


**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**
    - 2<sup>nd</sup> Floor: 1,090± SF
    - 2<sup>nd</sup> Floor: 2,450± SF
    - 2<sup>nd</sup> Floor: 3,345± SF
- **1000 7th North Street**
  - Two suites available for lease – **FULLY GROSS LEASE RATE**
    - B10: 550± SF
    - B110: 1,650± SF

| <b>Demographic</b>                 | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|------------------------------------|---------------|----------------|----------------|
| 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 |               |                |                |

| <b>Traffic Counts</b>        |             |
|------------------------------|-------------|
| 7 <sup>th</sup> 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.  
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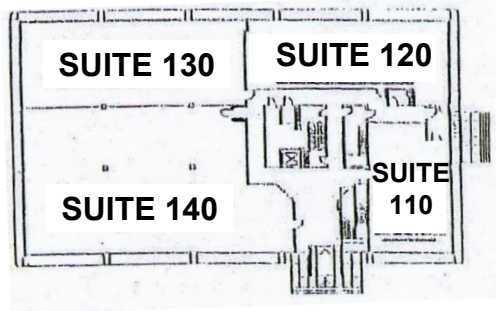
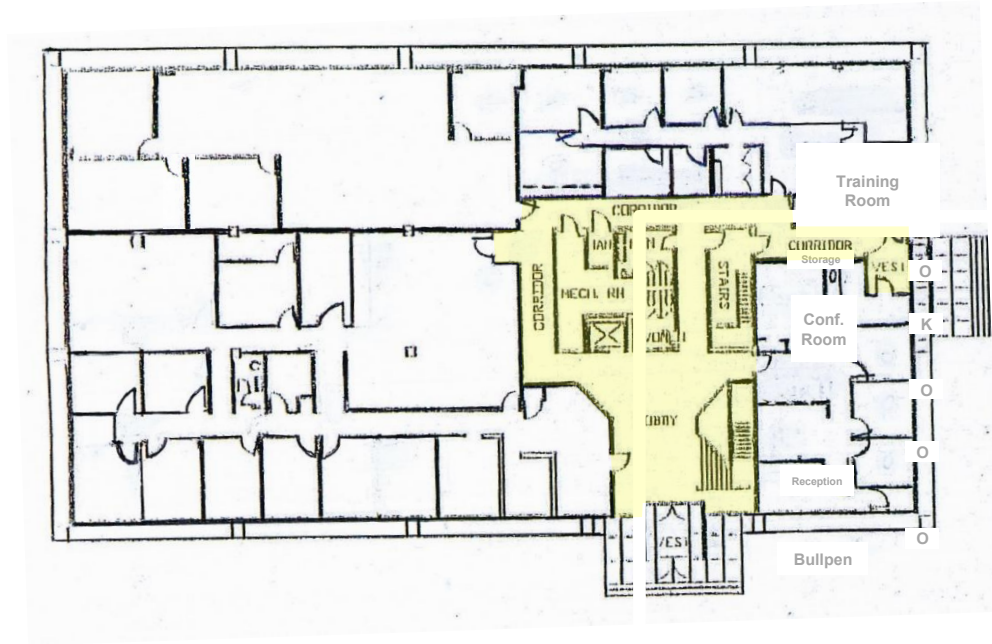
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## FIRST FLOOR



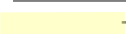
### WILLOWOOD FIRST FLOOR KEY PLAN

SUITE 110 --- 1166 SQ. FT.

SUITE 120 --- 1633 SQ. FT.

SUITE 130 --- 2229 SQ. FT.

SUITE 140 --- 4100 SQ. FT.

 --- Common Areas

## 1020 7<sup>th</sup> North Street

### SECOND FLOOR

#### WILLOWOOD SECOND FLOOR KEY PLAN

SUITE 200 --- 2472 SQ. FT.

