

# CAZENOVIA COLLEGE



# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b>	3
<b>INVESTMENT HIGHLIGHTS</b>	4
<b>PROPERTY OVERVIEW</b>	7
<b>BUILDING DETAILS</b>	13

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# EXECUTIVE SUMMARY

## OFFERING SUMMARY

A&G Real Estate Partners, LLC is pleased to present the opportunity to acquire the campuses of Cazenovia College, located 20 miles south of Syracuse, New York in Village of Cazenovia.

The historic campus includes over 500,000 square feet of college buildings on a total of 271 acres. The Equestrian Center and adjacent land equal 244+/- acres and the main campus contains just under 27 acres on 14 parcels.

Many of the buildings have been renovated in the last 10-20 years and they remain in very good condition with minimal deferred maintenance. The campus contains; over 600 beds of housing; the Equine Center, and athletic facility with NCAA gymnasium and pool; IT and production studios; laboratories; lecture halls and extensive classroom space.

The property is zoned C1 and C2 College. The Village is open to discussing other potential uses such as; Educational, Tech, Research and Development, Health and Wellness and Senior Housing (assisted and independent living). The Village and Economic Development Council can be a resource to potential purchasers and have incentives available for groups with the right plans for the property.

## PORTFOLIO HIGHLIGHTS

- 271 Acres across two campuses
- State of the art Equestrian Center (available separately)
- 500,000 square feet of campus buildings
- Accommodations for over 600 students
- Newer Athletic Facilities

## DUE DILIGENCE INFORMATION

An online Due Diligence Room is available. Within the Due Diligence room are: Surveys, floorplans, building information, copy of the Lease, operating expenses and additional photos. In order to gain access to the due diligence information, please contact Jamie Cote at [Jcote@agrep.com](mailto:Jcote@agrep.com) or Christian Koulichkov at [CKoulichkov@agrep.com](mailto:CKoulichkov@agrep.com).

## PROPERTY TOURS

Property tours are available by appointment, please contact A&G to make an appointment.



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW

Map #	Building/Location	Primary Use	Gross. Sq.Ft.	# Stories	Build Date for Original Structure	Date of last Major modification	Roof age	A. Sprinklered B. Alarm	1. Frame 2. Masonry 3. Non-Combustible
1	Constable Hall - 3 Sullivan Street	Admissions	3,666	3	>1900	2006	>20	B	1
	3 Sullivan St. - Garage		1,000	1	>1900		2005		1
2	Joy Hall - Sullivan/Nickerson Sts.	Office	8,025	2	1865		>20	A, B	1
3	Farber - 16 Sullivan St.	Dorm	27,866	3	1959	1999	2001	A, B	2
4 & 5	Shove Hall/Suites - Sullivan & Seminary Sts.	Dorm	55,144	3	Shove 1966	1997	Shove '00 SS '05	A, B	2
6	Park Hall - 14 Nickerson St.	Dorm	29,190	3	1961	1997	north '02 west '10	A, B	2
7	Chapman Center - 10 Nickerson St.	Student Activity Center	5,700	2	1894	2006	>20	B	2
8	10 Nickerson St. (old gallery)	Office	3,600	2	1980	2007	2006	B	2
9	Old Hubbard Hall (Centennial)	ICT/AV/Dorm/AxServ	24,608	3	1827	1954 rebuilt after fire	2005	A 2nd&3rd, B	2
9	New Hubbard - 9 Seminary St.	Dining/Dorms/MSC	35,930	3	1967		2002	A 2nd&3rd, B	2
10 & 11	Eddy & Coleman Hall - 11 Seminary St.	Classroom/Offices	22,040	3	1827	1959 - rebuilt after fire	2005	B	2
12	Williams Hall - 33 Lincklaen St.	Classroom/Offices/Mail/Lounge	7,965	3	1854		2015	B	2
13	Eckel Science Bldg. - 37 Lincklaen St.	Hall/Classroom/Labs	22,940	3	1967	3rd floor 2014	2015	A 3rd, B	2
14	Library - 37 Linklaen St.	Library	19,215	2	1964		1990	B	2
15	41 Lincklaen St.	Office	3,915	2	1825	1989	2015	B	1
16	43 Lincklaen St. (Halpin House)	Office	2,700	2	1830	2004	2015	B	1
17	47 Lincklaen St.	Office	2,850	2	1820	2012	>20	B	1
18	Watts Hall - 4 Nickerson St.	Office/ top flr Dorm	32,660	3	1964	1996/2018	east '03 lower '02	A, B	2
20	1 Liberty St.	Office	1,422	2	1880	2004	2004	B	1
20	1 Liberty St. (garage)	Office	250	1	1880	2004	2015	B	1
21	Athletic Center - 18 Liberty St.	Athletic Center	52,478	2	1968&1987	2001	1986	B	2
24	Reisman Hall - 2-6 Seminary St.	Reisman Hall (Art & Design Academic Building)	31,624	3	2005		2005	A, B	1, 2
25	M&T Health Center - 10 Seminary St.	Health & Counseling Bldg	2,940	1	1970	1999	1990/2011 flat)	B	2
26	Catherine Cummings Theatre - 16 Lincklaen	Office/Theatre	9,000	2	1896	2001	2000	B	1, 2
28A	Jephson Campus - 10 Albany St.	Office/Classrooms	7,795	2	1895	2016	2016	A, B	1, 2
28B	Jephson Campus - Back	Office/Classrooms	7,175	2	1975	2005	>20	B	1
29	15 Sullivan St.	Dorm	5,980	2	1850	r floor 2003, 2nd floor 20	2016 front	A, B	1
n/a	President House (Witherill) - 60 Sullivan St.	Residence	5,250	2	1814	2016	2009 repairs	B	1
n/a	President House (Garage) - 60 Sullivan St.	Garage	800	1	unknown		2011	B	1

