

MEDICAL/OFFICE BUILDING

FOR SALE- \$1,795,000

FOR LEASE - \$17.50/SF



572 SOUTH SALINA STREET, SYRACUSE, NY 13202



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SUTTON REAL ESTATE COMPANY

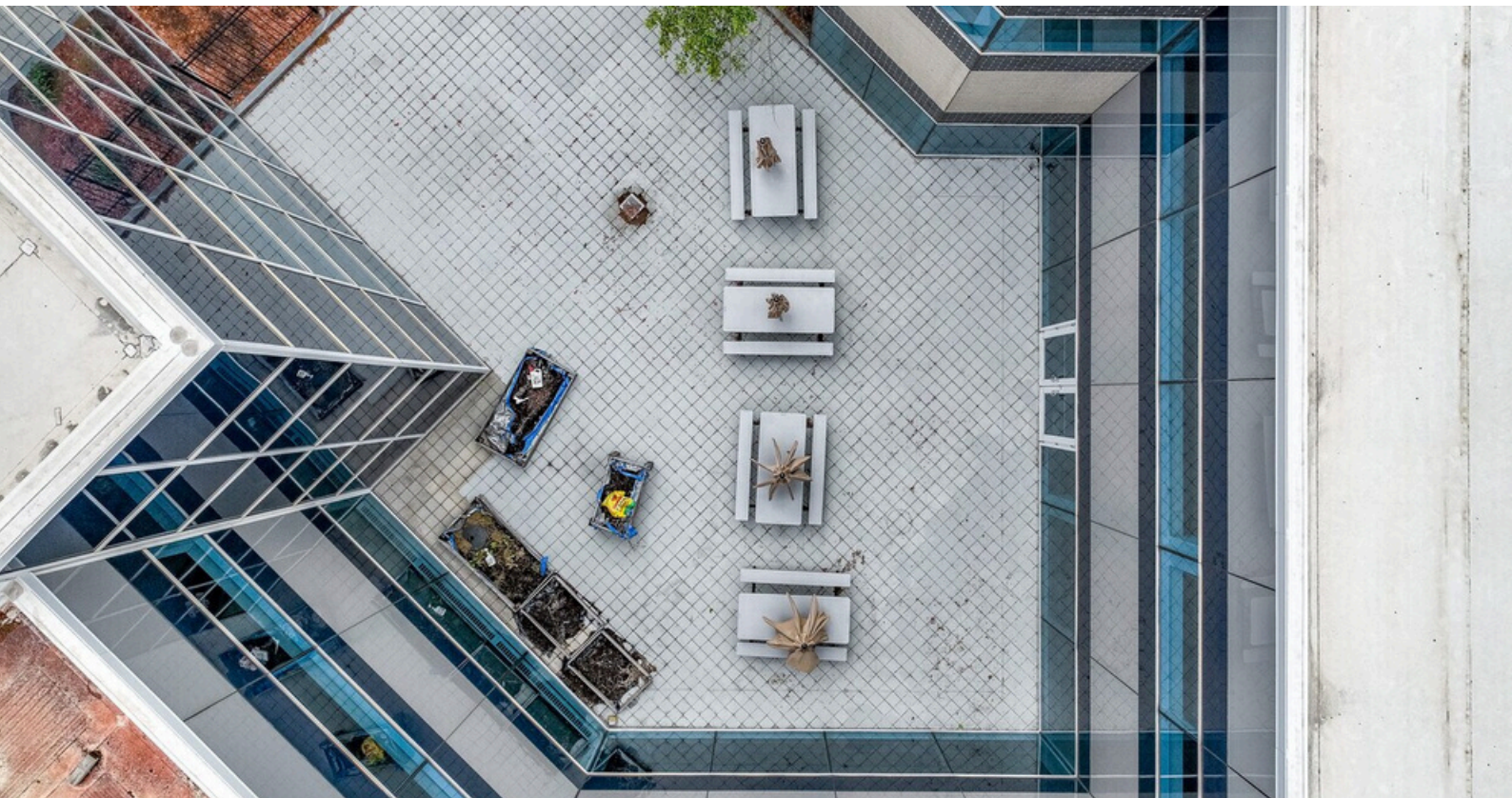
525 Plum Street, Suite 100 | Syracuse, New York 13204 | (315) 424-1111 (Main) | www.suttoncos.com

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LOCATION

Situated along the inner perimeter of Downtown Syracuse, 572 South Salina Street is strategically located at the intersection of South Salina Street—considered the city’s “Main Street”—and Adams Street, a key commuter route connecting Downtown Syracuse with Syracuse University and the area’s major medical centers.

