


FOR LEASE

UP TO 14,040± SF OFFICE AVAILABLE

Property Highlights

- Up to 14,040± SF office available
 - 4,000 – 9,040± SF on 2nd floor
 - 5,000± SF on 3rd floor
- Technology and office building with co-tenant Progressive Expert Consulting
- Upgraded finishes and flexible floor plans
- Robust electrical service (800 amp/ 3 phase) and fiber internet to support in-house server infrastructure
- 45 secured on-site parking spaces
- Five (5) garage/storage bays available separately, including four (4) 9' x 9' and one (1) 9' x 7' overhead doors
- First floor employee cafeteria space available separately
- Just six blocks from the Central Business District, with convenient access to downtown services and amenities
- Near St. Joseph's Health Hospital, Syracuse City Hall, Central Rock Gym, and Bryant & Stratton College
- Convenient access to I-81 and I-690

Demographic

	1 Mile	3 Miles	5 Miles
Population	28,775	146,511	223,564
Households	13,357	60,428	93,976
Average H.H. Income	58,916	70,325	82,552
Daytime Employees	56,997	107,158	167,211

Source: ESRI Business Analyst 2025

Traffic Counts

James Street	10,689 AADT
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Source: NYS DOT 2024



Click or scan code to view
virtual walkthrough of the
2nd floor office space



Click or scan code to view
virtual walkthrough of the
3rd floor office space

EXCLUSIVE CONTACT

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**Pyramid Brokerage
Company**

**650 James Street
Syracuse, New York 13203**

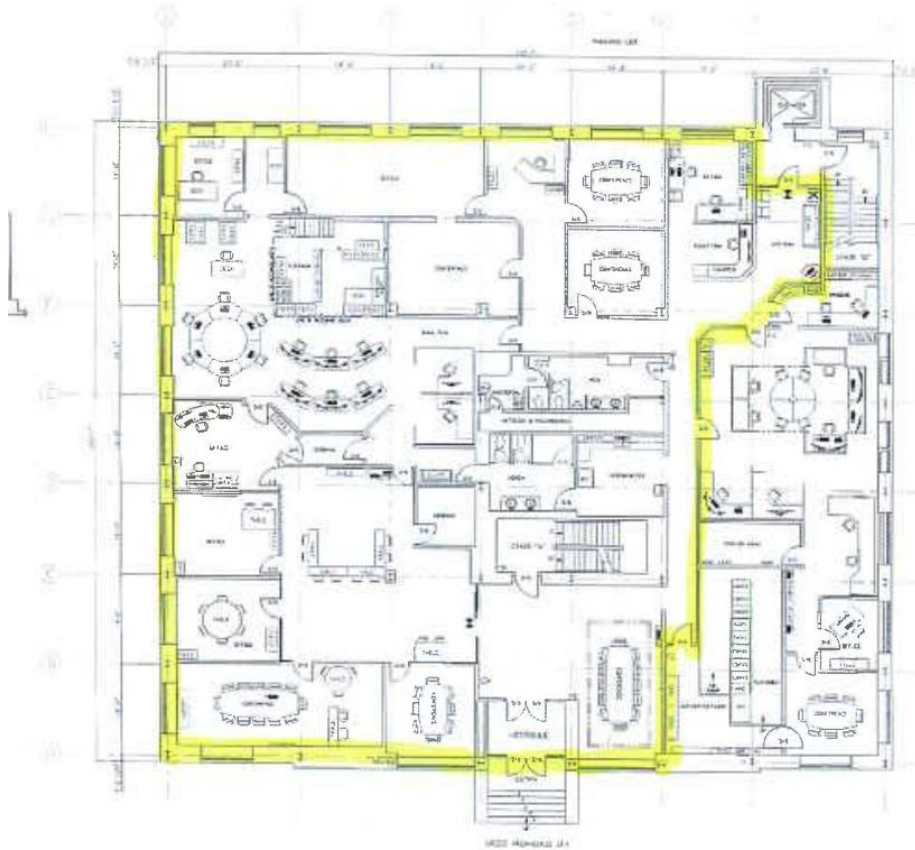


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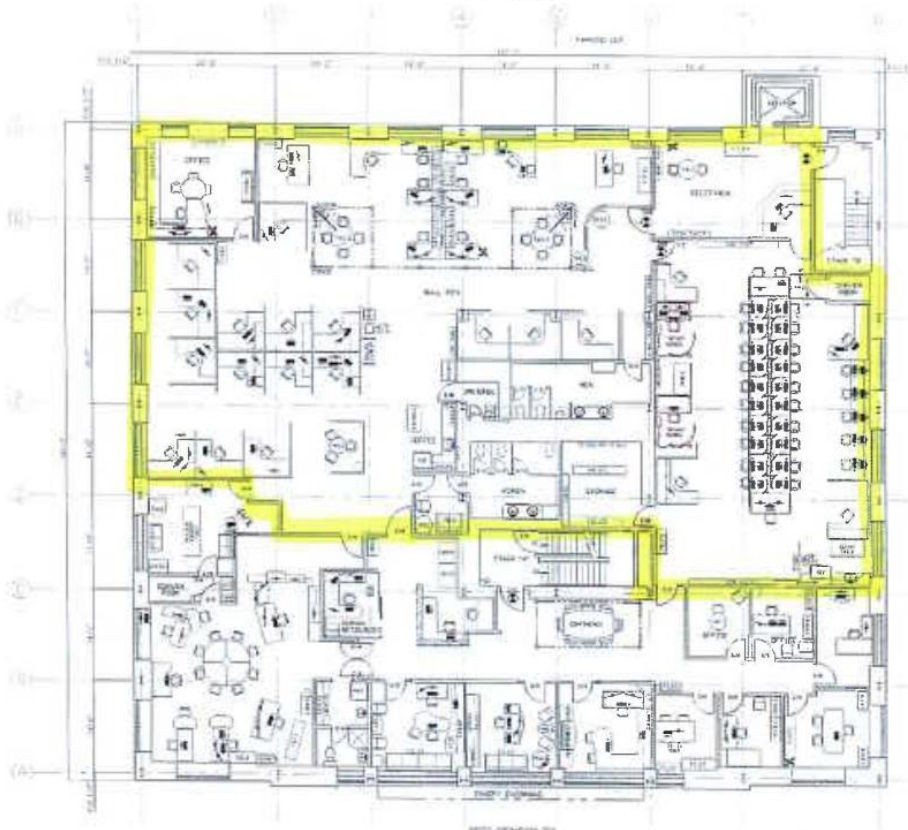


2nd Floor



Click or scan code to view
virtual walkthrough of the
2nd floor office space

3rd Floor



Click or scan code to view
virtual walkthrough of the
3rd floor office space



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Approximate plot lines, subject to verification of survey

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