# PROPERTY OVERVIEW

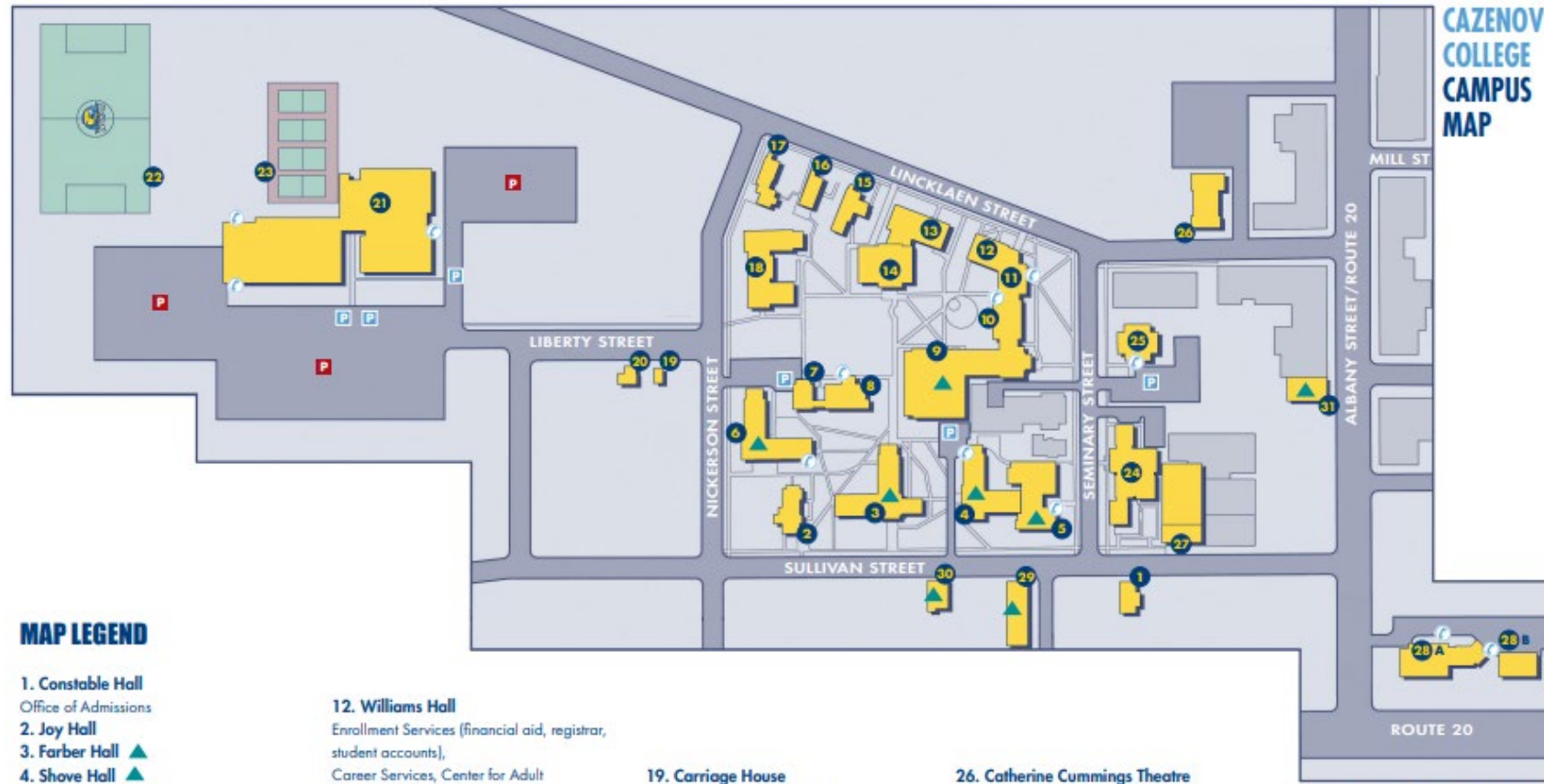
Equine Education Center/Horse Farm								
Entry Woodfield Rd House - residence unoccupied	Gate House - used for meetings	4,000	2	1950	1999	2000	B	1
Main Bldg/Arena/Stables		59,900	1	1990	1999	2010	B	1
Breeding Barn		2,100	1	1990	1999	2014	B	1,3
Pole Barn		5,000	2	1999			B	1,3
Salt Storage Building		800	1	2013			-	1