The property is within walking distance of several of the area’s largest employers and is surrounded by a growing mix of residential developments, dining, shopping, and entertainment options. Syracuse’s main Centro Bus Hub is located directly across South Salina Street from 572, providing convenient access to public transportation and generating consistent daily activity in the immediate area.



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PROPERTY FEATURES

- 20,943 SF building
- Outdoor patio
- Two-story glass atrium
- New high efficiency HVAC system
- Outfitted access control system
- Ample parking
- Direct access points from South Salina, South Clinton, and West Adams Streets

AVAILABLE SPACES

- **SUITE 202** (LEVEL 2) – 9,190 SF
- **SUITE 102** (LEVEL 1) – 3,238 SF
- **SUITE B-1** (LOWER LEVEL) – 3,322 SF



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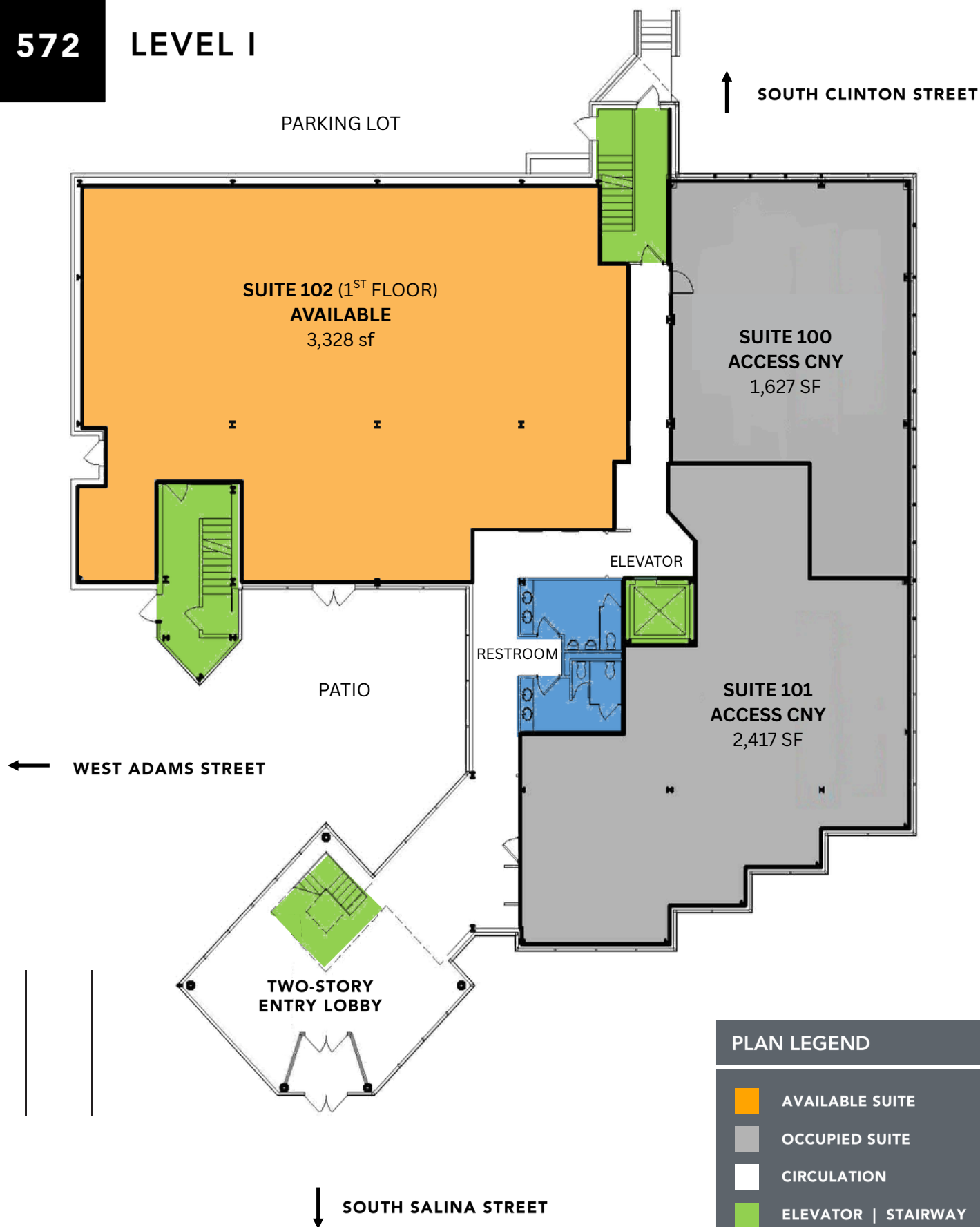
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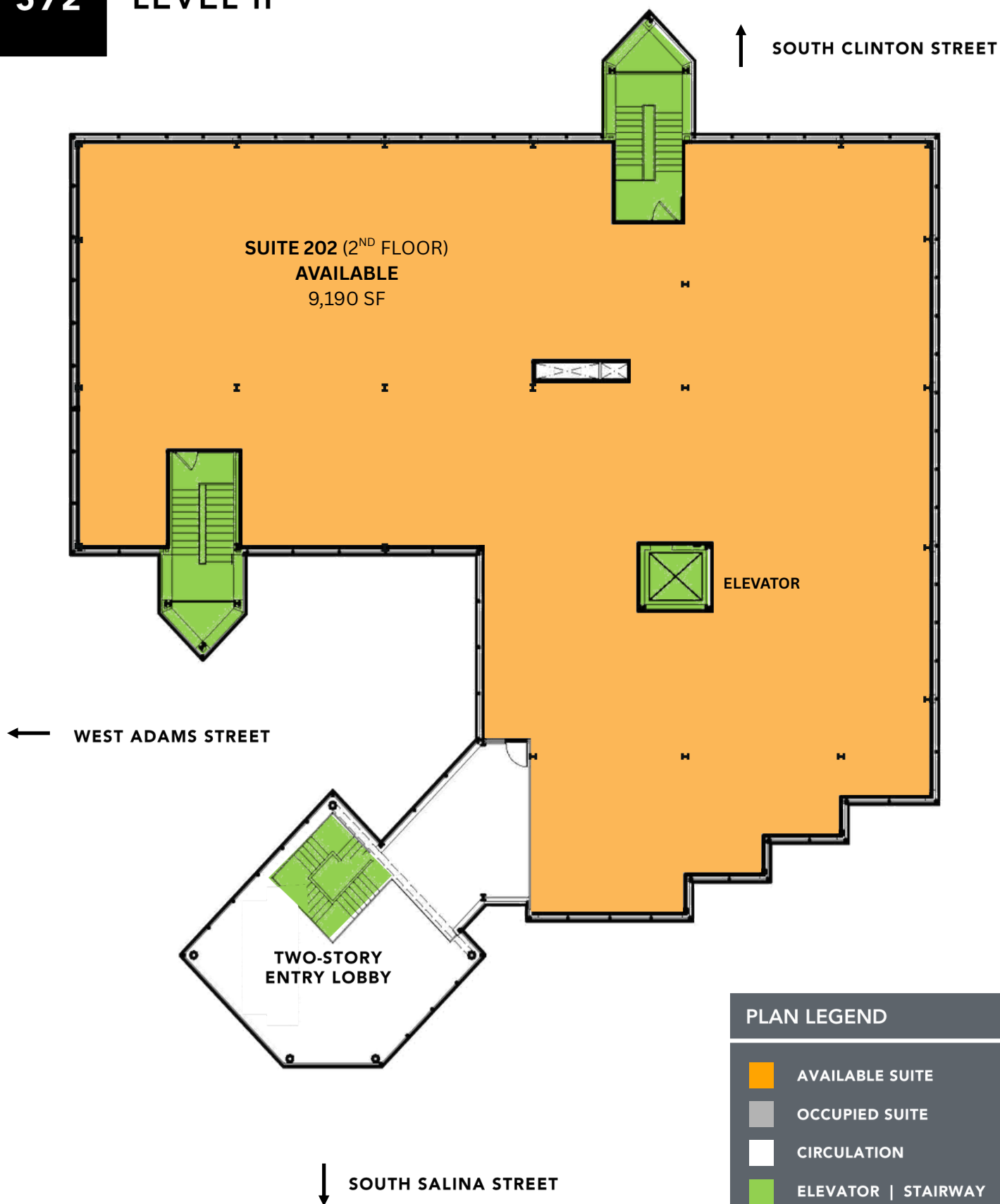
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LEVEL I



