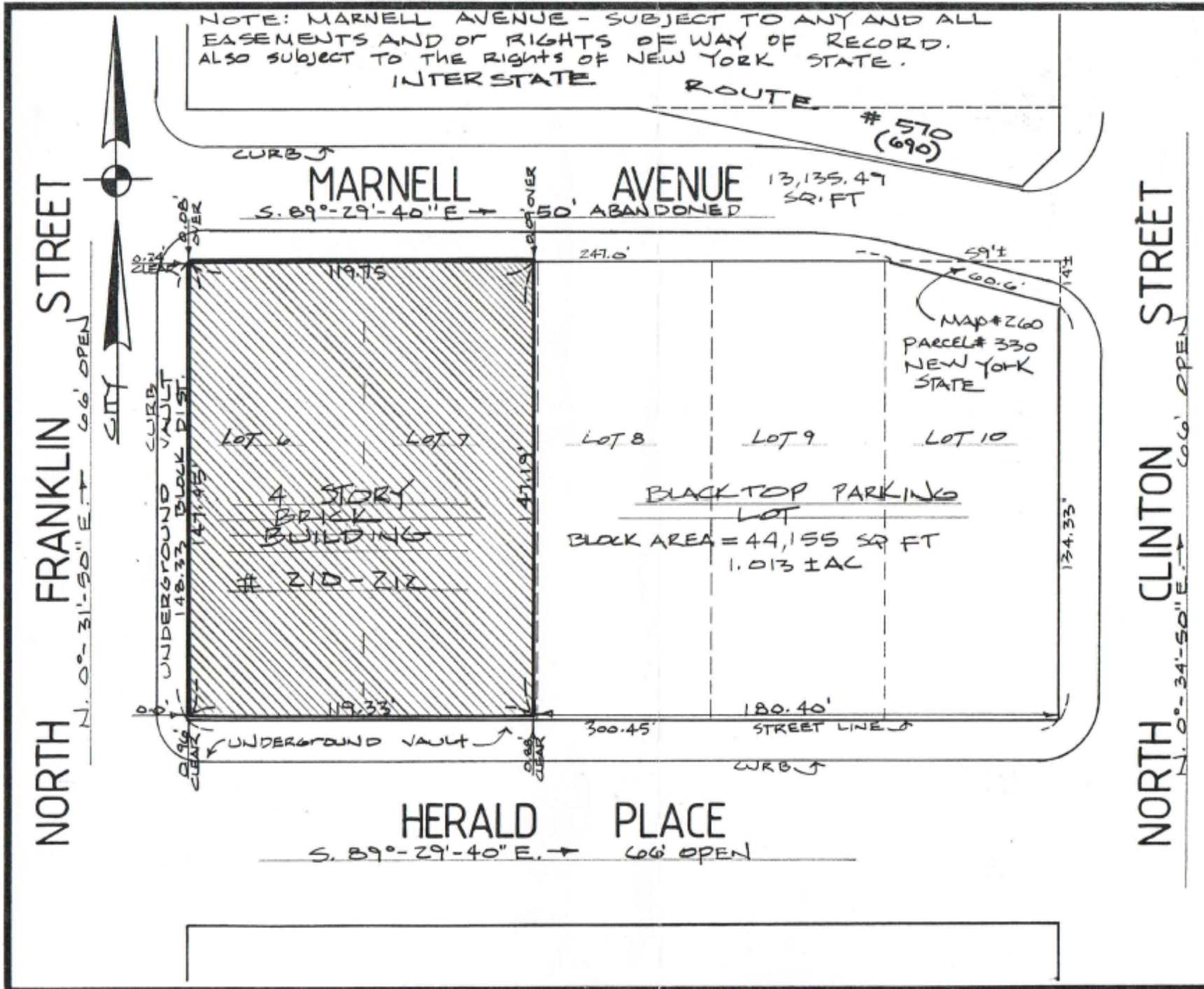
Estimated Households (2013)	9,243		56,303		91,764	
Projected Households (2018)	9,304		56,679		92,371	
Census Households (2010)	9,241		56,291		91,740	
Census Households (2000)	9,598		57,898		92,704	
<i>Projected Annual Growth (2013 to 2018)</i>	60	0.1%	376	0.1%	607	0.1%
<i>Historical Annual Growth (2010 to 2013)</i>	2	-	11	-	24	-
<i>Historical Annual Growth (2000 to 2010)</i>	-356	-0.4%	-1,607	-0.3%	-964	-0.1%

Average Household Income

Estimated Average Household Income (2013)	\$30,064		\$44,901		\$52,254	
Projected Average Household Income (2018)	\$30,838		\$46,049		\$53,594	
Census Average Household Income (2010)	\$29,062		\$43,030		\$50,212	
Census Average Household Income (2000)	\$26,297		\$37,678		\$42,753	
<i>Projected Annual Growth (2013 to 2018)</i>	\$773	0.5%	\$1,149	0.5%	\$1,340	0.5%
<i>Historical Annual Growth (2010 to 2013)</i>	\$1,002	1.1%	\$1,871	1.4%	\$2,041	1.4%
<i>Historical Annual Growth (2000 to 2010)</i>	\$2,765	1.1%	\$5,352	1.4%	\$7,460	1.7%

Median Household Income

Estimated Median Household Income (2013)	\$22,040		\$36,205		\$42,685	
Projected Median Household Income (2018)	\$23,866		\$38,672		\$45,480	
Census Median Household Income (2010)	\$20,908		\$34,542		\$40,794	
Census Median Household Income (2000)	\$17,285		\$29,178		\$33,989	
<i>Projected Annual Growth (2013 to 2018)</i>	\$1,826	1.7%	\$2,467	1.4%	\$2,795	1.3%
<i>Historical Annual Growth (2010 to 2013)</i>	\$1,132	1.8%	\$1,663	1.6%	\$1,891	1.5%
<i>Historical Annual Growth (2000 to 2010)</i>	\$3,623	2.1%	\$5,364	1.8%	\$6,804	2.0%



DRAWN BY:	MD	DATE:	1/11/98	SCALE:	1"=40'	REVISIONS:
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Location Survey on Lots #6, #7, #8, #9 & #10 of Block "PB", City of Syracuse, County of Onondaga, and State of New York.

