



PROPERTY FEATURES

- Newly renovated offices in The Manlius Professional Center at The Market Place. A variety of spaces that can accommodate users from 300+/- SF to 1,950+/- SF. Five single room offices with common area; suite with 2 private offices, large demisable bullpen space, conference room, kitchenette and bath; Medical office suite with 6 exam rooms, private office, nurse station/lab space, bath; lower level office suite with four private offices, private reception/common area and two shared bathrooms.
- Conveniently located just out outside the Village of Manlius adjacent to Mallard's Landing and FM Schools.

CONTACT EXCLUSIVE AGENTS:

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SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com



PROPERTY FEATURES

- **Medical Office Space 1,720+/- SF**
6- Exam Rooms- Private Office—Nurse Station— Lab Space—Private Bathroom—Separate Entrance
- **Professional Office Suite 1,950+/- SF**
Separate Entrance— 2 Private Offices— Conference Room— Demisable space which could accommodate 3 additional private offices and reception area— Kitchenette— Private Bathroom
- **Lower Level- 1,000 SF+/- SF**
4 Private Offices— Private Waiting Room/Reception—Storage— Common Bathrooms
- **Individual Private Offices**
Offices Range from 300+/- SF up to 600+/- SF; Common Waiting Room and Common Bathrooms
- **Abundance of on-site parking**
- **Newly renovated in 2025**
- **Office Suites can be demised to accommodate tenant**

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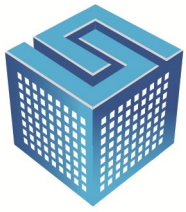
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SUTTON
REAL ESTATE COMPANY

FOR LEASE | OFFICE
THE MARKET PLACE

4500 Pewter Lane, Building 8 & 9, Manlius, NY 13104

1,950 SF Suite



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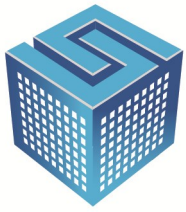
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FOR LEASE | OFFICE
THE MARKET PLACE

4500 Pewter Lane, Building 8 & 9, Manlius, NY 13104
Medical Suite



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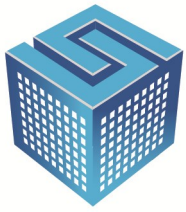
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FOR LEASE | OFFICE
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Individual Private Offices



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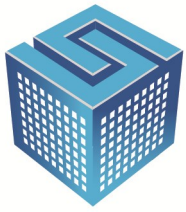
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SUTTON
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FOR LEASE | OFFICE
THE MARKET PLACE

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Lower Level



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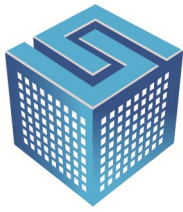
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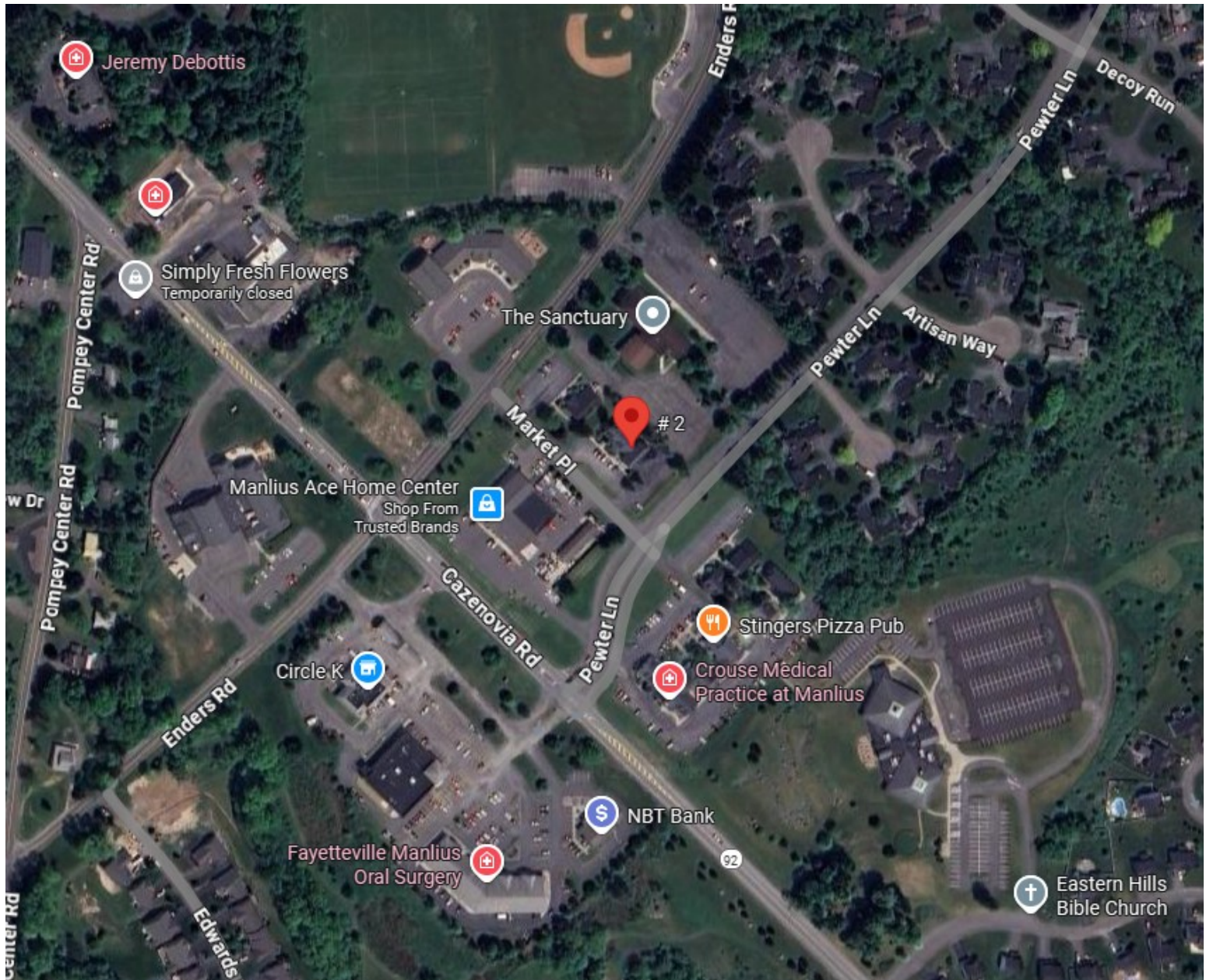
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