

FOR LEASE



2108- 2122 ERIE BOULEVARD EAST

Syracuse, NY 13224



PROPERTY DESCRIPTION

This 19,444 SF professional medical building offers three versatile suites for lease, ideally located directly off Erie Blvd with visibility to over 17,000 vehicles daily and ample on-site parking. The property is perfect for medical or professional office use. Suites range from 1,900 SF to 5,000 SF, with flexible layouts designed to accommodate practices such as neurology, urgent care, general medical, or professional offices—all within minutes of downtown Syracuse.

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	1,442	7,981	52,062
Total Population	3,613	18,425	128,999
Average HH Income	\$61,098	\$69,429	\$66,686

PROPERTY HIGHLIGHTS

- Three medical/office suites available: 5,000 SF, 1,900 SF, and 2,000 SF
- Located in a 19,444 SF professional medical building
- Directly off Erie Blvd with over 17,000 vehicles passing daily
- Ample on-site parking for patients and staff
- Shared main lobby and waiting area for medical suites

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,900 - 5,000 SF
Lot Size:	1.86 Acres
Building Size:	19,444 SF

DAVIS YOHE

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CENTURY 21
COMMERCIAL.
Bridgeway Realty

LEASE SUMMARY



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LEASE INFORMATION

Lease Type:	Gross; MG	Lease Term:	Negotiable
Total Space:	1,900 - 5,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	2,000 SF	Gross	Negotiable	2,000 SF Suite Includes a waiting room, 7 offices (4 with windows), a kitchen with stove/oven/sink, 3 storage closets, a small backroom, and private men's and women's restrooms—perfect for traditional office or healthcare use.
Suite B	5,000 SF	Modified Gross	Negotiable	This 5,000 SF medical office suite, located within a 19,444 SF professional building on highly visible Erie Blvd (17,000+ cars/day), is ideal for a variety of medical uses. Currently set up for a neurology practice, the space includes 26 rooms—featuring 21 potential exam rooms, 2 private offices, 1 conference room, and 2 restrooms. Tenants share a common waiting area in the main lobby. With ample parking and excellent visibility, this turn-key suite offers a prime opportunity for medical professionals looking to grow or relocate their practice.
Suite C	1,900 SF	Modified Gross	Negotiable	1,900 SF Suite Features 10 potential exam rooms or offices, 1 conference room, and 1 restroom—ideal for urgent care, medical, or professional office use.