Classroom	105,239
Offices	63,028
Dorms	178,718
Athletics	52,478
Library	19,215
Single family	9,250
Theater	9,000
Garage	800
Equine - classroom	5,500
Equine riding arena	36,000
Barns/stables	26,300
<b>Total</b>	<b>505,528</b>

Lot Sizes	Acreage
Equestrian Campus	157.74
Adjacent Land	86.646
Presidents House	1.86
Athletic Facility	13.4
Main Parcel	6.58
Communications	0.11
43 Lincklaen	0.22
ICT	0.23
Theatre	0.29
Health Center	0.51
Reisman	0.53
Admissions	0.71
9 Sullivan	0.78
15 Sullivan	0.36
Jephson Campus	1.34
Alumni House	0.07
	<b>271.37</b>



# CAZENOVIA COLLEGE CAMPUS MAP



## MAP LEGEND

### 1. Constable Hall

Office of Admissions

### 2. Joy Hall

Career Services, Center for Adult and Continuing Education

### 3. Farber Hall ▲

McDonald Lecture Hall

### 4. Shove Hall ▲

Alumni & Parent Relations

### 5. Shove Suites ▲

Edwards Gymnasium, fitness center, swimming pool

### 6. Park Hall ▲

Christakos Field

### 7. Chapman Hall

The Honorable Bernadette T. & Harold T. Clark Jr. Tennis Courts

### 8. Chapman Hall

Reisman Hall

### 9. Hubbard Hall ▲

Art Gallery and Sculpture Court

### 10. Eddy Hall

The M&T Bank Health and Counseling Center

### 11. Coleman Hall

The M&T Bank Health and Counseling Center

### 12. Williams Hall

Enrollment Services (financial aid, registrar, student accounts),

Career Services, Center for Adult and Continuing Education

### 13. Eckel Hall

McDonald Lecture Hall

### 14. Witherill Library

Frederic and Jean Williams Archives, Wason Family Reading Room

### 15. Information and Communications Technologies (ICT)

Academic Affairs, Dining Hall, Witherill Common Room, Harden Room, Morgan Room

### 17. Office of Communications

Campus Safety, Student Life, Residence Life, Elsie Beebe and Charlee Haynes Center for Teaching and Learning, Faculty Offices, Business Office, Human Resources