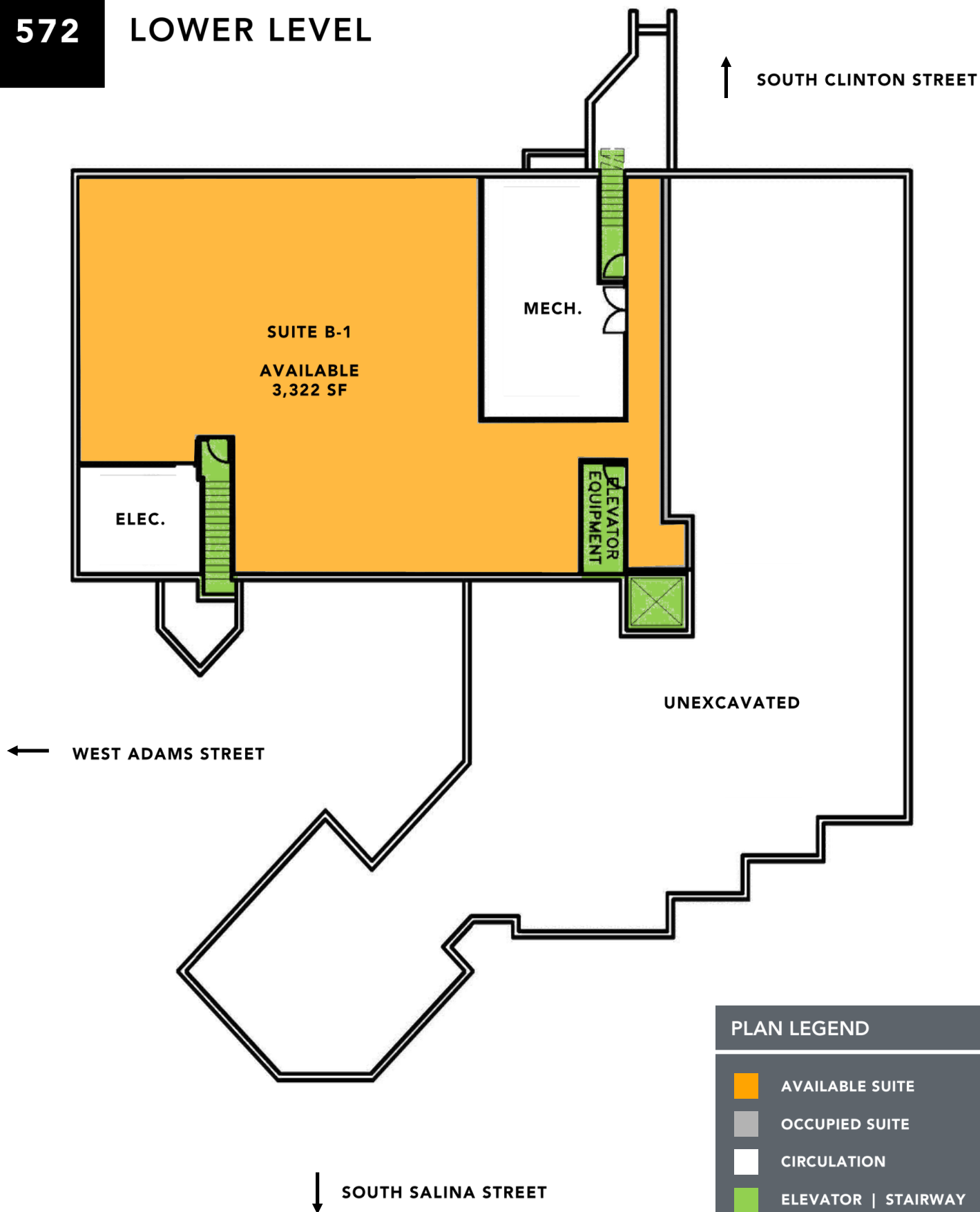
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LEVEL II



572

LOWER LEVEL



PLAN LEGEND

- AVAILABLE SUITE
- OCCUPIED SUITE
- CIRCULATION
- ELEVATOR | STAIRWAY
- RESTROOM (COMMON)



* NOT TO SCALE

MICRON

Conveniently located just 25 minutes from the future Micron semiconductor campus in Clay, this property offers exceptional access to one of the largest economic development projects in U.S. history. Micron is investing up to \$100 billion over the next two decades to build a state-of-the-art chip manufacturing facility, with the first phase alone representing a \$10 billion investment.

The project is expected to create nearly 50,000 jobs and transform the Syracuse region into a major hub for semiconductor production. As the area prepares for rapid growth—including plans for over 2,000 new homes annually to support the expanding workforce—this location offers a unique opportunity to be near the center of a rapidly developing economic corridor.



Preliminary illustration, subject to change

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