


FOR SALE OR LEASE

GREAT OFFICE BUILDINGS & SPACES

Property Highlights

- "MOVE IN READY"
- Two office buildings, approximately 30,000± total gross square feet
- High quality office space for lease with great visibility (I-90) and access
- Free parking for 130+ cars, with multiple curb cuts
- Professionally landscaped grounds; janitorial included
- Fantastic access to NYS Thruway (I-90) at Electronics Parkway and I-81
- **1020 7th North Street**
 - Two story with great window lines, elevator accessibility
 - Newly painted lobby and other improvements
 - Three contiguous suites available for lease – **MOTIVATED TO MAKE DEALS**
 - 2nd Floor: 1,090± SF
 - 2nd Floor: 2,450± SF
 - 2nd Floor: 3,345± SF
- **1000 7th North Street**
 - Two suites available for lease – **FULLY GROSS LEASE RATE**
 - B10: 550± SF
 - B20: 792± SF

Can be combined
for up to 6,885± SF

Can be combined
for 1,342± SF

Demographic	1 Mile	3 Miles	5 Miles
Population	9,041	65,967	193,916
Households	4,241	28,783	84,147
Average H.H. Income	\$82,305	\$81,315	\$80,533
Daytime Employees	4,801	39,465	164,589
Source: ESRI Business Analyst 2024			

Traffic Counts	
7 th North Street	13,251 AADT
Electronics Parkway	13,497 AADT
I-90	31,022 AADT
Source: NYS DOT 2023	

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1000 & 1020 Seventh North St.
Liverpool, New York 13088**



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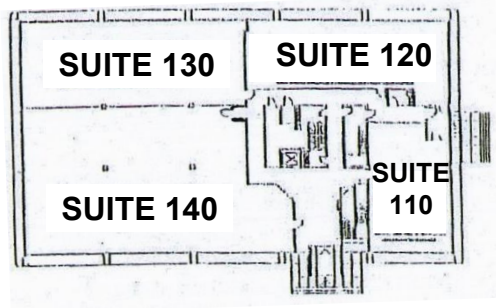
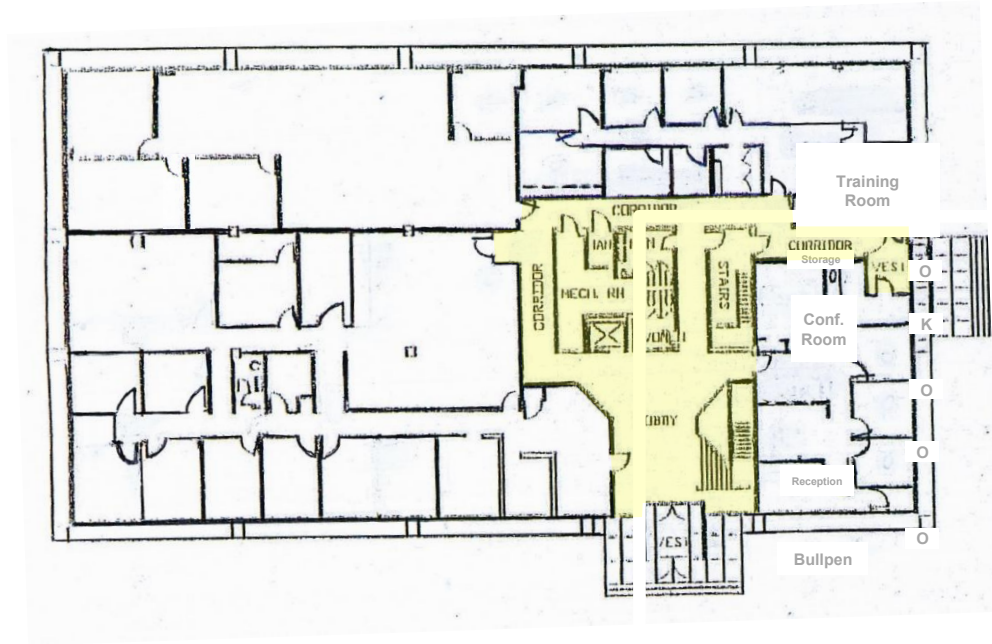
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FIRST FLOOR



WILLOWOOD FIRST FLOOR KEY PLAN

SUITE 110 --- 1166 SQ. FT.

SUITE 120 --- 1633 SQ. FT.

SUITE 130 --- 2229 SQ. FT.

SUITE 140 --- 4100 SQ. FT.

--- Common Areas

1020 7th North Street

SECOND FLOOR

WILLOWOOD SECOND FLOOR KEY PLAN

SUITE 200 --- 2472 SQ. FT.

