



## PROPERTY HIGHLIGHTS

**FEATURES:** A 236,247sf Class A mixed use office & retail property includes Redhouse Arts Center / 4-story open-air courtyard ideal for outdoor seating & nightlife / distinctive exterior illumination / 750± car on-site garage / 2<sup>nd</sup> floor balcony / full height glass storefronts

**AVAILABLE:** Ground floor retail, restaurant, entertainment, & street front office leasing options:  
8,008± SF subdividable - frontage on S. Salina Street and interior courtyard  
8,467± SF subdividable - frontage on courtyard, Jefferson St. and S. Clinton Street

**LEASE RATE:** Modified gross lease rate / LL deliver white shell / longterm lease / negotiable terms

**EMPLOYERS:** Crouse Health, SUNY Upstate Medical, St. Joseph's Health, National Grid, & SU

**VISITORS:** Downtown Syracuse averages approximately 9.4 million visitors annually

## DOWNTOWN TRAFFIC GENERATORS:



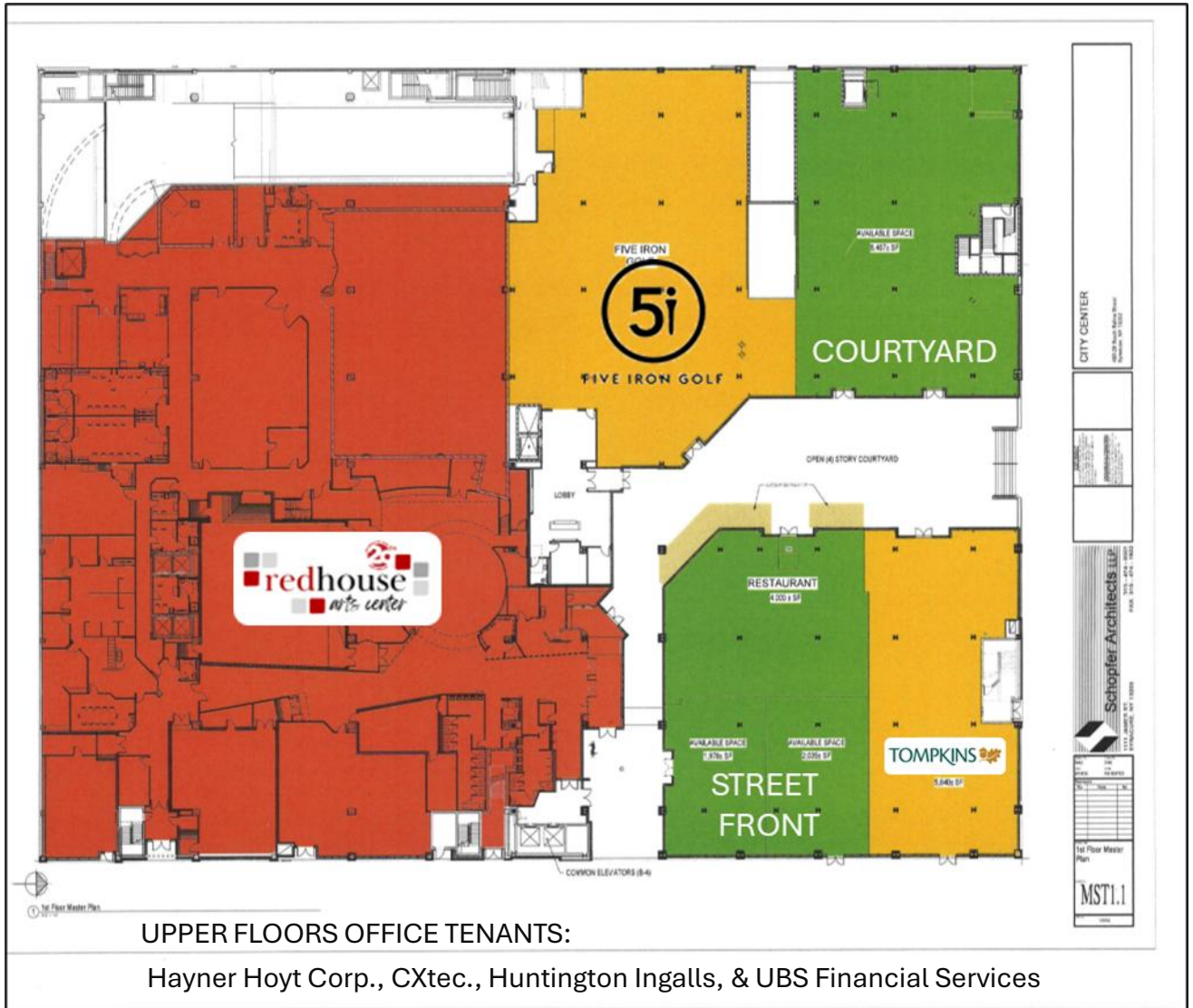
### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100  
Syracuse, NY 13204  
www.suttoncos.com  
Main: 315.424.1111

