CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

4500 Pewter Lane
Manlius, New York 13104

FOR LEASE

WELL POSITIONED PROFESSIONAL/ MEDICAL SPACE

Property Highlights

- Situated in Manlius near Route 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: 500-600± SF (two rooms available)
  - Building 9: 400± SF (one room 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

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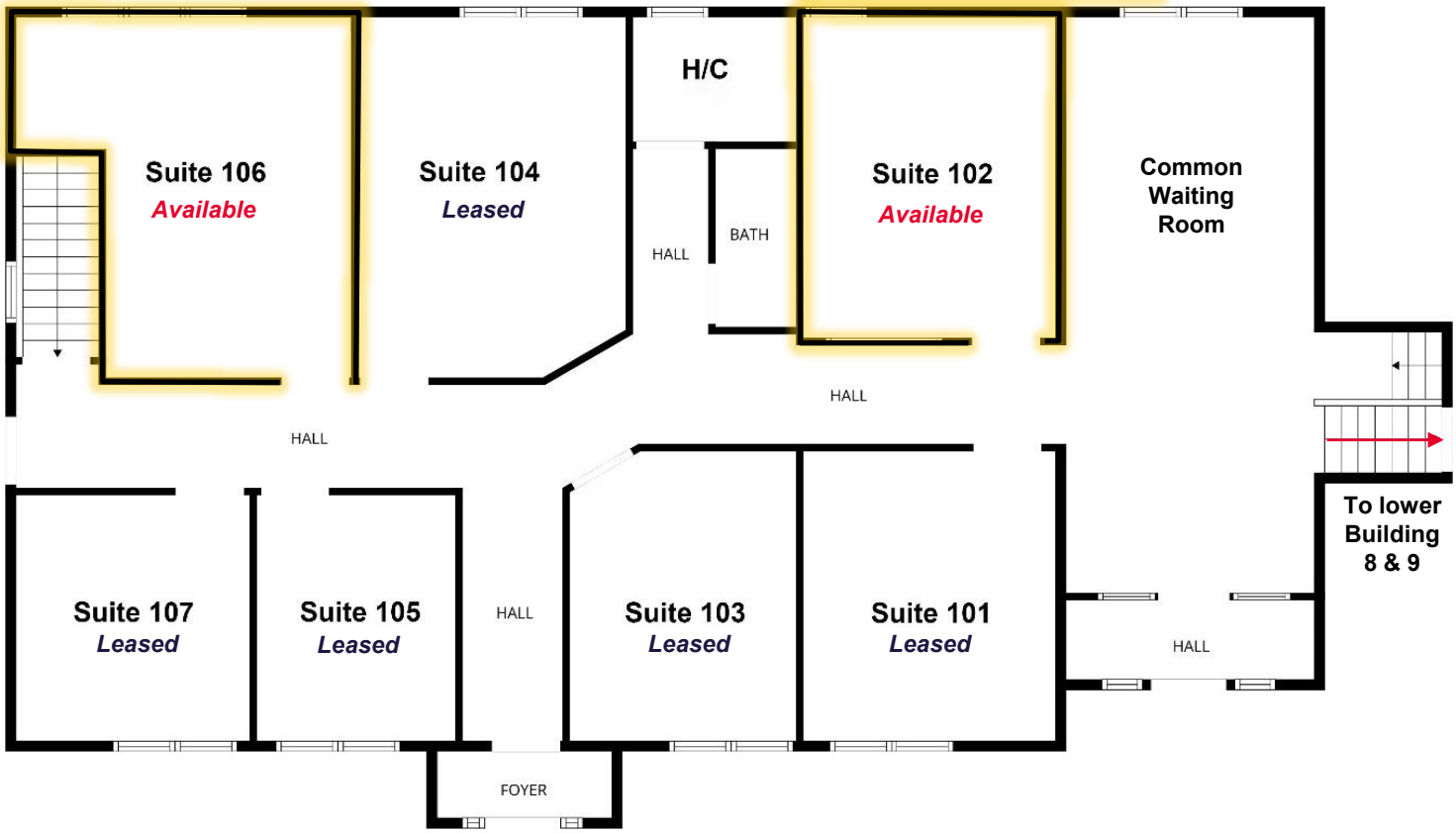
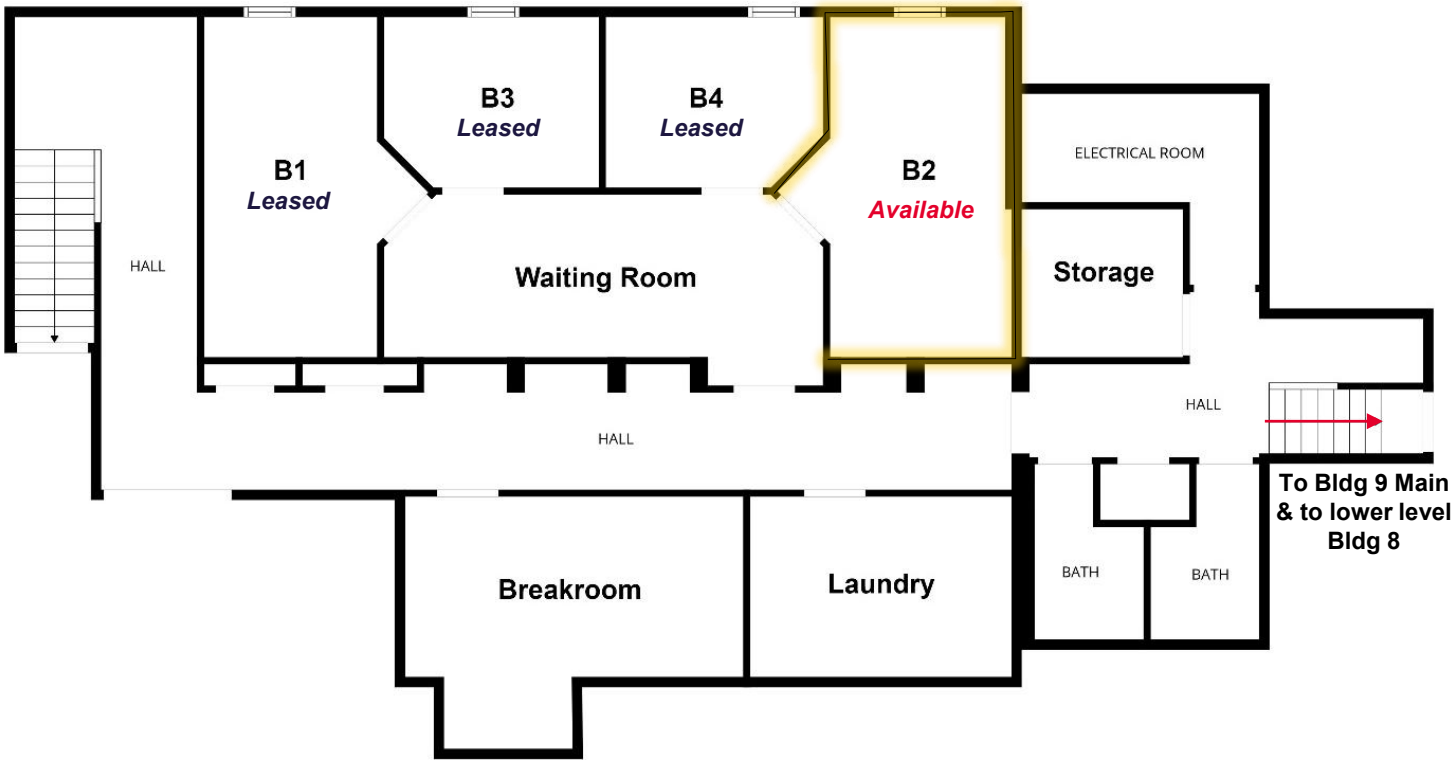
Building 9, Main Level