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SUITE A: +/- 2000 SF



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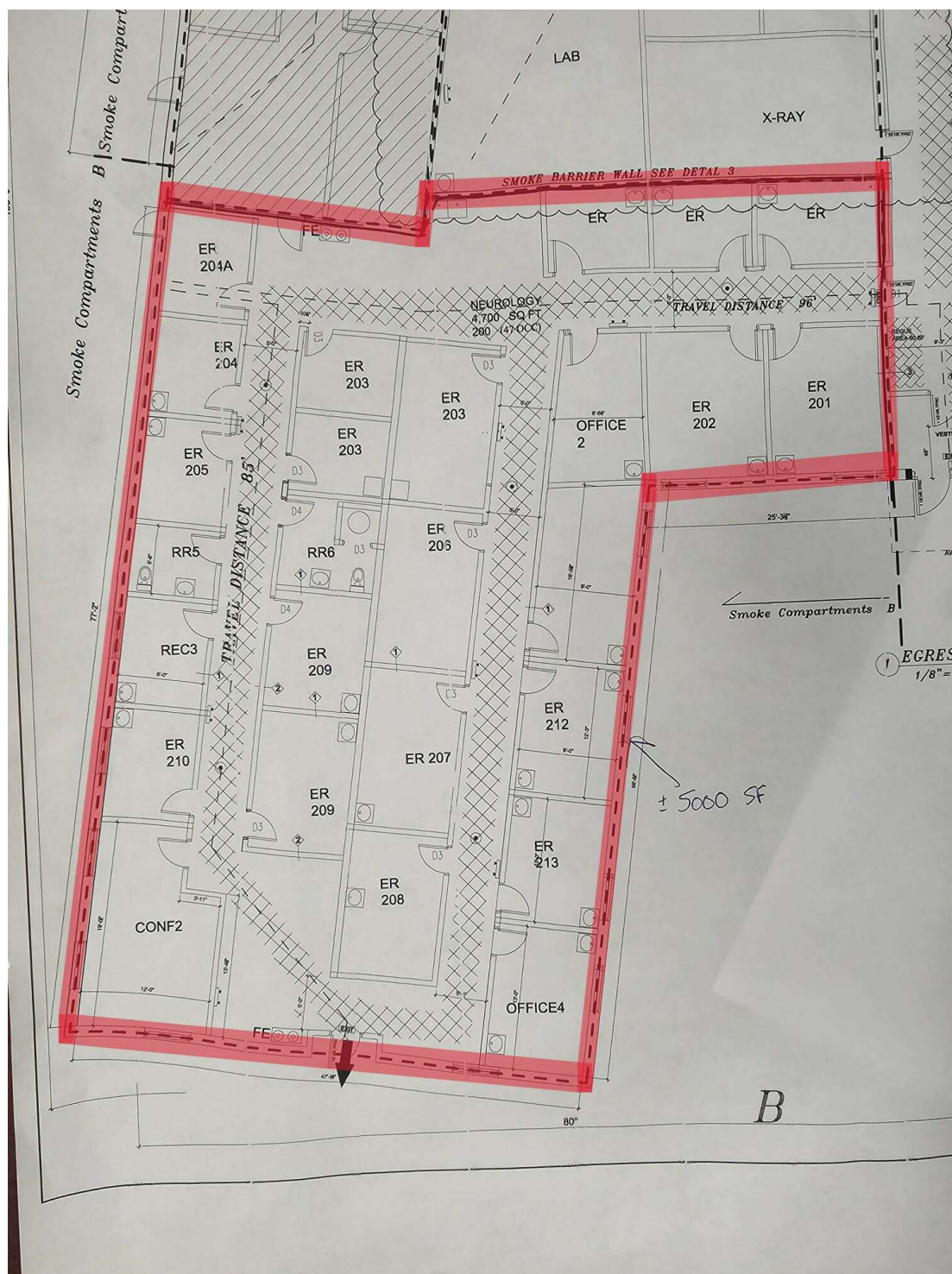
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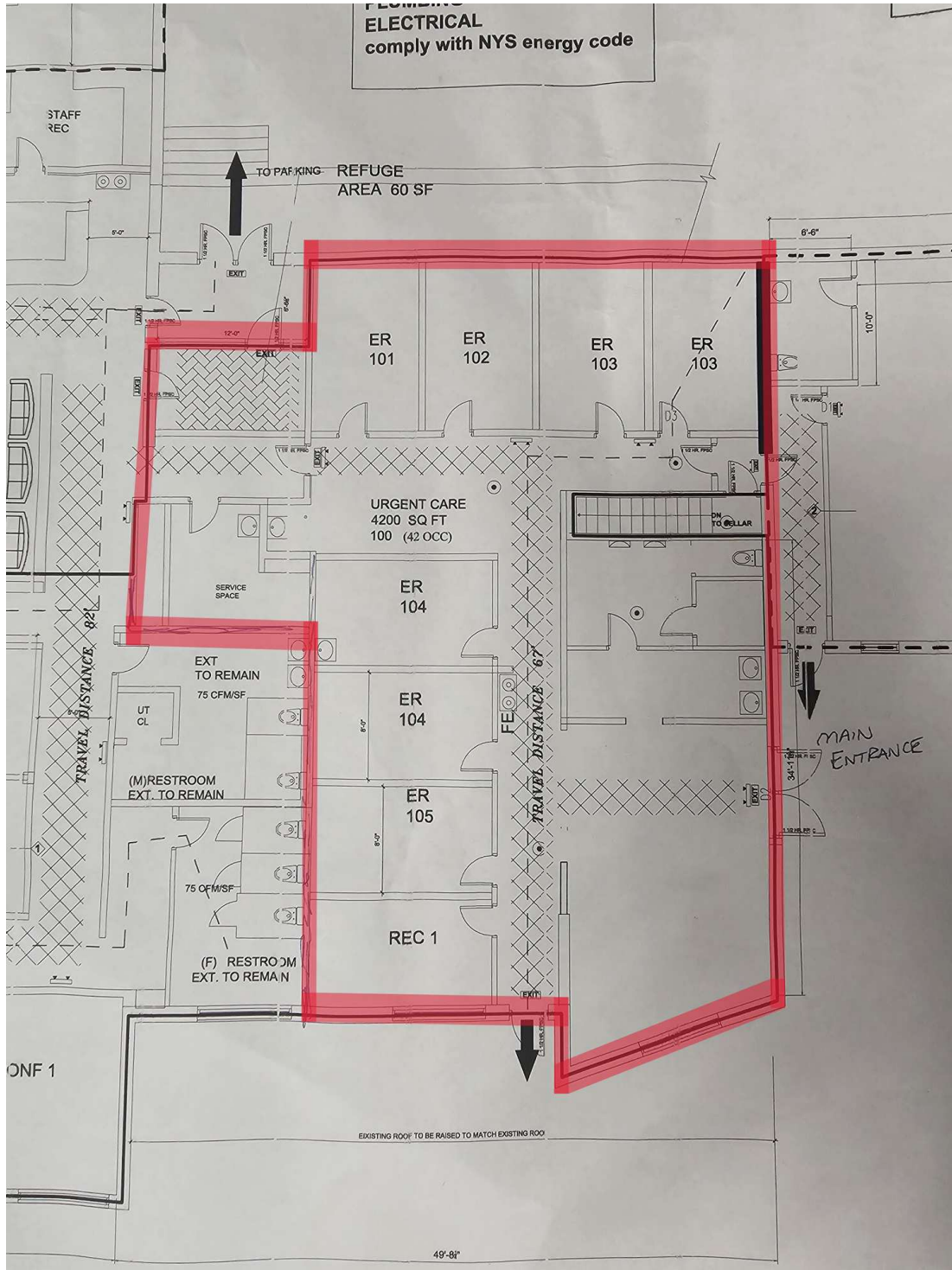
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SUITE C: +/- 1900 SF