Known as #212 Herald Place.

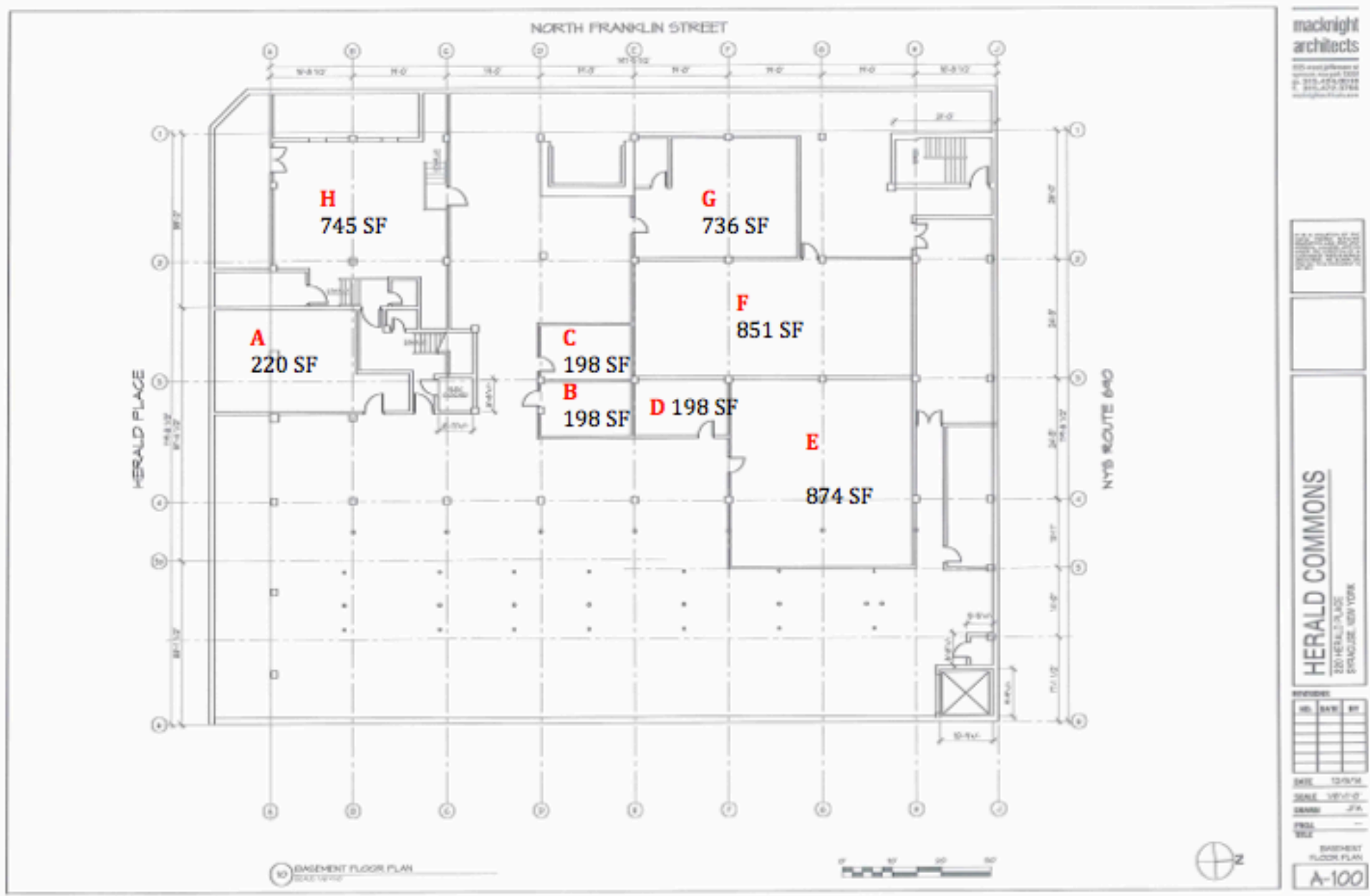
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

