



PROPERTY FEATURES

- Up to 5,500 SF
- New Construction; Class A Office Space
- 24 Tenant Free Electric Vehicle Charging Stations
- 24 Hour White Glove Security
- Huge Windows Throughout Entire Space
- Low Cost Geo-Thermal Heating/Cooling
- Additional On-Site Storage
- For Lease \$26.50 per SF
- Heart of Franklin Square
- Access to All Major Highways within minutes
- Easy Access for Foot and Auto traffic
- On-Site Parking

CONTACT EXCLUSIVE AGENT(S):

Phyllip Martin

Licensed NYS RE Associate Broker

315.378.8788

pmartin@suttoncos.com

Joseph J. Lewis

Vice President, Real Estate Broker

(O) 315-424-1111

jlewis@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com



PROPERTY FEATURES

- 5,500 Sq. Ft.
- New Construction; Class A Office Space
- 24 Tenant Free Electric Vehicle Charging Stations
- 24 Hour White Glove Security
- Huge Windows Throughout Entire Space
- Low Cost Geo-Thermal Heating/Cooling
- Additional On-Site Storage
- For Lease \$26.50 per Sq. Ft.
- Heart of Franklin Square
- Access to All Major Highways within minutes
- On-Site Parking
- Easy Access for Foot and Auto traffic
- On-Site Parking

CONTACT EXCLUSIVE AGENT(S):

Phyllip Martin

Licensed NYS RE Associate Broker

315.378.8788

pmartin@suttoncos.com

Joseph J. Lewis

Vice President, Real Estate Broker

(O) 315-424-1111

jlewis@suttoncos.com

SUTTON REAL ESTATE COMPANY

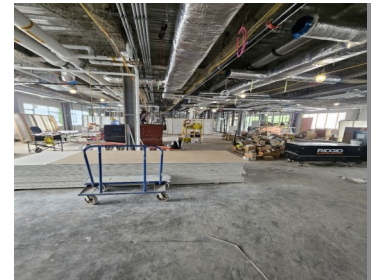
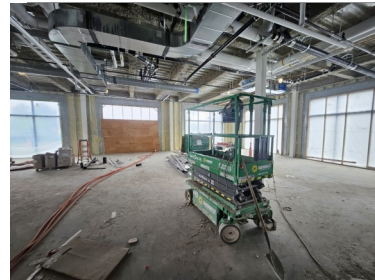
525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com

Mezzanine Potential



PROPERTY FEATURES

- 1,351.8 SQ FT
- 25 FT Ceiling
- Mezzanine Potential
- Great Curb Appeal
- Adjacent construction project set to add 24 luxury lofts, making it nearly 1,000 lofts in the Franklin Sq. Area
- Heart of Franklin Square
- Access to All Major Highways within minutes
- Easy Access for Foot and Auto traffic
- Surrounded by wealth management firms, law firms, engineers, and more.

CONTACT EXCLUSIVE AGENT(S):

Phyllip Martin

Licensed NYS RE Associate Broker

315.378.8788

pmartin@suttoncos.com

Joseph J. Lewis

Vice President, Real Estate Broker

(O) 315-424-1111

jlewis@suttoncos.com

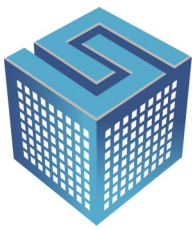
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com



PLANT LIST

PLANT	COMMON NAME	SCIENTIFIC NAME	QUANTITY	PRICE	AMOUNT	LOCATION
1	AMERICAN BIRCH	BETULA PAPERIFERA	1	100.00	100.00	100.00
2	RED BUD	JAPANESE LINDERA	1	100.00	100.00	100.00
3	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
4	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
5	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
6	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
7	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
8	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
9	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
10	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
11	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
12	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
13	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
14	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
15	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
16	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
17	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
18	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
19	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
20	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
21	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
22	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
23	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
24	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
25	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
26	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
27	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
28	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
29	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
30	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
31	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
32	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
33	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
34	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
35	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
36	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
37	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
38	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
39	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
40	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
41	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
42	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
43	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
44	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
45	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
46	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
47	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
48	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
49	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
50	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
51	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
52	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
53	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
54	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
55	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
56	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
57	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
58	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
59	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
60	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
61	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
62	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
63	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
64	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
65	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
66	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
67	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
68	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
69	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
70	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
71	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
72	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
73	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
74	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
75	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
76	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
77	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
78	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
79	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
80	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
81	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
82	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
83	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
84	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
85	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
86	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
87	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
88	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
89	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
90	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
91	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
92	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
93	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
94	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
95	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
96	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
97	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
98	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
99	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00
100	DOGWOOD	DOGWOOD	1	100.00	100.00	100.00

PLANTING PLAN

SCALE IN FEET

PLANTING PLAN L4.0

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	78,412	235,300	390,073
Households	30,456	95,774	157,920
Average Household Income	\$49,468	\$67,200	\$80,654
Businesses	7,601	14,721	21,080

Source: <https://product.costar.com/detail/lookup/6581357/demographics>

TRAFFIC COUNTS

- Plum St. & N Franklin —828 (yr: 2019)
- Solar St. & W Division St NW —3, 400 (yr: 2020)
- Genant Dr. & W Division NW—4,325 (yr: 2022)

Source: CoStar

CONTACT EXCLUSIVE AGENT(S):

Phyllip Martin
Licensed NYS RE Associate Broker
315.378.8788
pmartin@suttoncos.com

Joseph J. Lewis
Vice President, Real Estate Broker
(O) 315-424-1111
jlewis@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
315.424.1111
www.suttoncos.com



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	78,412	235,300	390,073
Households	30,456	95,774	157,920
Average Household Income	\$49,468	\$67,200	\$80,654
Businesses	7,601	14,721	21,080

Source: <https://product.costar.com/detail/lookup/6581357/demographics>

TRAFFIC COUNTS

- Plum St. & N Franklin —828 (yr: 2019)
- Solar St. & W Division St NW —3, 400 (yr: 2020)
- Genant Dr. & W Division NW—4,325 (yr: 2022)

Source: CoStar

CONTACT EXCLUSIVE AGENT(S):

Phyllip Martin

Licensed NYS RE Associate Broker

315.378.8788

pmartin@suttoncos.com

Joseph J. Lewis

Vice President, Real Estate Broker

(O) 315-424-1111

jlewis@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com