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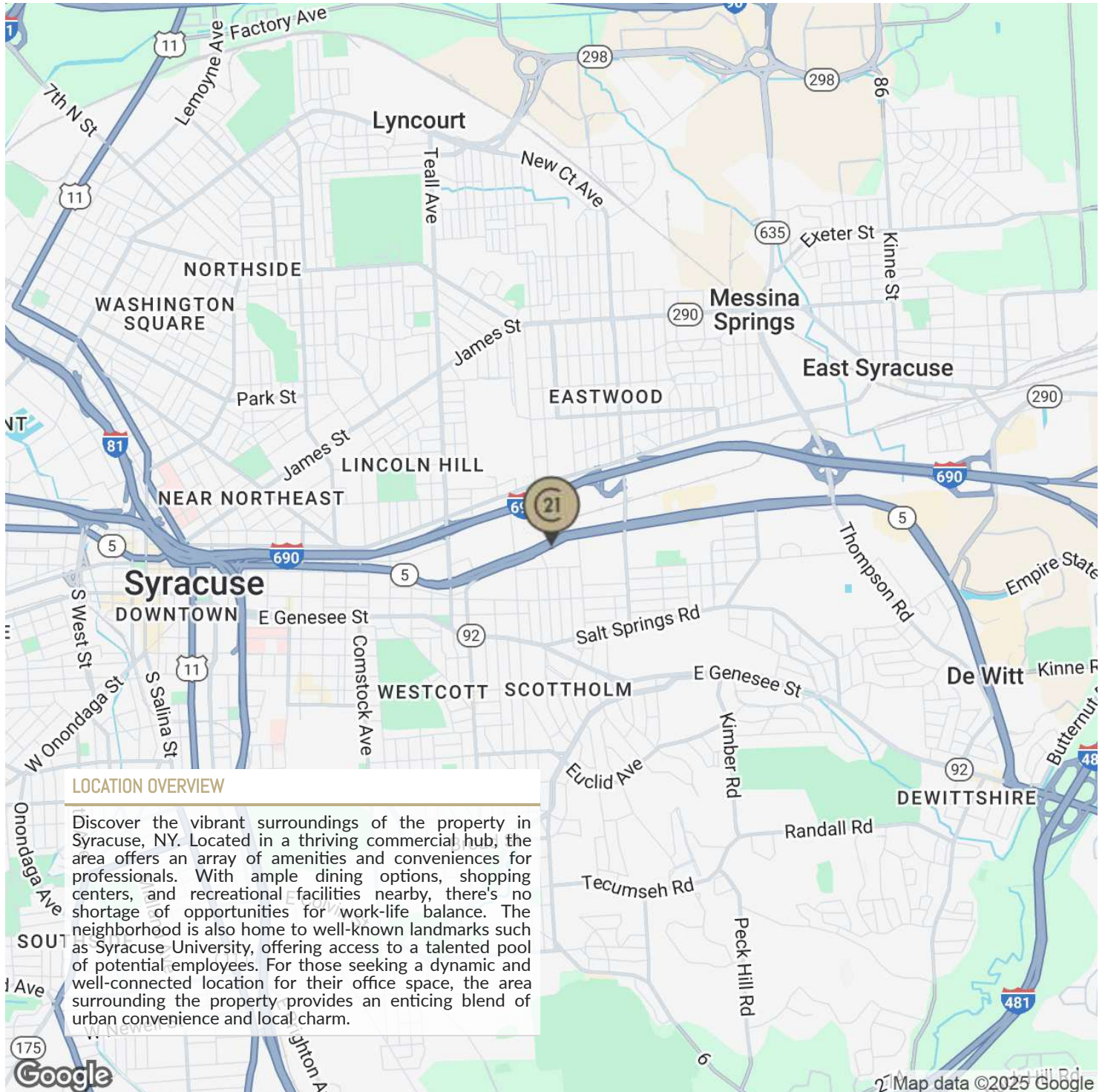