### 18. The Campus Center at Watts Hall

Campus Safety, Student Life, Residence Life, Elsie Beebe and Charlee Haynes Center for Teaching and Learning, Faculty Offices, Business Office, Human Resources

### 19. Carriage House

Center for Entrepreneurship & Community Development

### 20. Alumni House

Alumni & Parent Relations

### 21. Stephen M. Schneeweiss Athletic Complex

Edwards Gymnasium, fitness center, swimming pool

### 22. Christakos Field

The Honorable Bernadette T. & Harold T. Clark Jr. Tennis Courts

### 24. Reisman Hall

Art Gallery and Sculpture Court

### 25. Sigety Hall

The M&T Bank Health and Counseling Center

### 26. Catherine Cummings Theatre

College Bookstore, Copy Shop

### 28A. Jephson Campus A

Studio Art

### 28B. Jephson Campus B

Fashion Design

### 29. Student Apartments ▲

Student Residence

### 30. 15 Sullivan Street ▲

Student Residence

### 31. Village Suites ▲

Village Suites

### 32. The Farm & Equine Education Center

Woodfield Road, off of Rt. 92 (not on map)

Campus Safety/Security - 655-7555

**P** Student & Visitor Parking

**▲** Residence Hall

**☎** Blue Emergency Phone

**P** Handicapped Parking

 CAZENOVIA COLLEGE





# BUILDING DETAILS

# CAMPUS BUILDINGS

## **Williams Hall, 33 Lincklaen Street**

Williams hall is the oldest building on campus. Originally constructed in 1853, the building houses the Center for Adult and Continuing Education as well as other classrooms and faculty offices. It has three floors and connects internally to Coleman Hall.



## **Coleman Hall, 11 Seminary Street**

Eddy Hall is one of the primary academic buildings on campus and houses classrooms, offices and the computer lab. The building is connected to Williams and Eddy Hall.



## **Eddy Hall, 11 Seminary Street**

Eddy Hall is one of the primary academic buildings on campus and houses classrooms, offices and the computer lab. It is connected to Williams Hall and Coleman Hall



# CAMPUS BUILDINGS

## **Chapman Center, 10 Nickerson Street**

Chapman Hall is home to the JM McDonald Student Center, a relaxed study environment and place for social gathering. The building also features the Sayford Cyber Café and Flannery Recreation Room.

Campus Services is also located in this building.

## **Joy Hall, Sullivan and Nickerson Street**

Joy Hall is home to the Offices of the President, Vice-President for Planning and Institutional Effectiveness, Institutional Research and Institutional Advancement.

## **Watts Hall, 4 Nickerson Street**

Watts Hall is located on Nickerson Street and houses the Campus Center. The Campus Center provides convenient one-stop location for services including faculty offices, Student Life, the Center for Teaching and Learning, the Business Office, Human Resources and Campus Safety. The building was originally built as dorms and the third floor remains dorm rooms that are vacant.



# CAMPUS BUILDINGS

## **Eckel Science Building, 37 Lincklaen Street**

Eckel Hall is utilized by almost all students as part of the liberal arts and sciences education. The hall features a computer lab, classrooms, offices and the Peterson Greenhouse.

The science building is connected internally to the Witherhill Library.



## **Witherhill Library, 37 Lincklaen Street**

Witherill library houses the Daniel W. Terry Library collection, seminar rooms, the Frederic and Jean Williams Archives and the Wason Family Reading Room.

The library has collections in excess of 100,000 books and 2 ½ miles of shelving on three levels. Individual study carrels with comfortable seating are located throughout. There are computer labs on the first two floors and a state of the art information literacy instruction room allows the reference staff to offer in depth information literacy classes throughout the year.



# CAMPUS BUILDINGS

## **Reisman Hall, 2-6 Seminary Street**

Known as the Art & Design building, Reisman Hall houses visual communications and interior design and is one of the newest buildings on campus. The facility contains the integrated media lab, interior design studios, a photography lab, classrooms and faculty offices, as well as an art gallery and sculpture court, both exhibiting the work of professional artists, photographers and designers.

This building is located across the street from the main campus on its own parcel.