MARTINE E. DAVIS
409 RIDGEWOOD DRIVE
SYRACUSE, NEW YORK

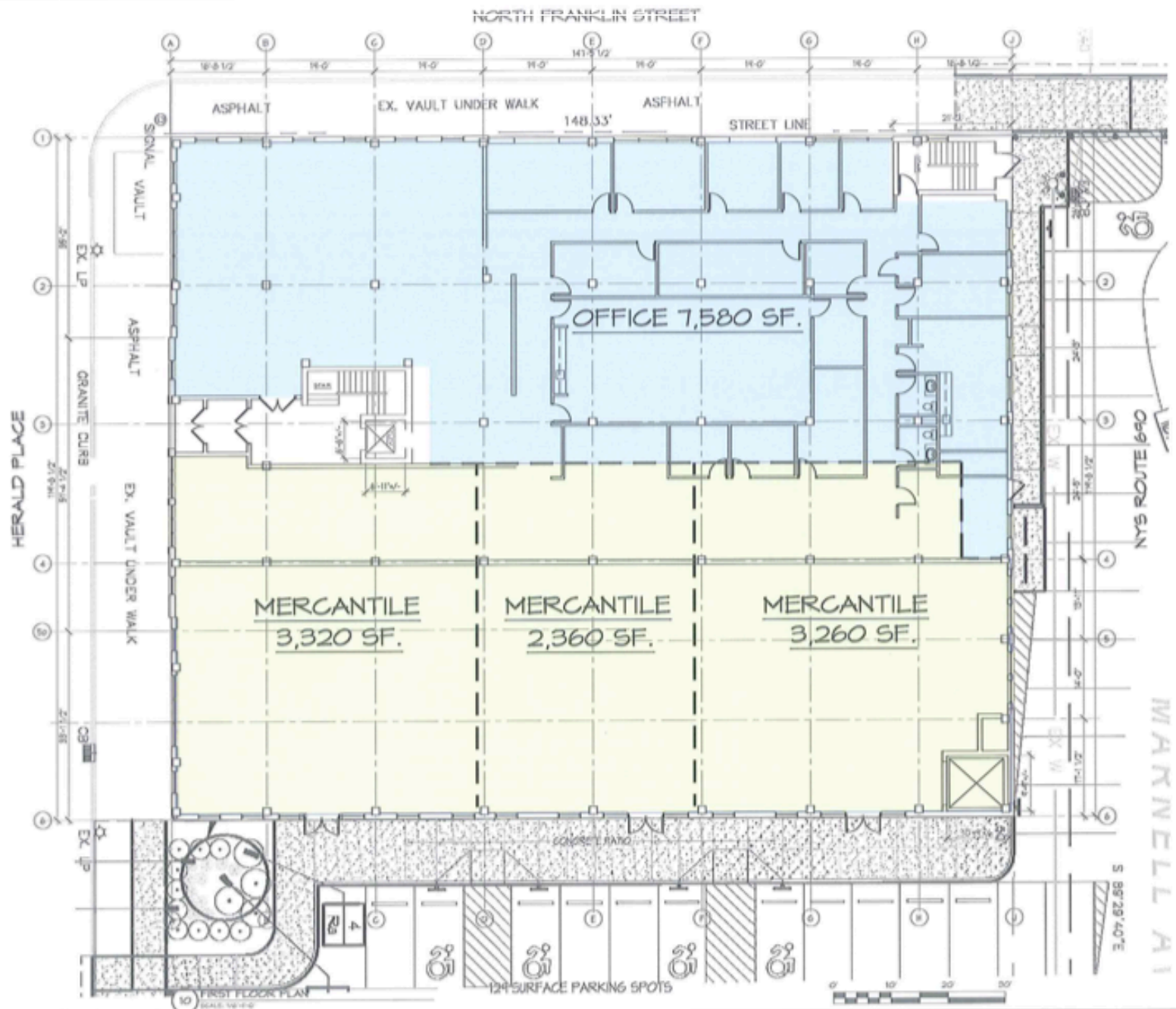
LICENSED LAND SURVEYOR



Basement Floor Plan



First Floor Plans



macknight architects
 220 west pennant st
 syracuse ny 13202
 P. 315.474.0018
 F. 315.472.3756
 macknightarch.com

THIS IS A PRELIMINARY ARCHITECTURAL DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR CONTRACTS. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.