Available by room



Building 9, Lower Level



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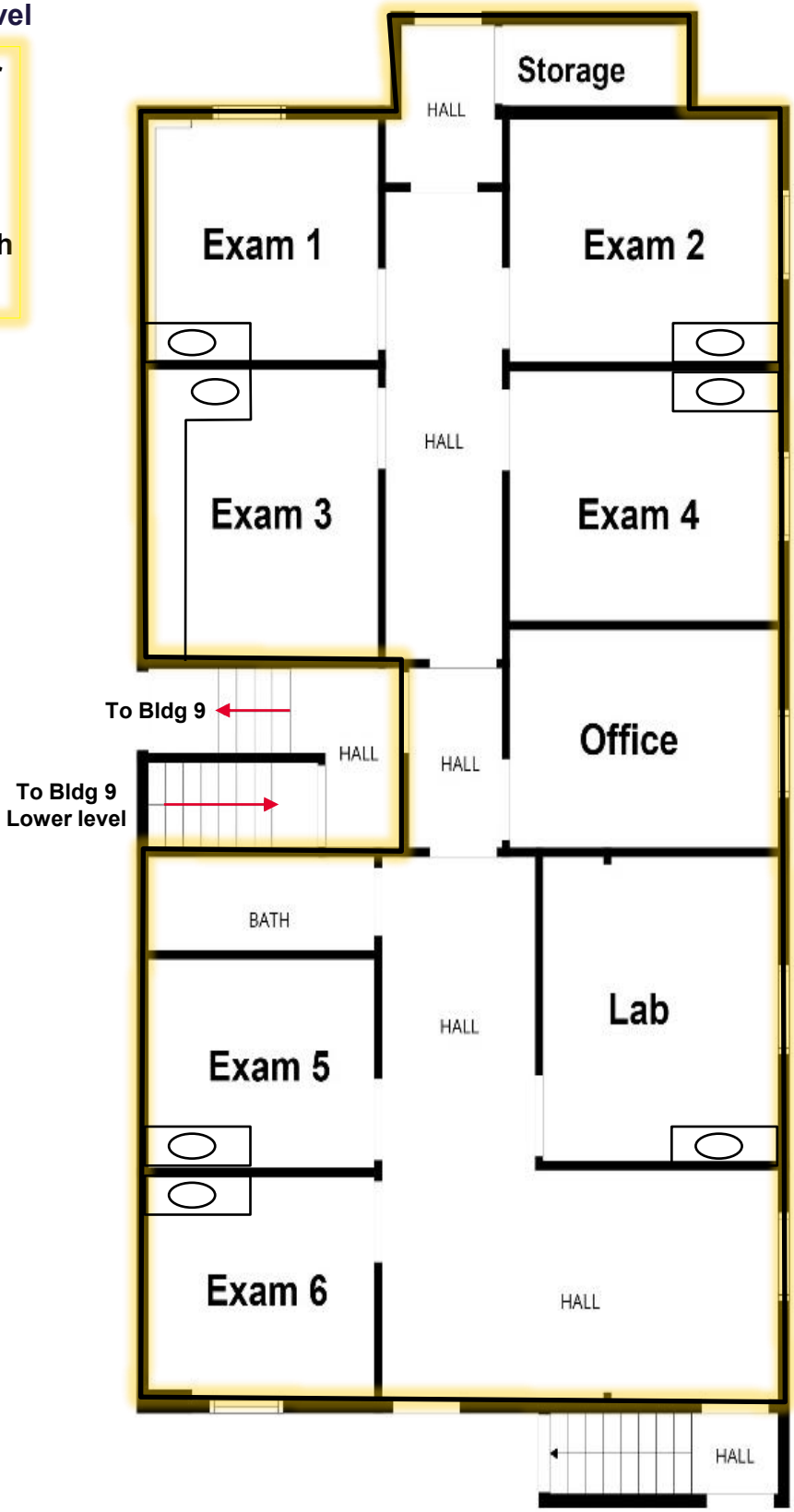
Building 8, Lower Level

Available by room or as whole 1,720± SF

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



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