## **Jephson Campus**

The Jephson Campus is the center for the arts program and is located a block from the main campus. The two buildings have been extensively renovated in recent years specifically for the arts program.

Jephson Building A serves students enrolled in the Studio Art program where courses in sculpture, kiln formed glass and ceramics are taught. There are also studios dedicated to drawing, painting and figure drawing as well as a woodworking studio.

Jephson Building B is home to the Fashion Design program where facilities include a sewing and design lab, a CAD lab and a material resource room.





# CAMPUS BUILDINGS

## **47 Lincklaen Street**

The home to the Office of Communications, this historic home has been converted to the marketing/communications program that helps advance the mission of Cazenovia College.

## **Presidents House, 60 Sullivan Street**

Home to the president of the school the property is a residence that is often used for entertaining at alumni events. The large historic home features 6 bedrooms and 6 bathrooms, a full basement and attic as well as the largest lawn in Cazenovia. It is truly a house for entertaining with large living and dining rooms, large kitchen with commercial range and additional butlers kitchen, potting room and ample additional rooms for gathering.

## **Catherine Cummings Theatre, 16 Lincklaen Street**

This 250 seat theatre is the setting for drama and dance productions. Originally constructed as a theatre to serve the community, the college purchased it in the 1980's and have operated it since.



# CAMPUS BUILDINGS

## **Sigety Hall Health Center, 10 Seminary Street**

This building is home to the health and counseling offices. The former bank building is located across the street from Hubbard hall and the main campus.



## **41 Lincklaen Street**

The Information and Communications Technology department is housed here and provides service, support and management to the college's computing, intranet a/v and telecommunications functions.



## **Alumni House, 1 Liberty Street**

The alumni house is where alumni, students, parents and visitors can visit and gain information about Cazenovia College history or simply use a place to relax during their visit. The renovated garage serves as an additional office.



# CAMPUS BUILDINGS

## Schneeweiss Athletic Complex

The Athletic Complex includes the lower and upper gymnasiums, coaches and administrative offices, state-of-the-art athletic training room, racquetball court and locker rooms. The Upper Gym received a new floor and bleachers in the last three years.

A tournament size indoor swimming pool is a feature used by swim teams, students and residents. There is also a fitness center with an array of equipment as well as outdoor facilities including tennis courts and outdoor turf athletic fields.



# Student Housing

## Cazenovia College Housing Capacities

15 Sullivan	24	Small house convenient to campus that houses a main lounge, full size kitchen, three double rooms, three triple rooms one quad and two single rooms.
Farber Hall	125	All female residence hall with six air-conditioned wings. Each wing has its own bathroom facility and there is a full kitchen and large main lounge as well as on-site laundry.
Hubbard Hall	140	140 Beds on second and third levels of Hubbard hall. Located at the center of the campus and is the main hub for dining and conference services, which area located on ground floor.
Park Hall	127	Traditional corridor style dormitory with the majority of rooms doubles and a few quad and single rooms. Common area includes a full kitchen, laundry and main lounge.
Shove Hall	138	Primarily double rooms with a main kitchen and lounge located between Shove Hall and Shove Suites.
Shove Suites	96	Upperclassmen suite style living in same-gender suites. Each suite consists of two to five single bedrooms a living room, kitchenette and bathroom.
9 Sullivan Street	21	12 Unit, 21 Bed apartment complex
Watts Hall	43	Former three story dorm, top floor still set for dorms, remainder has been converted to offices.





EQUESTRIAN CENTER

# EQUESTRIAN CENTER

The Equestrian Center at Cazenovia College is a facility dedicated to horseback riding and equestrian sports, located in Cazenovia, New York. The center offers a variety of programs for students, as well as community members and visitors.

Situated on 158 acres with an additional 87 acres of available land the Equestrian Center features one indoor arena and two outdoor arenas. The indoor arena is used for year-round riding and competitions, while the outdoor arenas provide ample space for training and events during the warmer months.

Cazenovia College's equestrian program is well-regarded, with riders competing at the national level in various disciplines including dressage, hunt seat, and western riding. The college offers both an Equine Business Management major and an Equine Studies minor, which provide students with a comprehensive education in the horse industry.