HERALD COMMONS
 220 HERALD PLACE
 SYRACUSE, NEW YORK

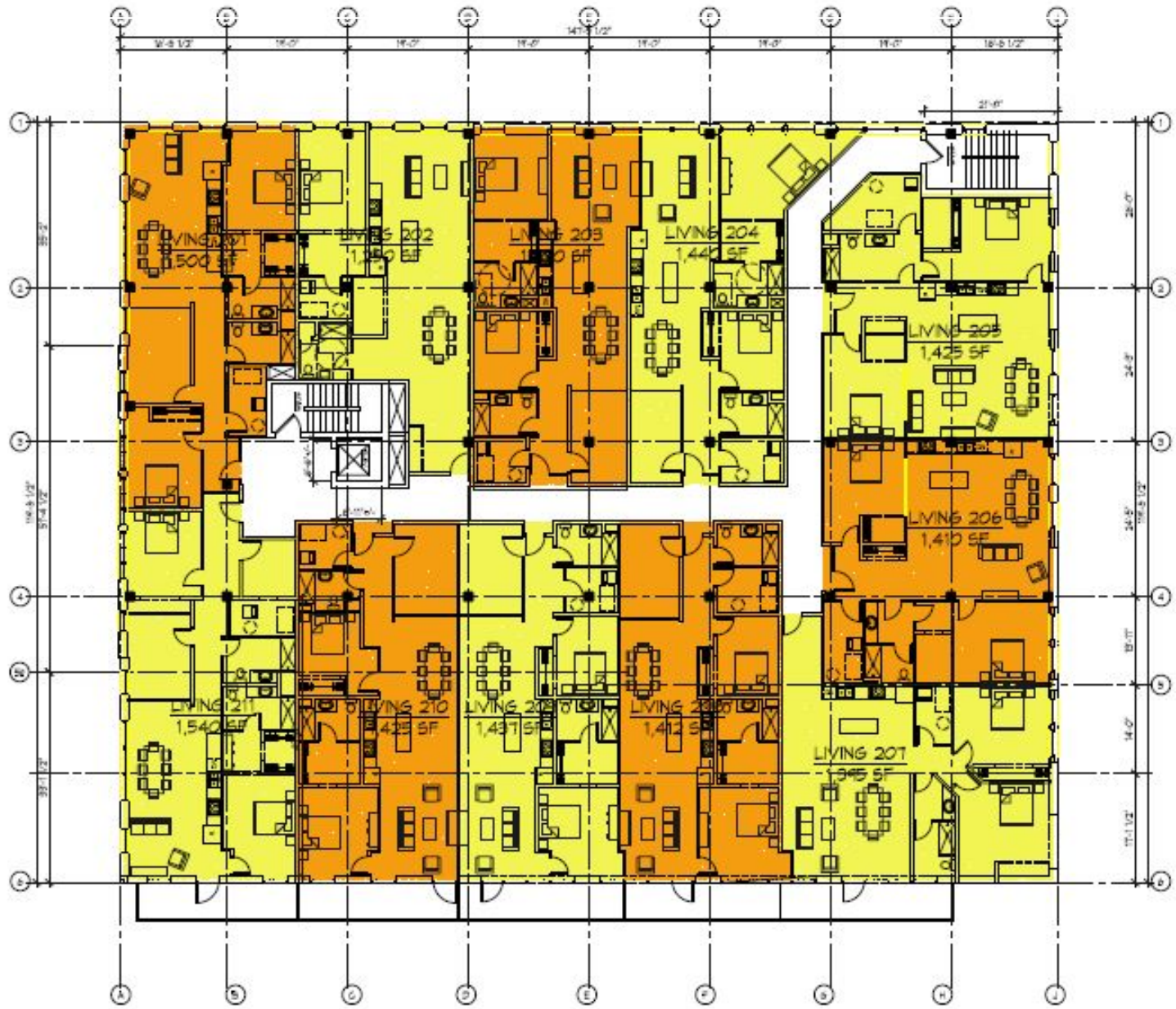
REVISIONS

NO.	DATE	BY

DATE 12/05/14
 SCALE 1/8"=1'-0"
 DRAWN JFA
 PROJ. --
 TITLE --

FIRST FLOOR PLAN
 A-101

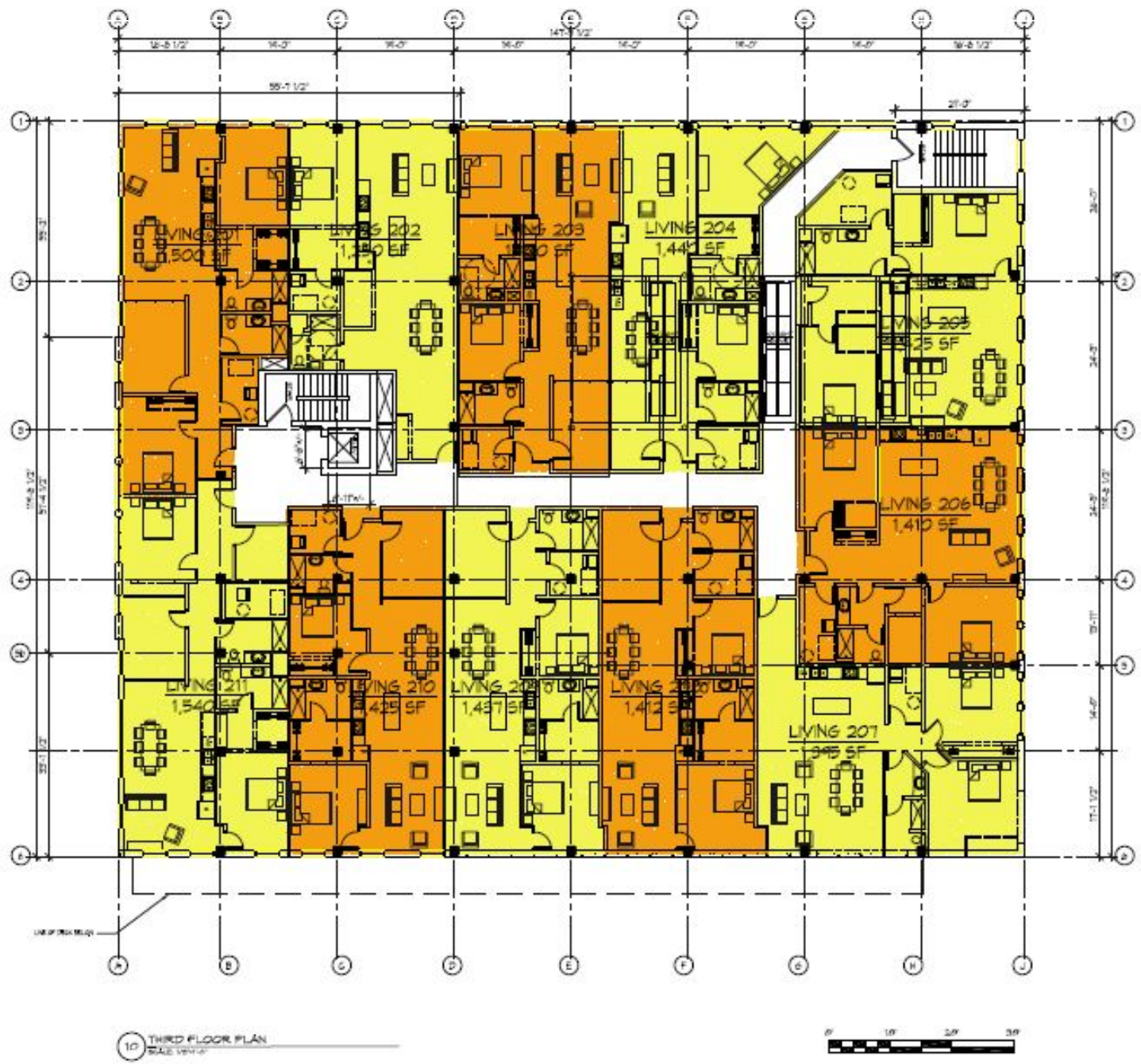
Second Floor Plans



