

Investment | For Sale

251 Salina Meadows Parkway

Multi-Tenant, 86.47% Occupied

251 Salina Meadows Parkway
Syracuse, NY 13212

Class A Office



The Offering

CBRE Upstate NY is pleased to present the opportunity to acquire 251 Salina Meadows Parkway, a 65,617± SF, two-story Class A office building situated on a 5.02-acre parcel within Salina Meadows, a premier five-building suburban office park located just north of Syracuse in the Town of Salina.

The building is approximately 86% leased, and presents an institutional-quality asset with recent capital improvements, including newly renovated lobbies featuring modern, upscale finishes and furnishings. The Property is well-configured with dual entrances, prominent common areas, and a full-service elevator, supporting long-term tenant retention and leasing appeal.

All tours must be scheduled through and accompanied by the CBRE Upstate NY listing team with a minimum of 48 hours advance notice.

Offering Summary

Asking Price	\$7,950,000
NOI	\$605,944
Cap Rate	± 7.62 %

Location:	251 Salina Meadows Parkway, Syracuse, Onondaga County, NY
Property Type:	Class A - Office
Current Tenants:	MedBest Medical Management, Hanover Insurance Company, Bankers Consec Life Insurance Company and ShoreGroup/Optanix
Building Size (SF):	Two stories consisting of 65,617± SF
Site Size:	5.02 AC
Improvements:	Two modern lobbies with upscale finishes and an elevator
Traffic Count:	14,947 Annual Average Daily Traffic
Ingress & Egress:	Property is easily accessed via the service road right-of-way from Buckley Road, with close proximity to I-81 and NYS Thruway (I-90)
Proximity to Micron:	Less than 6 miles from the future \$100 billion Micron semiconductor site
Investment Opportunity:	Investment offering with cash flow day one in Syracuse's premier Corporate Office Park ±2.6 year Weighted Average Lease Term

2025 DEMOGRAPHICS	5 mi.	10 mi.	15 mi.
Population	203,967	399,406	471,380
Avg. Household Income	\$81,662	\$95,198	\$102,519