The Equestrian Center also offers a variety of programs for community members and visitors, including riding lessons, boarding, and training. There are programs available for riders of all skill levels, from beginner to advanced.

In addition to its riding programs, the Equestrian Center also hosts several events throughout the year, including horse shows, clinics, and camps. These events attract riders and horse enthusiasts from all over the region.

Overall, the Equestrian Center at Cazenovia College is a state-of-the-art facility that provides a comprehensive equestrian education for students and offers a variety of programs and events for the broader community.



# EQUESTRIAN CENTER

## Gatehouse

Overlooking the Equine Education Center the Gatehouse is a three-bedroom two-bath guesthouse with two living spaces, a dining room and kitchen. It is used for events and receptions and as housing for special guests. The home has a welcoming living room with stone fireplace as well as a recently constructed large deck overlooking the paddocks.

## Equine Education Center: Sigety Family Great Room

Built in 1998 for the vastly expanded Equine Business Management program and Equestrian team the great room features a soaring space designed for meetings, receptions and the horse show administration area.

## North Wing:

Features 21 of the 74 stalls along with hay and shavings storage, a feed room, wash stall and electronic livestock sale and western tack room.

## South Wing:

Features 21 of the 74 stalls on property along with shavings and hay storage, feed room, wash stall farrier area and the hunter seat tack room.



# EQUESTRIAN CENTER

## Haynes Arena

A 300'x120' arena that features overhead radiant heat, energy efficient lighting, spectator seating and jump storage areas. This arena has been the venue for the Intercollegiate Horse Show Association National Championships, the Intercollegiate Dressage Association National Championships, and the IHSA National Western Semifinals.

The arena is the site for college horse shows and clinics, as well as riding classes, equestrian team practices and community riding lessons.

## Equine Education Center: Ten Stall Barn and Morton Building

The ten stall barn features 10 oversized stalls, a tack room, and an auxiliary reproduction lab. The facility functions as a layup barn and as the foaling barn during spring semester. This warm comfortable location allows students to observe mares close to foaling with minimal disturbance to the mare.

The Morton Building features 16 stalls for stabling and the phantom and collection area for the equine reproduction classes. The building also features the maintenance workshop, hay storage, laundry facilities and storage.