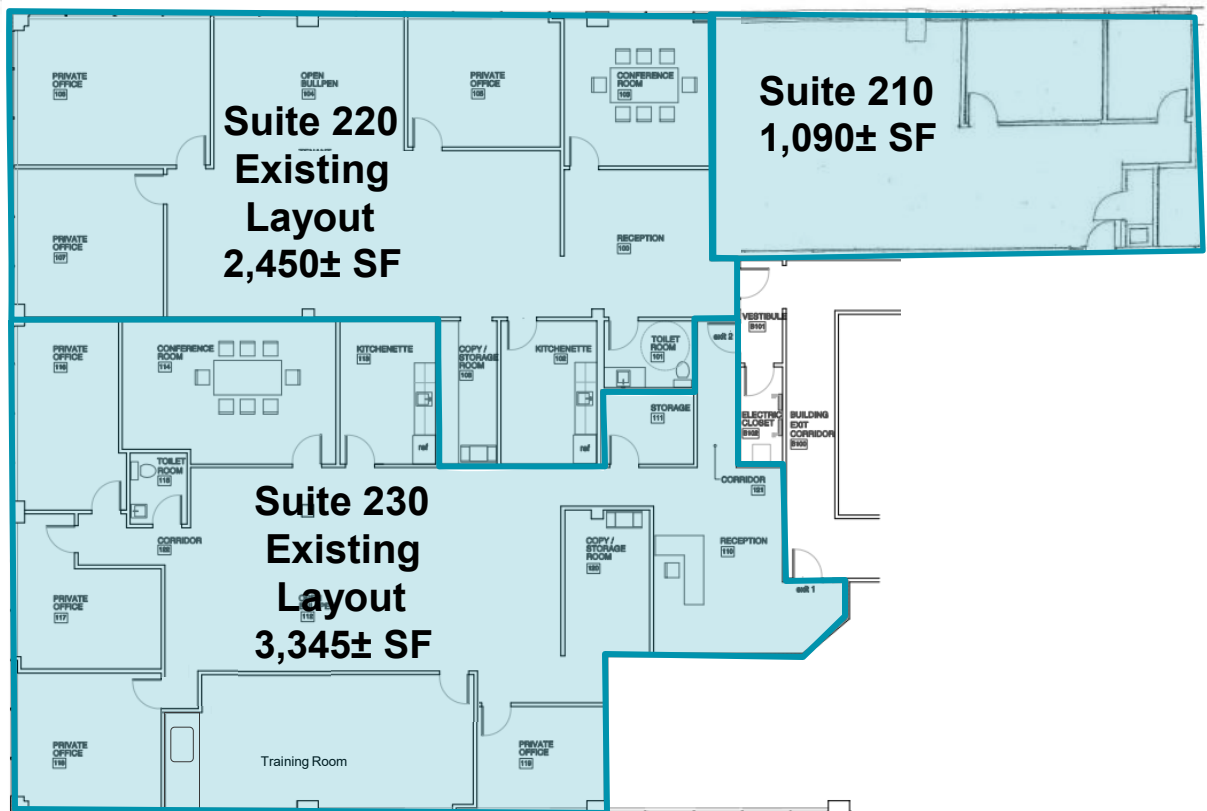
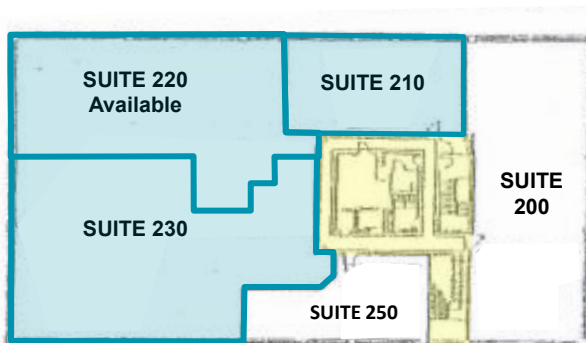
SUITE 210 --- 1090 SQ. FT.

SUITE 230 --- 3345 SQ. FT.

SUITE 220 --- 2450 SQ. FT.

SUITE 250 --- 1051 SQ. FT.

--- Common Areas





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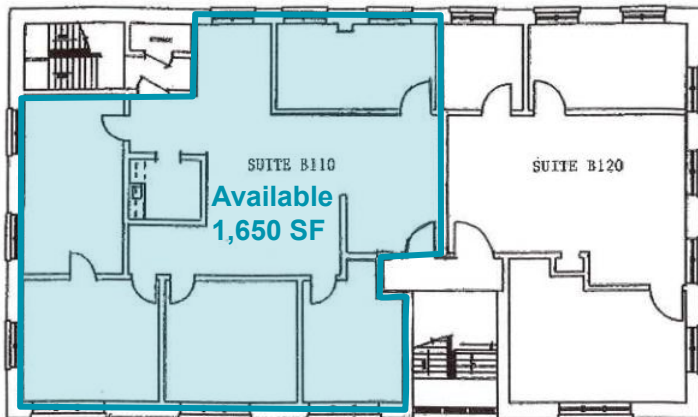


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UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