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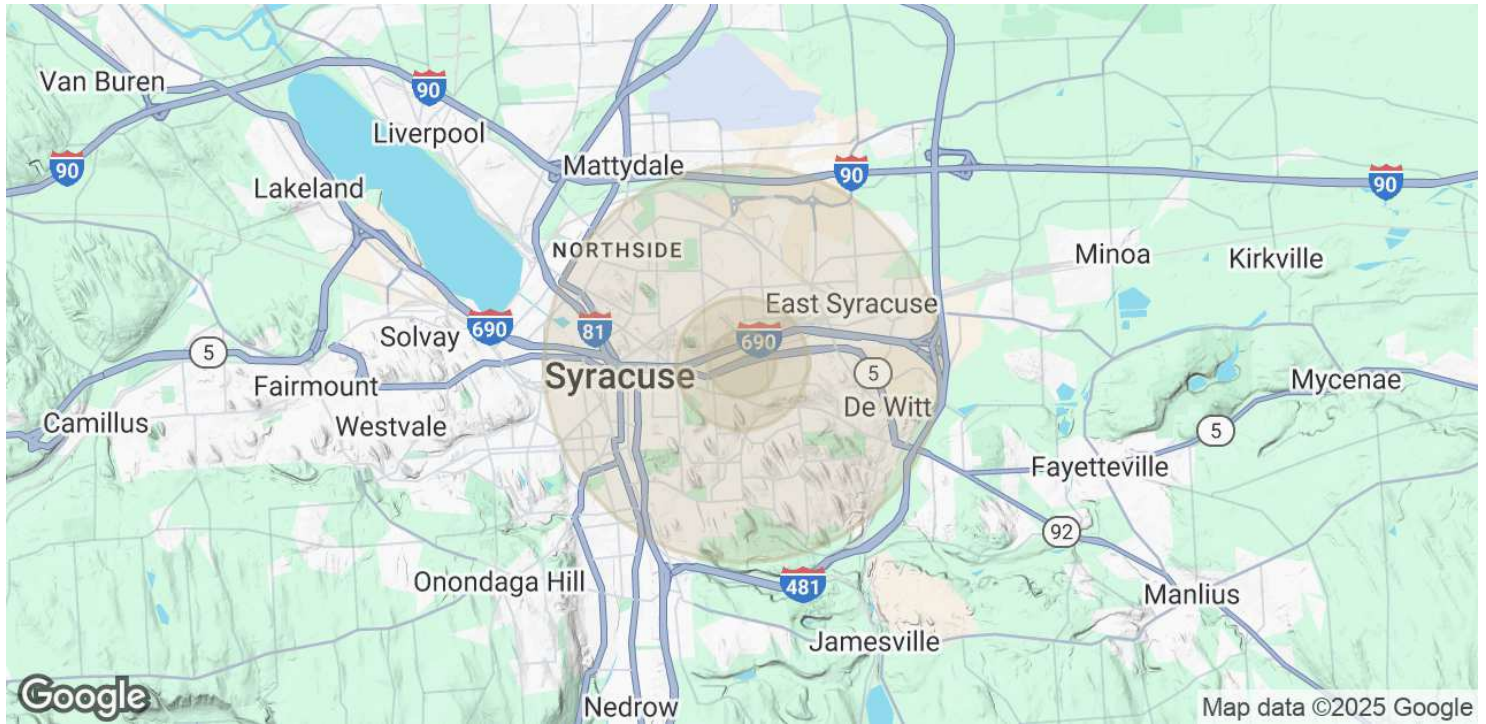
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	3,613	18,425	128,999
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	37
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,442	7,981	52,062
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$61,098	\$69,429	\$66,686
Average House Value	\$193,160	\$198,354	\$199,163

Demographics data derived from AlphaMap

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