CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

2947 Erie Boulevard East
Syracuse, New York 13224







FOR LEASE

1,594± SF AND 3,667± SF AVAILABLE

Property Highlights

- Two office suites available 1,594± SF and 3,667± SF (with overhead door and storage)
- Park-like setting, multi-tenanted office/service
- Fantastic signage with great exposure
- Located between Midler Ave. & Thompson Road, just off I-690, between Tully's and former Red Lobster
- Ideal for medical, legal, financial, government services, insurance etc.
- New Class A build-out
- Abundant free parking, Road Runner & card access available within the building
- Brick patios & courtyard at south and west entrances. Brick patio and well landscaped courtyard at northwest corner and portico entrance at the north end

Demographic	3 Miles	5 Miles	10 Miles
Population	95,647	193,614	374,519
Households	37,804	78,138	154,026
Average H.H. Income	$89,841	$88,549	$106,820
Daytime Employees	88,687	178,739	247,900
Source:			

Traffic Counts

Erie Blvd East	17,201 AADT
I-690	68,792 AADT
Source: NYS DOT 2019	

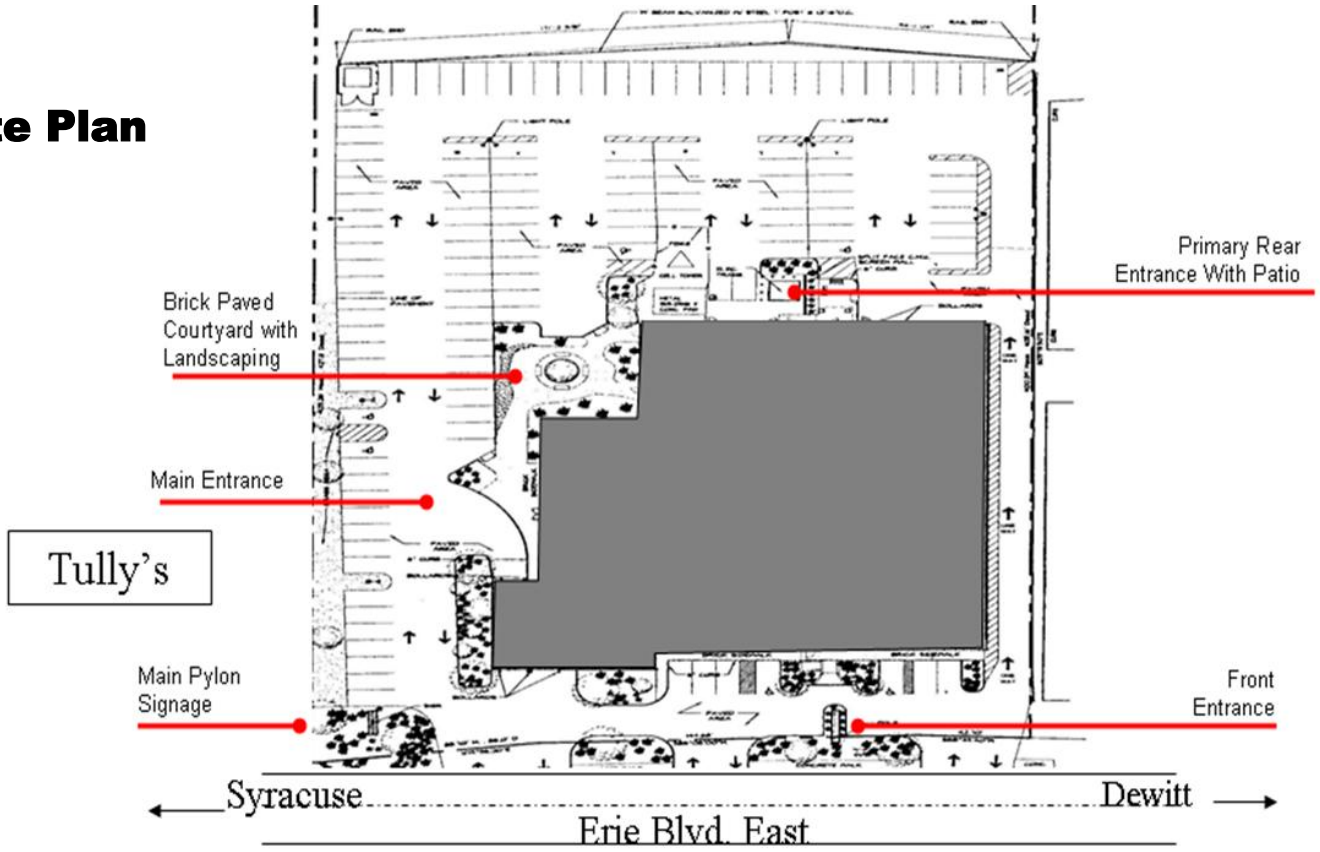
EXCLUSIVE CONTACT

Donald O'Leary
Associate Real Estate Broker
+1 315 445 8515
doleary@pyramidbrokerage.com