PROPERTY LOCATION

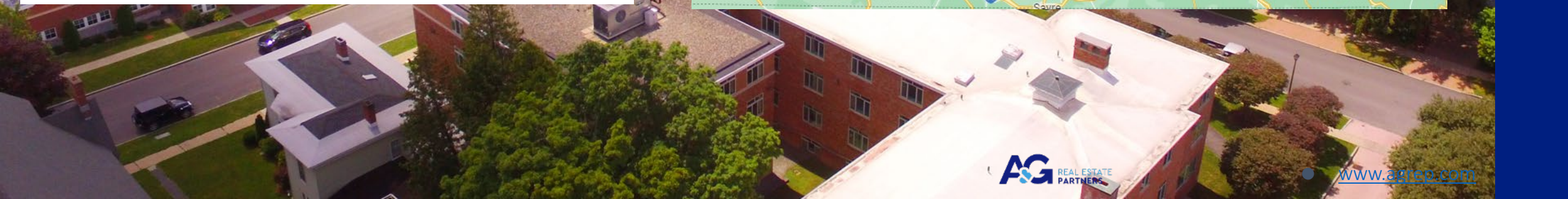
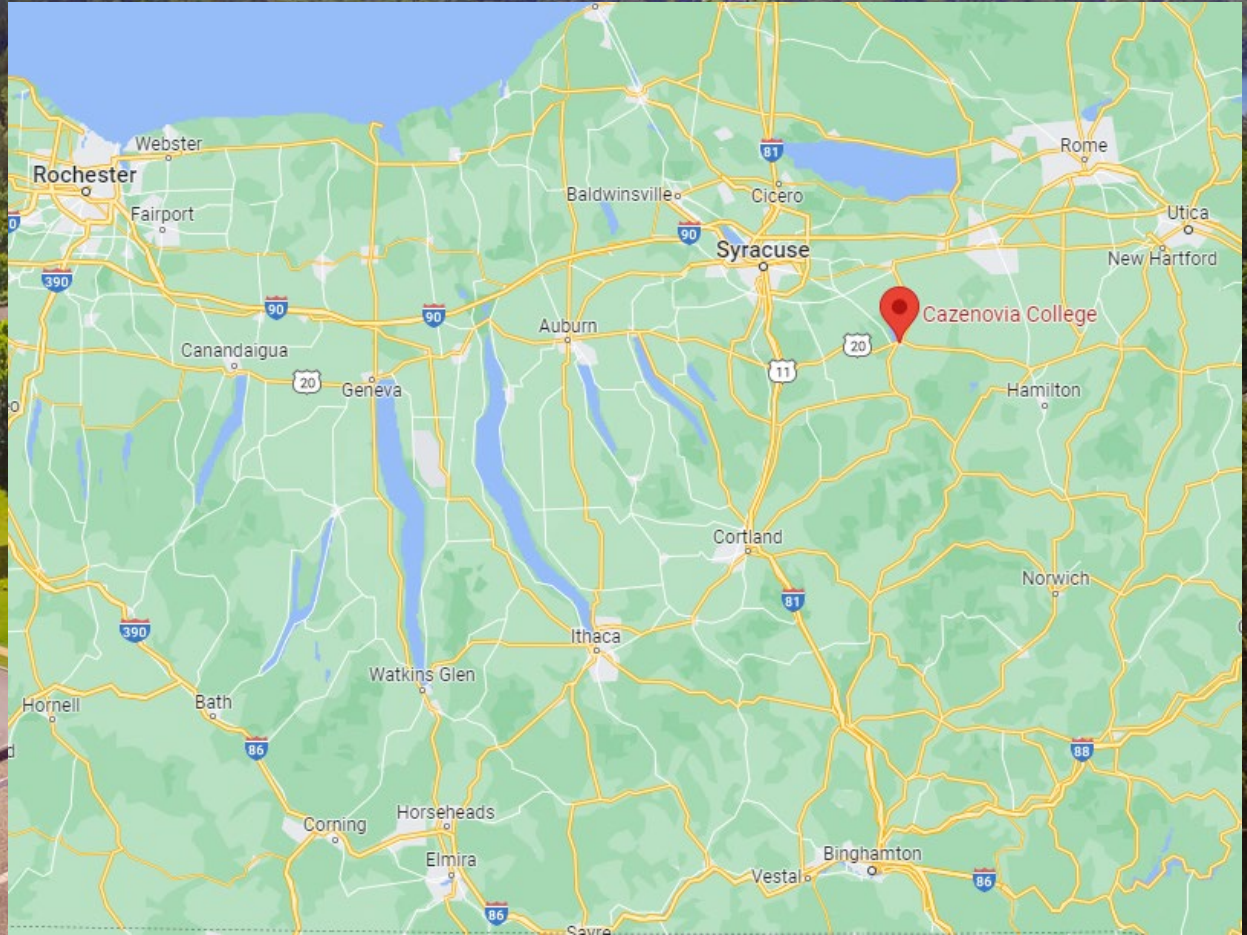
# LOCATION

Cazenovia is a village located in Madison County, New York, in the United States. It is located about 20 miles southeast of Syracuse, which is the closest major metropolitan area. Syracuse has a population of approximately 145,000 people and is the fifth largest city in the state of New York.

While Cazenovia is not directly located near a major metropolitan area, it is within driving distance of several cities that offer a wide range of cultural and entertainment options.

Other major metropolitan areas that are relatively close to Cazenovia include:

- Albany, which is approximately 100 miles east of Cazenovia and has a population of approximately 100,000 people.
- Rochester, which is approximately 80 miles west of Cazenovia and has a population of approximately 210,000 people.
- Utica, which is approximately 30 miles northeast of Cazenovia and has a population of approximately 60,000 people.



# LOCAL INFORMATION

The government and economic development groups are very interested in working with an ultimate buyer of the campus to help benefit the local community. As you might expect, the Cazenovia College campus is the centerpiece to this Village and will remain a very important part of the area.

Economic grants and incentives could be available to a user of the property. Please contact the Cazenovia Area Community Development Association for more information. [www.cacda.net](http://www.cacda.net)





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