10 SECOND FLOOR PLAN
SCALE 1/8"=1'-0"



Third Floor Plans



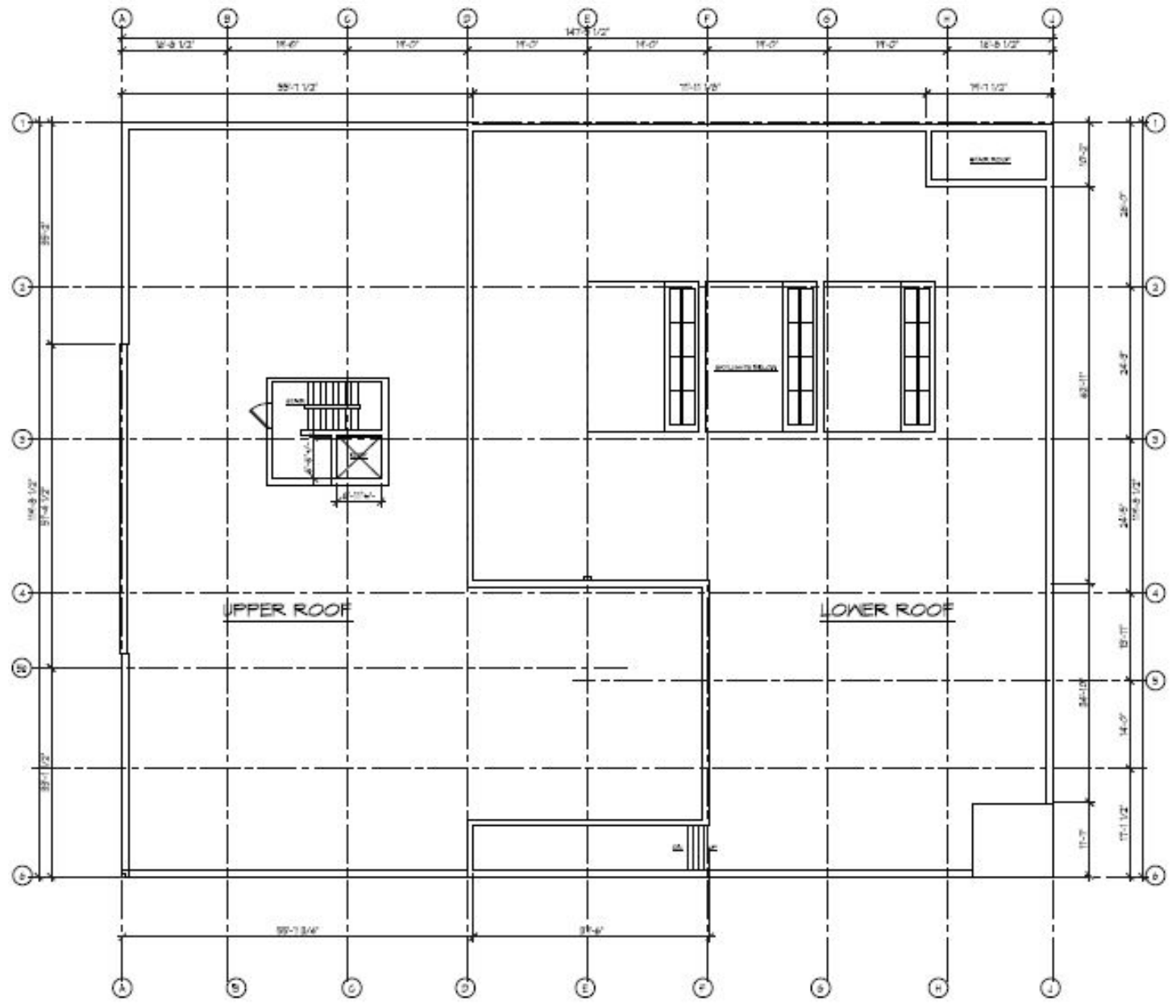
Fourth Floor Plans



10 FOURTH FLOOR PLAN AND ROOF
SCALE V44-7



Upper Roof Plans



10 UPPER ROOF PLAN (FIFTH)
SCALE 1/8" = 1'-0"



Building Elevation South