65+K

Total SF

5.02

AC

86+%

Leased






Offering Memorandum available at: www.suburbanofficeinvestment.com

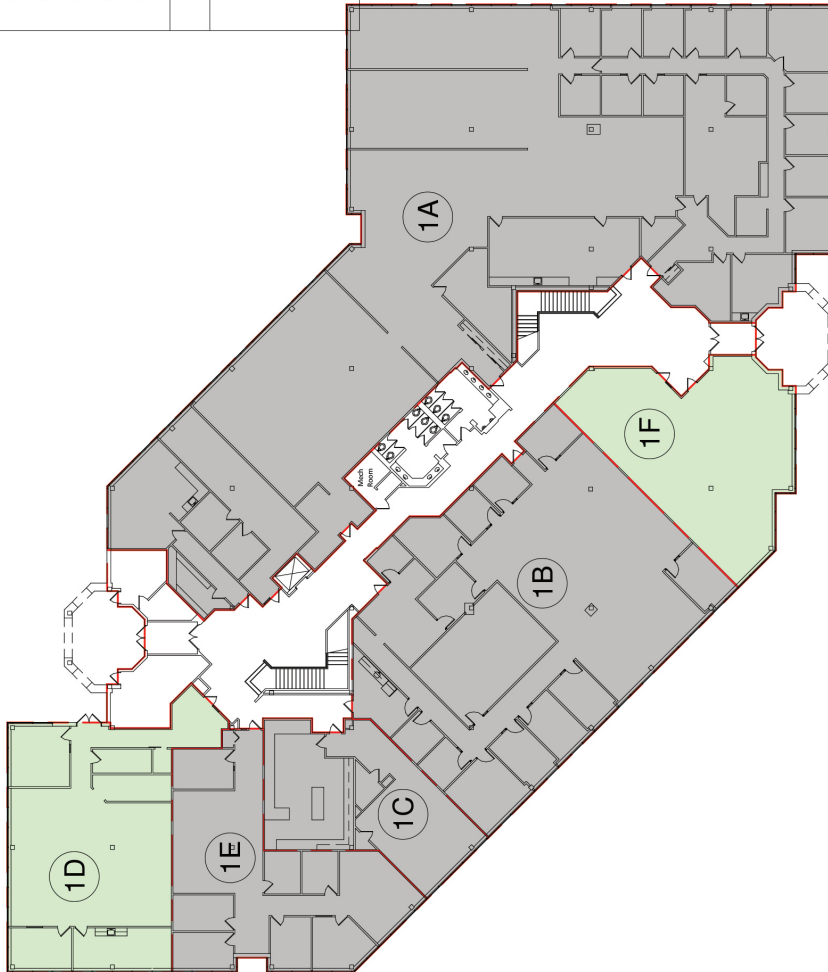
Floor Plan

251 Salina Meadows Parkway

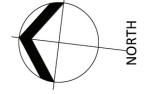
First Floor

KEY	TENANT	LEASABLE S.F.
1A	MEDBEST	14,777
1B	BANKERS LIFE	6,512
1C	MEDBEST	1,779
1D	AVAILABLE	3,156
1E	MEDBEST	2,697
1F	AVAILABLE	2,087
TOTAL		31,008