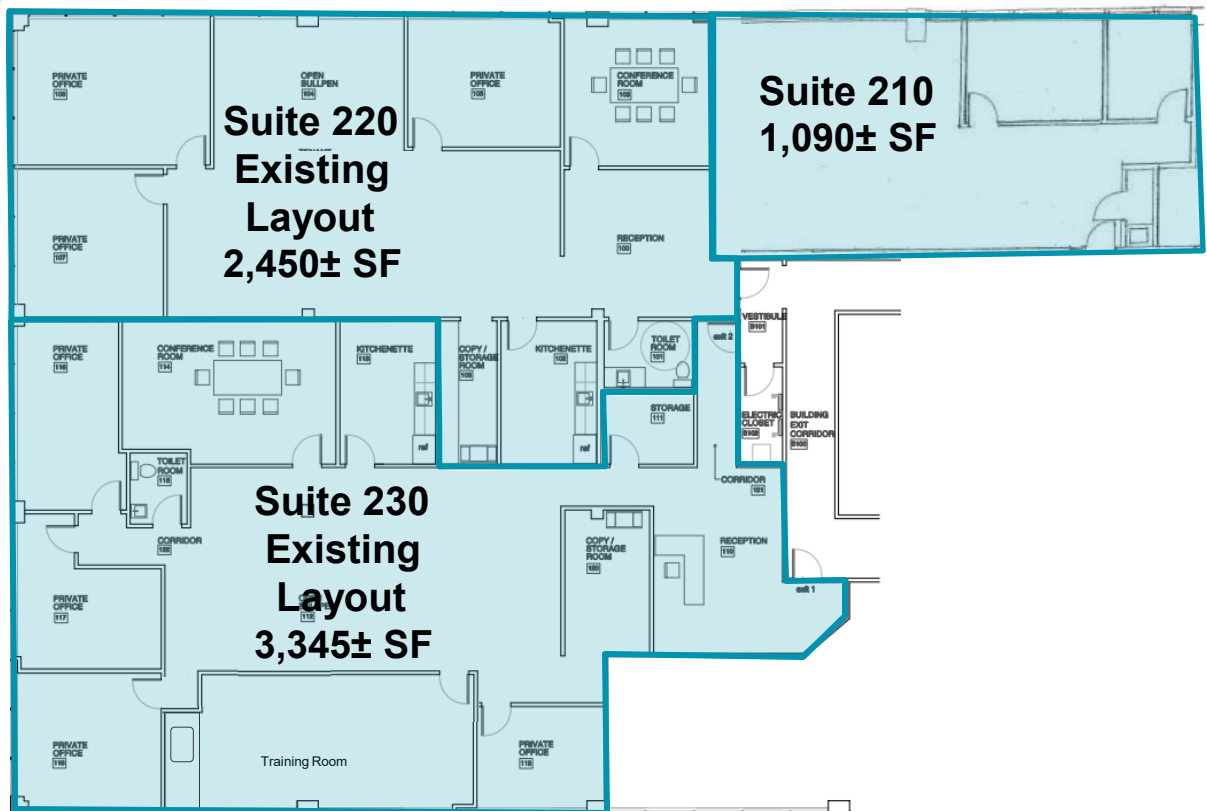
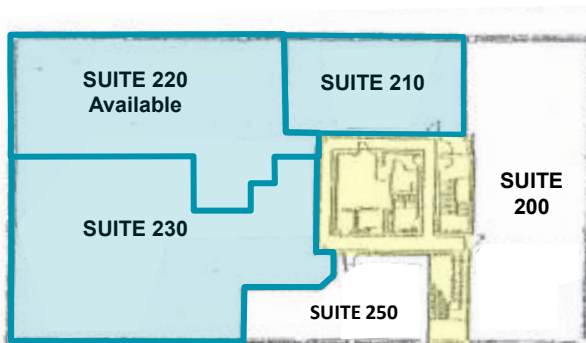
SUITE 210 --- 1090 SQ. FT.

SUITE 230 --- 3345 SQ. FT.

SUITE 220 --- 2450 SQ. FT.

SUITE 250 --- 1051 SQ. FT.

--- Common Areas





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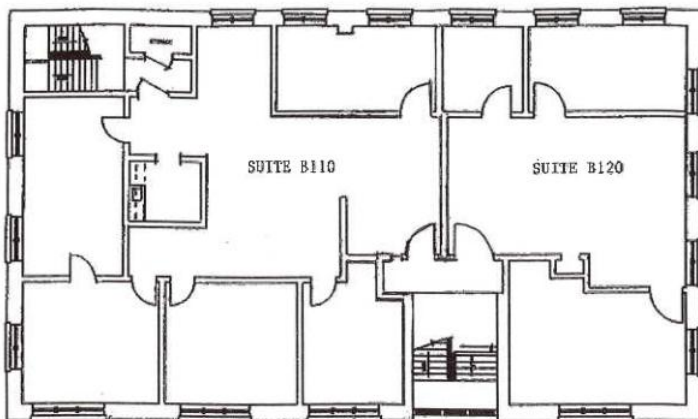


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UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