Building Elevation West



Building Elevation North

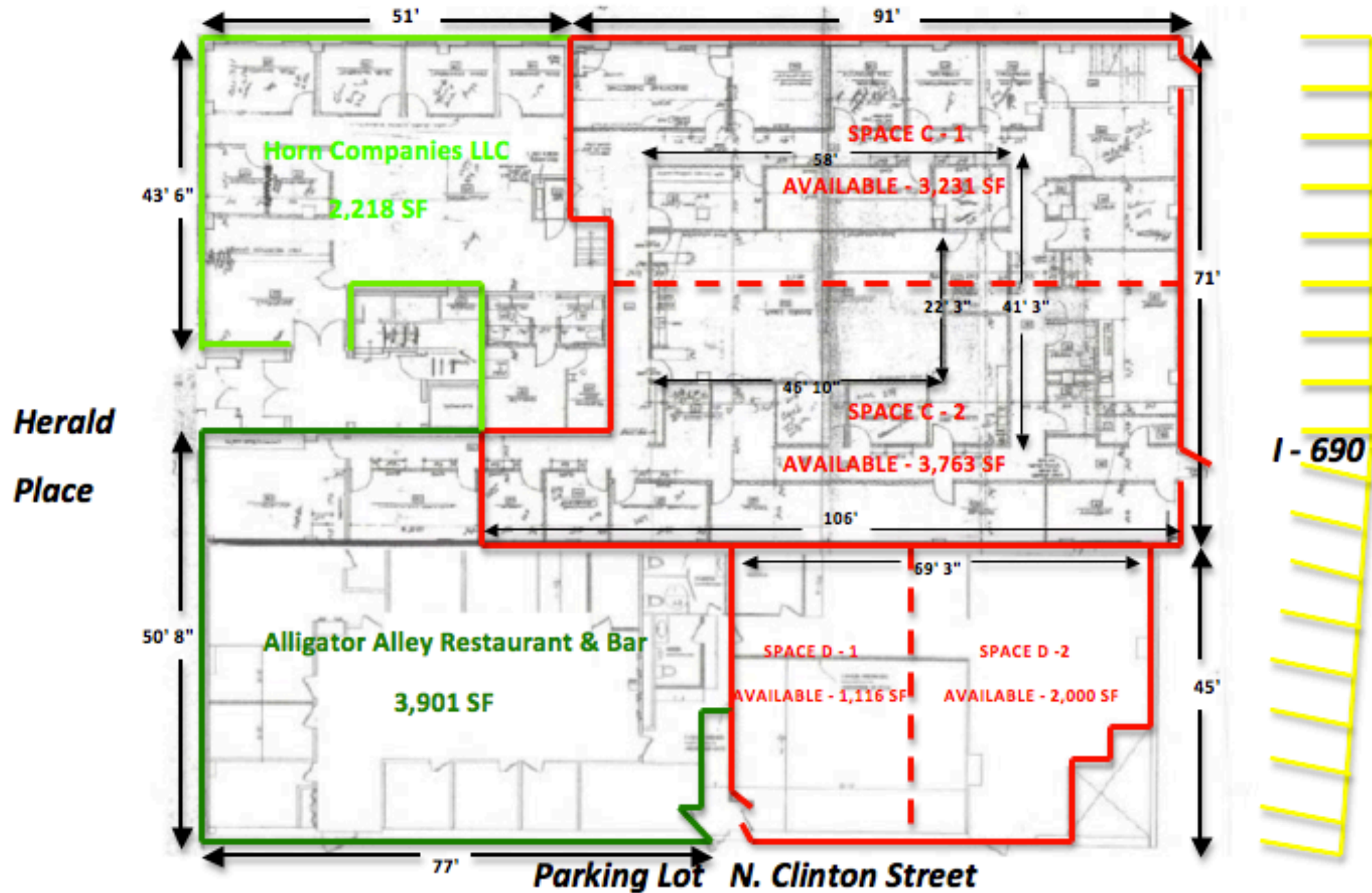


Building Elevation East



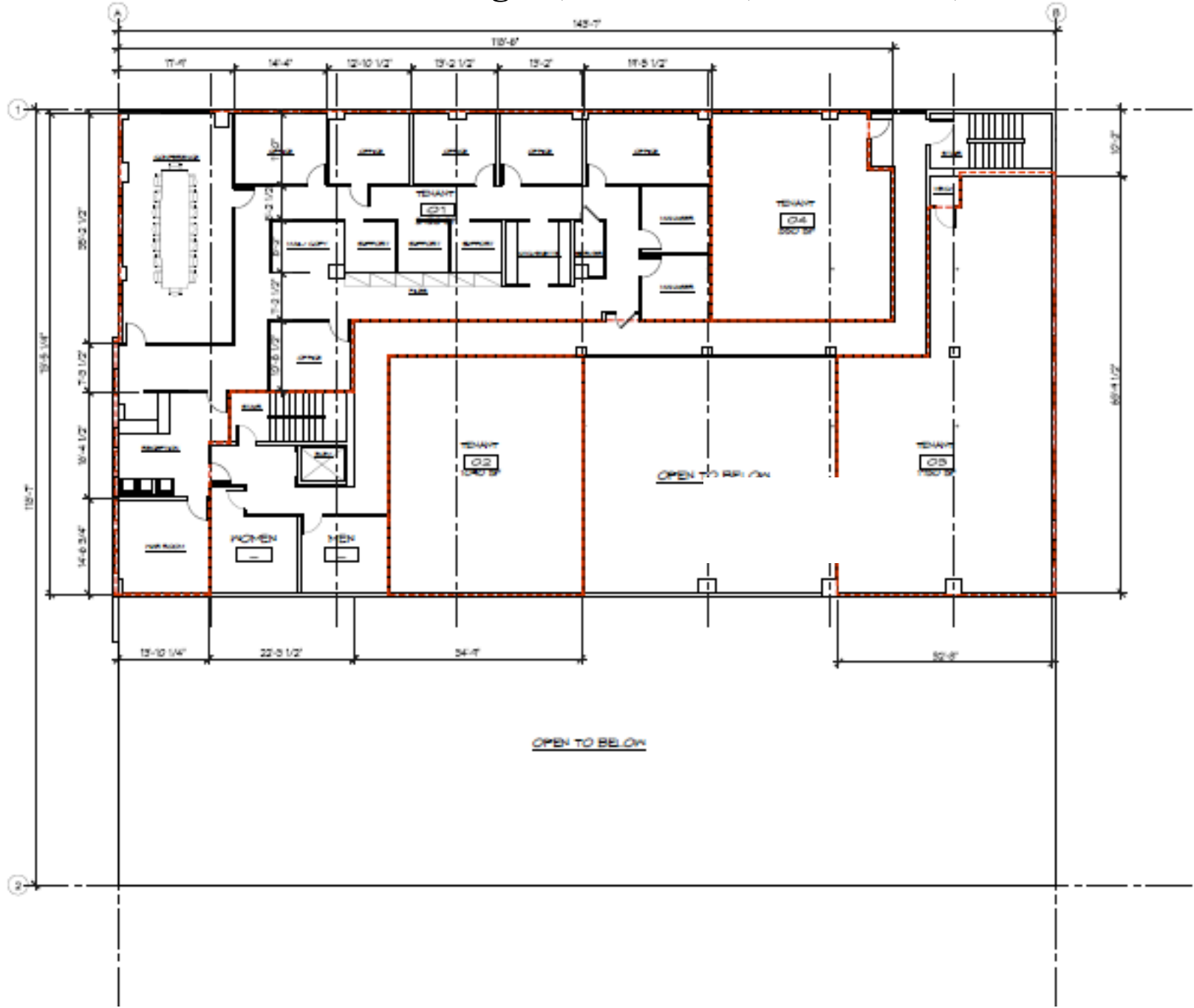
N. Franklin Street

First Floor Existing = 16,229 SF



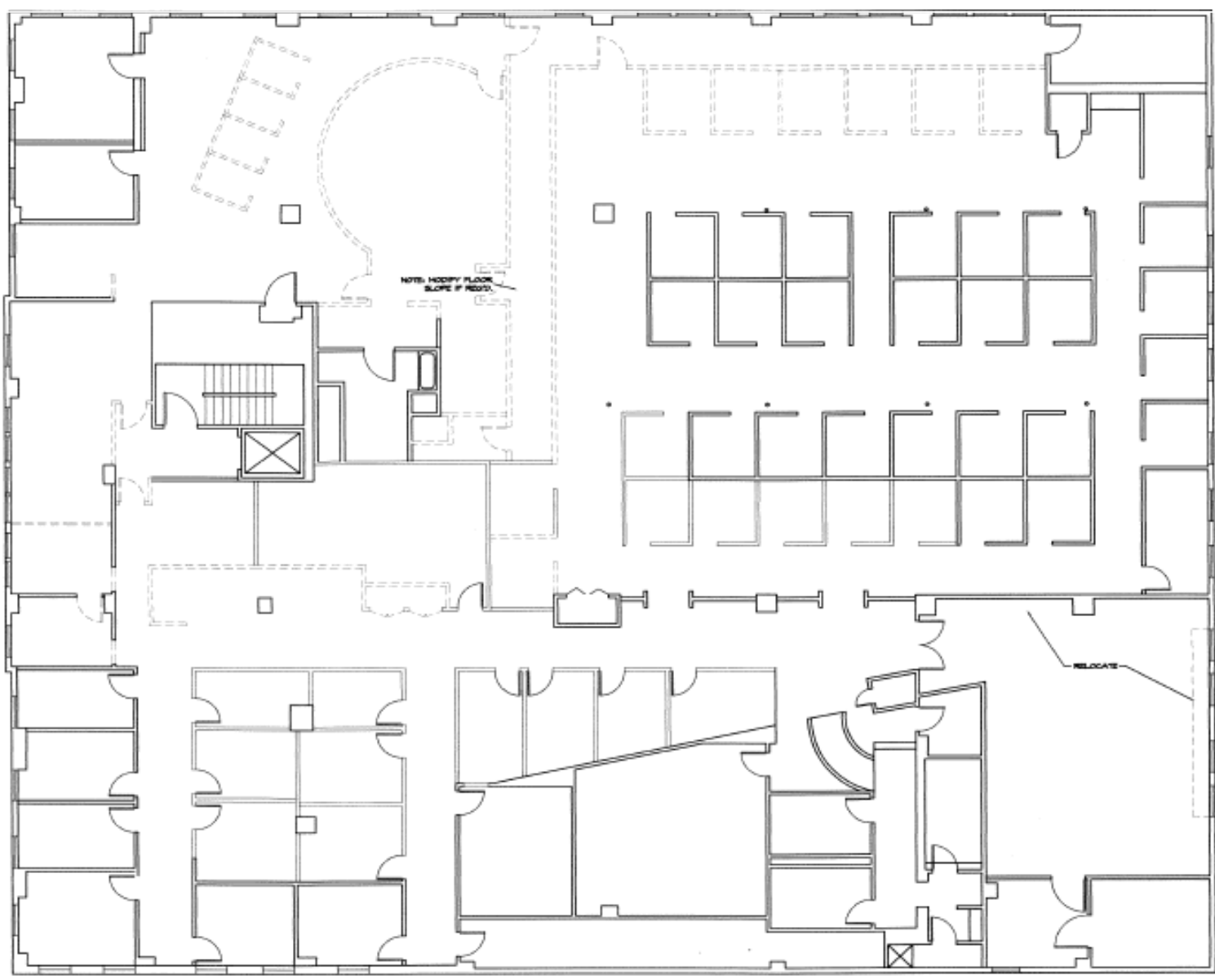
Second Floor Existing 11,088 SF + 6,336 SF = 17,280 SF

Herald Place



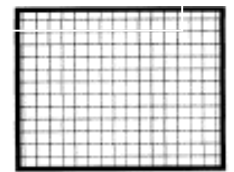
Third Floor Existing 17,280 SF

Herald Place



----- EXISTING HALL TO BE DEMOLISHED
 _____ EXISTING HALL TO REMAIN

DEMOLITION PLAN
 SCALE: 1/8"=1'-0"