### CONTACT EXCLUSIVE AGENT:

Laurence J. Socia, CLS  
Licensed RE Associate Broker  
[Lsocia@suttoncos.com](mailto:Lsocia@suttoncos.com)  
Mobile: 315.345.5600





## GROUND FLOOR LEASE PLAN @ CITY CENTER

### STREET LEVEL RETAIL & RESTAURANT OPTIONS

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**CITY CENTER**

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## CONCEPTUAL LEASE PLAN @ 8,008± SF STREET FRONT RETAIL & RESTAURANT OPTIONS

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**FACING ARMORY SQUARE**

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## EXISTING LEASE PLAN @ 8,467± SF COURTYARD RETAIL & RESTAURANT SPACE

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**DEMOGRAPHICS**

Downtown	By Radius	3 Mile	5 Mile	10 Mile
4,123	Population	149,889	228,474	476,173
1,970	Households	59,542	92,618	154,299
200	Businesses	10,847	15,629	22,881
21,500	Daytime Employees	126,279	175,610	243,537
30.7	Median Age	33.8	36.3	39.2
\$57,371	Median HH Income	\$50,135	\$58,781	\$70,582

\* Estimated

Source: COSTAR Report 2026



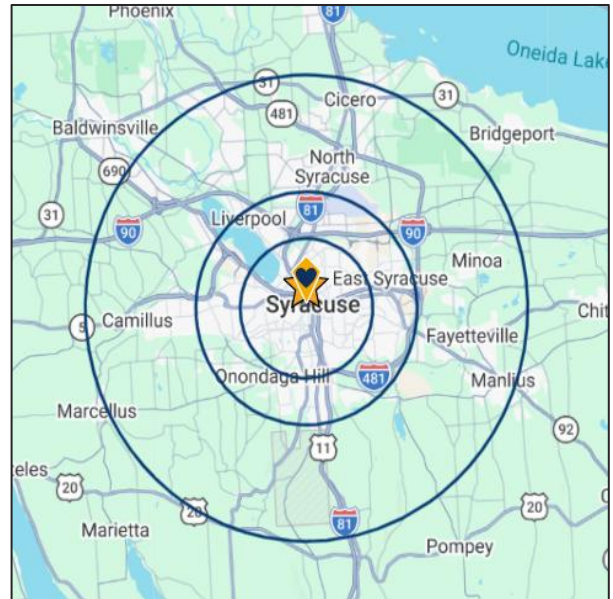
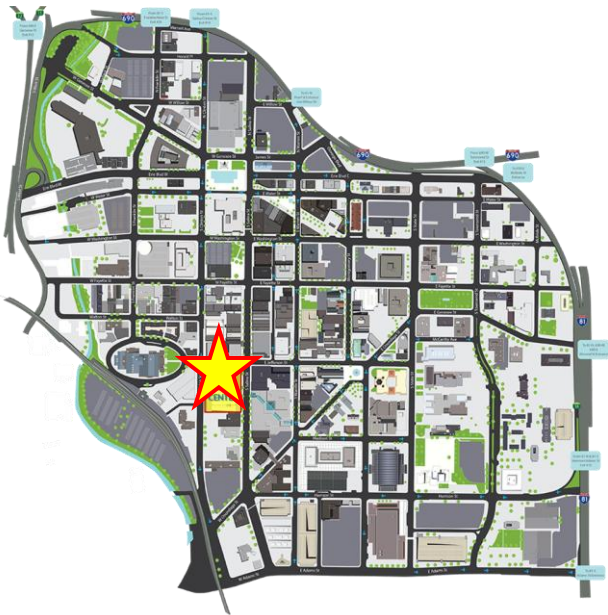
Walker's Paradise



Very Bikeable



Good Transit



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