

## HIGHLIGHTS

- Former Dunkin Donuts steps from Cornell University with original store set-up available for sub-lease.
- Counter / back counters; walk-in cooler & freezer; and, seating for 15-20

DETAILS	
LEASE RATE	\$35.00/SF NNN
SIZE	1,300 SF
LEASE TERM	Remaining initial term 4 years



For more information, contact:

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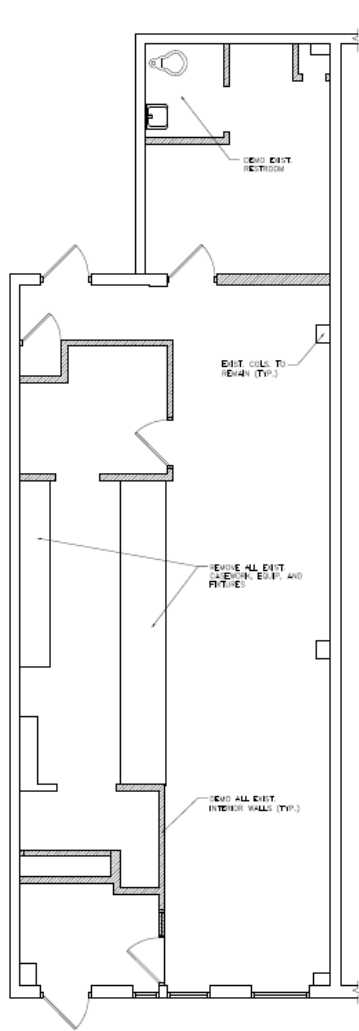
Gateway Center, 401 East State Street, Suite 302  
Ithaca, New York 14850  
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[pyramidbrokerage.com](http://pyramidbrokerage.com)

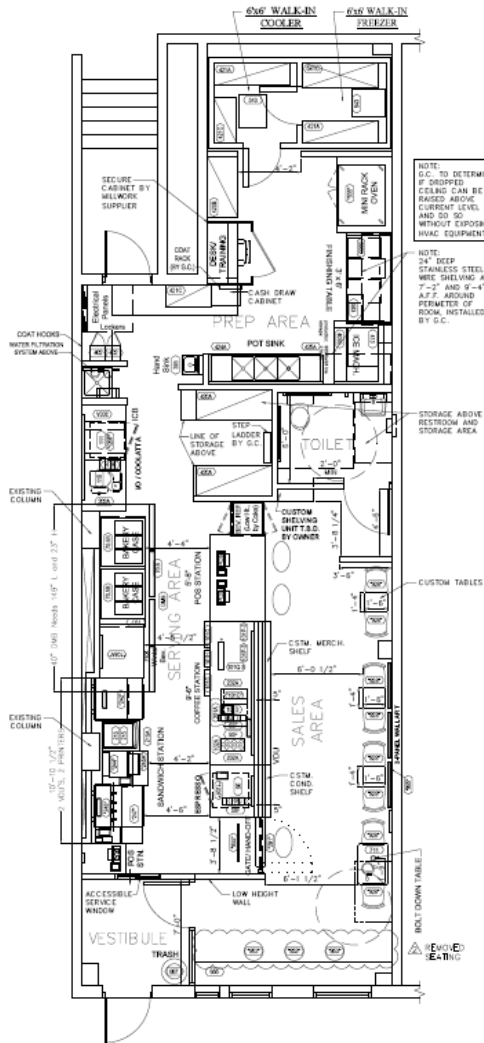
EXCLUSIVE



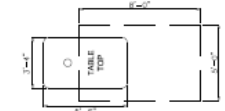
**FOR LEASE**  
**406 COLLEGE AVE**  
 Ithaca, NY



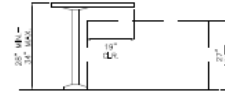
**AS-BUILT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**PROPOSED FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

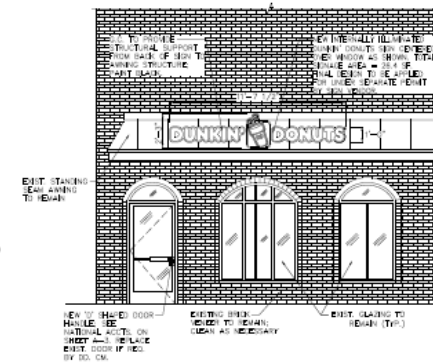


**PLAN**



**ELEVATION**

**ADA TABLE DETAIL**  
 SCALE: 1/2" = 1'-0"



**PROPOSED FASCIA SIGN**  
 SCALE: 1/2" = 1'-0"