	TENANT
	AVAILABLE
	BUILDING COMMON AREA



FIRST FLOOR
 0 20 40



As of Date: 01/01/2025




251 SALINA MEADOWS PARKWAY

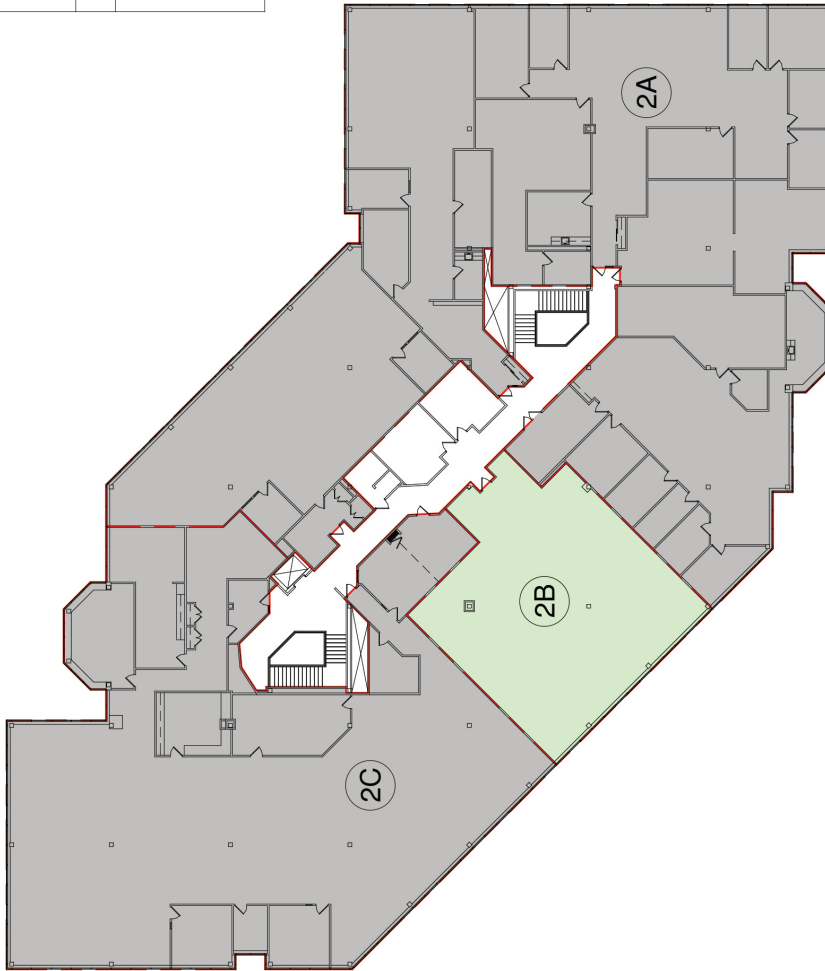
OFFICE BUILDING
 SYRACUSE, NEW YORK

UPSTATE PORTFOLIO

Second Floor


KEY	TENANT	LEASABLE S.F.
2A	SHORE GROUP/OPTANIX	18,745
2B	AVAILABLE	3,633
2C	HANOVER INSURANCE	12,231
TOTAL		34,609

	TENANT
	AVAILABLE
	BUILDING COMMON AREA

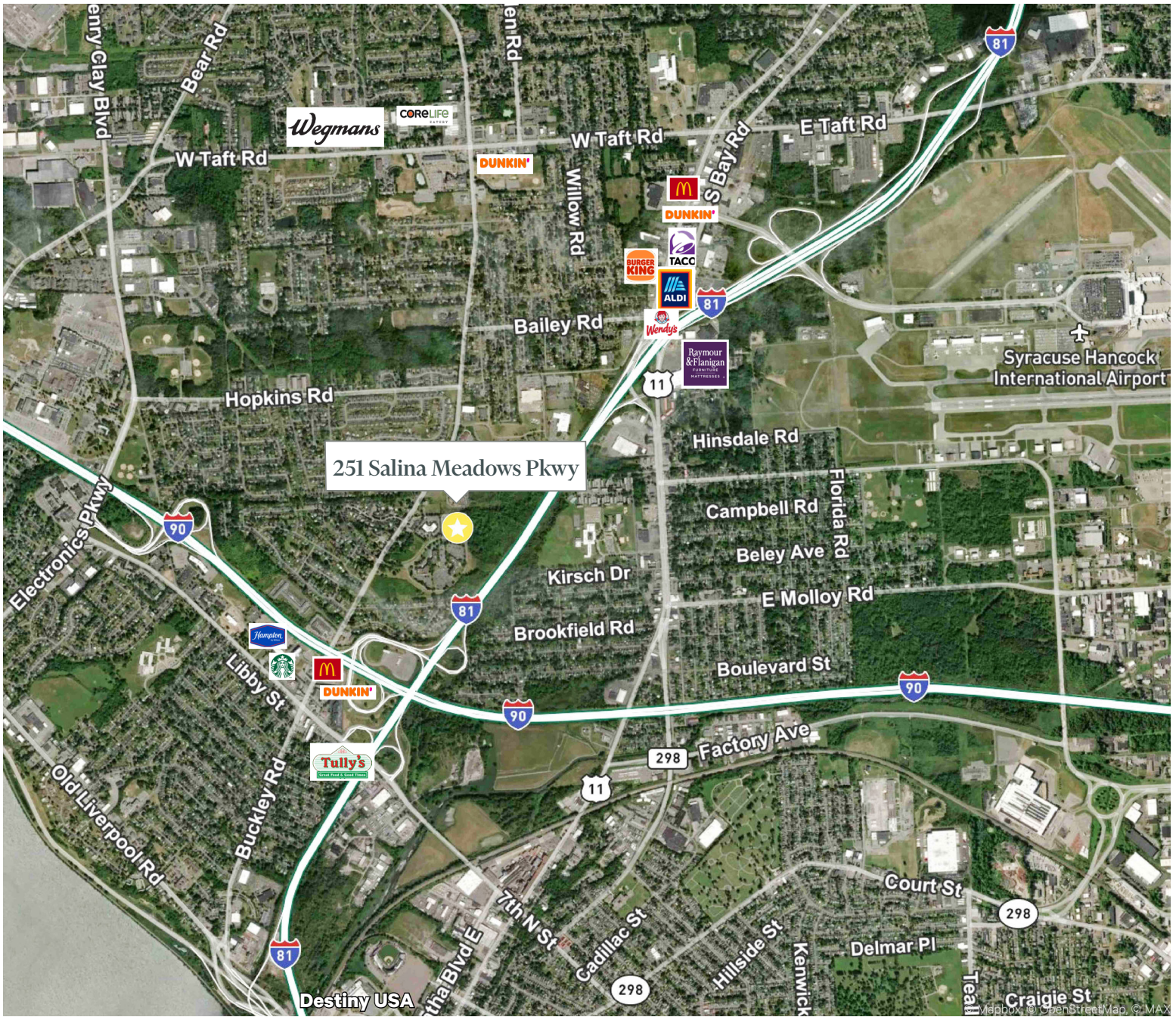


SECOND FLOOR



<p>UPSTATE PORTFOLIO</p>	<p>251 SALINA MEADOWS PARKWAY OFFICE BUILDING SYRACUSE, NEW YORK</p>	<p>As of Date: 01/01/2025</p> 
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Aerial Map



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Contact Us

Bill Anninos

Lic. Associate Real Estate Broker
CBRE Upstate NY
+1 315 422 4200 x 315
bill.anninos@cbre-syr.com

Lawrence Papaleo

Lic. Associate Real Estate Broker
CBRE Upstate NY
+1 315 422 4200 x 312
lawrence.papaleo@cbre-syr.com

CBRE Upstate NY

500 Plum Street, Suite 402
Syracuse, New York 13204
+1 315 422 4200

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