


FOR LEASE

WELL POSITIONED PROFESSIONAL/ MEDICAL SPACE

Property Highlights

- Situated in Manlius near Rout 92 and Enders Road at the base of Mallard's Landing
- New sidewalk and railings at building and other improvements
- Excellent co-working space with updated features
- Buildings 8 and 9 are connected
- Suites available include:
 - Building 8: 1,720± SF, medical
 - Building 9: 222 – 622± SF
 - Building 9: 250 – 400± SF (two rooms available)

Demographic	1 Mile	3 Miles	5 Miles
Population	5,221	17,108	31,173
Households	2,004	6,794	13,054
Average H.H. Income	\$191,112	\$175,394	\$162,383
Daytime Employees	1,125	5,490	12,114

Source: ESRI Business Analyst 2025

Traffic Counts

Cazenovia Rd	9,249 AADT
Enders Rd	3,645 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

Elaina Pirro
Associate Real Estate Broker
 +1 315 445 8520
epirro@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
 East Syracuse, New York 13057
 +1 315 445 1030
pyramidbrokerage.com



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**4500 Pewter Lane
Manlius, New York 13104**



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**4500 Pewter Lane
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Building 9, Main Level

Available by room



Building 9, Lower Level





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Building 8, Lower Level

**Available by room or
as whole 1,720± SF**

- Six exam rooms with sinks
- Lab room also with sink