ONONDAGA CASE MGT
 3 RD FLOOR
 HERALD PLACE
 SYRACUSE, NY

THE CRISSEY ARCHITECTURAL GROUP
 925 North Ave.
 Syracuse NY 13208
 Phone: 315-431-0944
 Fax: 315-483-7819
 Email: crissey@crisseygroup.com
 Web: www.crisseygroup.com

JOB NUMBER	01063
DRAWN BY	CDG
CHECKED	
DATE	06-26-01
REVISIONS	

DRAWING TITLE
 DEMOLITION PLAN
 SHEET NUMBER
G-1
 01063 G1 DEMO PLAN

Fourth Floor Existing 5,512 SF + 1020 SF = 6,532 SF

Herald Place











Krell Distribution



Dinosaur BBQ



Lofts on Willow



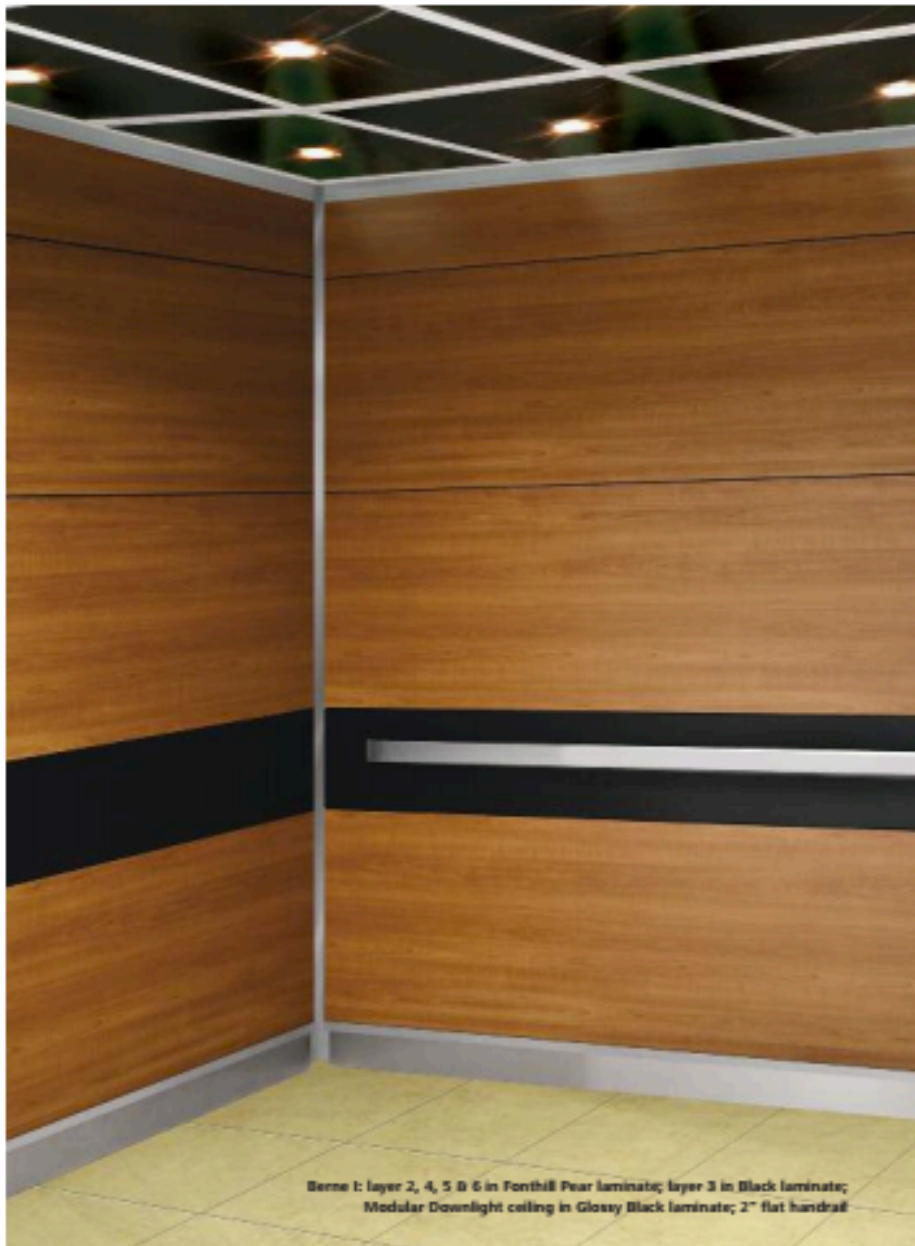
Community Preservation Corporation





FOR RENT
1,700 SF
RETAIL / OFFICE
(315) 484-3258

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1,700 SF
RETAIL / OFFICE
(315) 484-3258



Berne I: layer 2, 4, 5 & 6 in Fonthill Pear laminate; layer 3 in Black laminate; Modular Downlight ceiling in Glossy Black laminate; 2" flat handrail

Berne I

- LEED® compliant
- Elevator code compliant
- Available in Super Light



Berne II: Layer 2, 4, 5 & 6 in Fonthill Pear; layer 3 in Satin SS; Modular Downlight ceiling in Glossy Black laminate; 2" flat handrail



Zug II: Layer 2 in Windsor Mahogany laminate; layer 3 in Black laminate; layer 4, 5 & 6 in Tawny Legacy laminate with mirrors on the back wall; Modular Downlight ceiling in Glossy Black laminate; 2" flat handrail



Clad Aluminum Doors



Main entrance and two interior lobby doors to be installed at Herald Commons along with new interior lighting and renovations. Clad aluminum doors will offer a new high class look.

Building Updates:

- Contract for new elevator signed
- Contract for new parking lot rehab signed
- Contract for lobby renovations and entrance doors signed