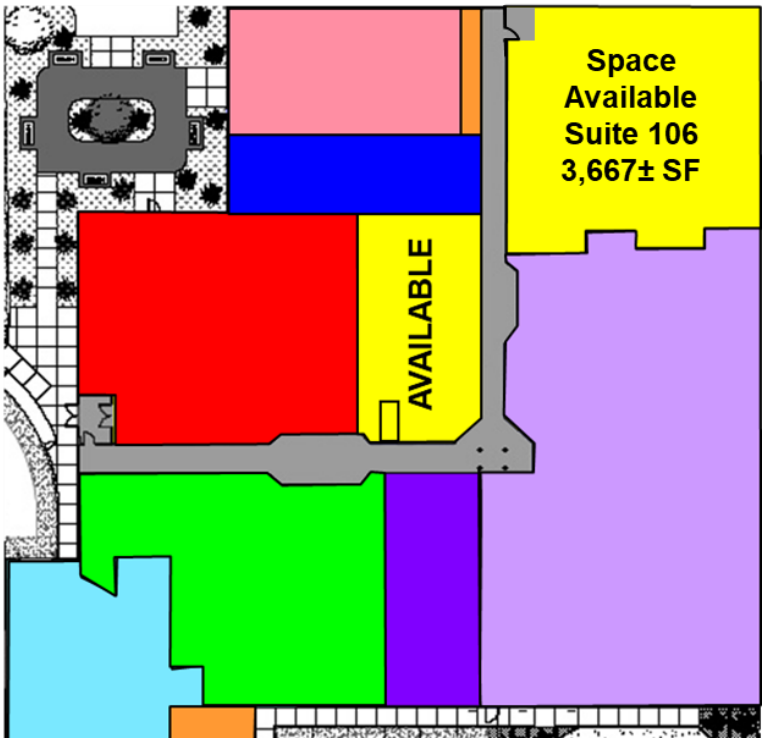
5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

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Site Plan

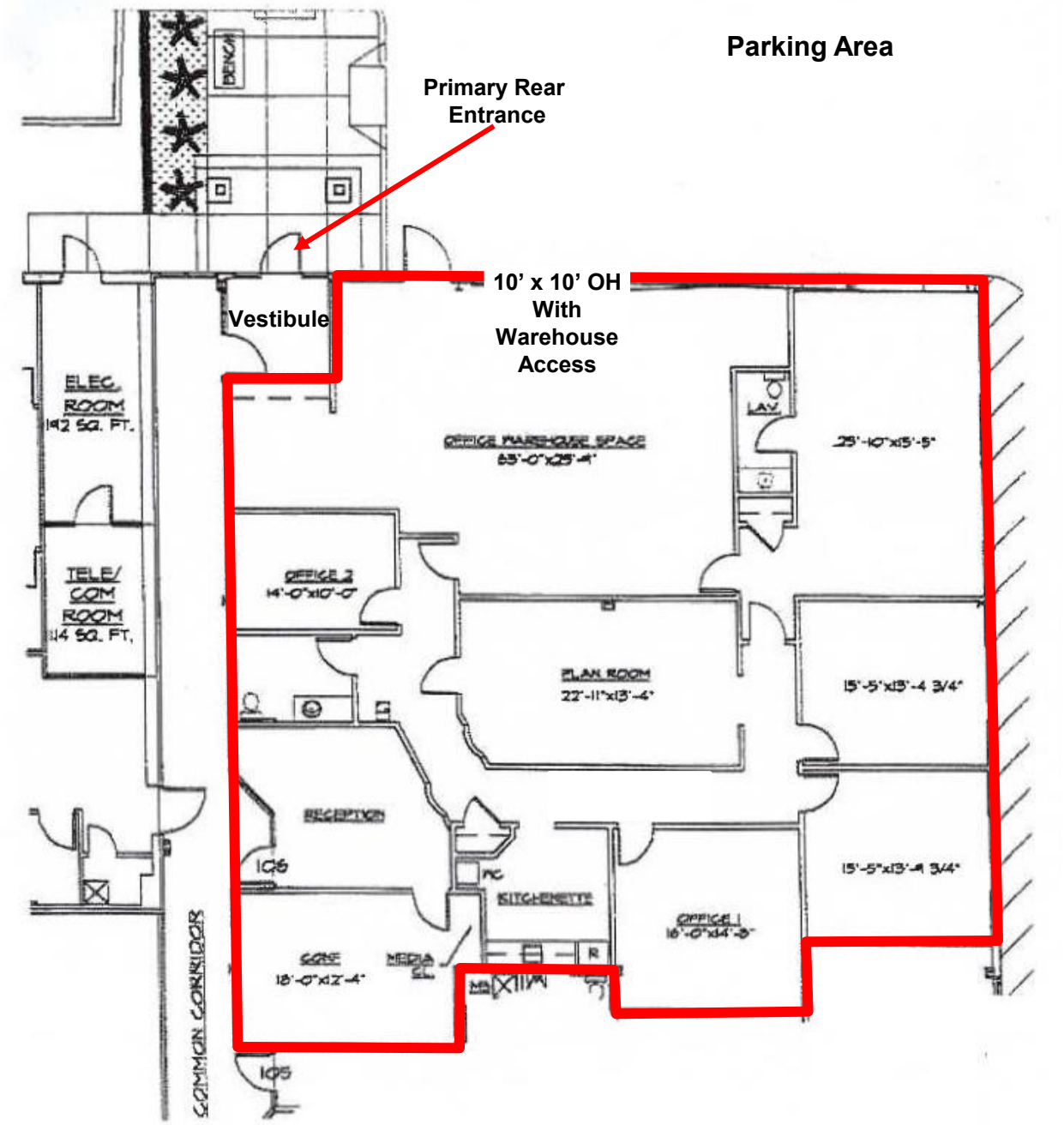


- **AVAILABLE SPACE**
- Bodymind Float Center
- H&R Block
- Coram, Inc.
- I.A. Tangoren, MD, PLLC
- Shear Style
- Remedy Staffing
- The Pretty Peach



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Parking Area



Suite 106
3,667± SF

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