CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

650 James Street
Syracuse, New York 13203



FOR LEASE

OFFICE AVAILABLE: 800± TO 14,040± SF

Property Highlights

- Office spaces can be combined for up to 14,040 SF.
  - 9,040± SF on 2nd floor
  - 5,000± SF on 3rd floor
- Technology and office building with co-tenant Progressive Expert Consulting
- Landlord is willing to contribute toward renovation costs
- 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' × 9' and one (1) 9' × 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

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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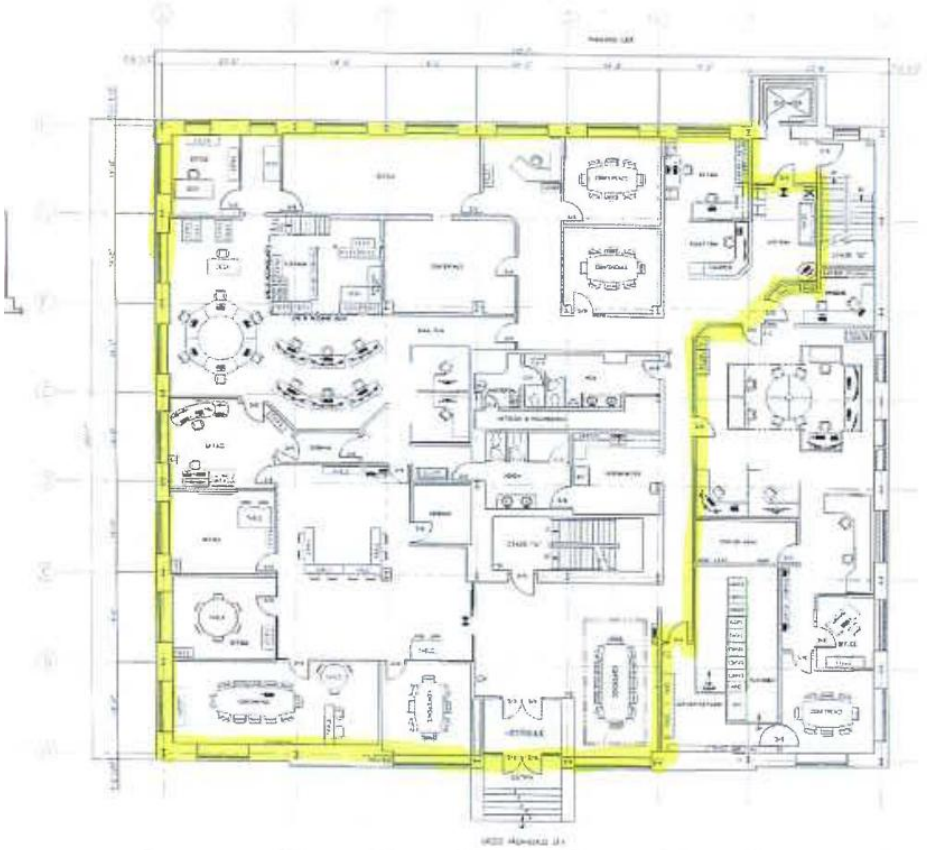






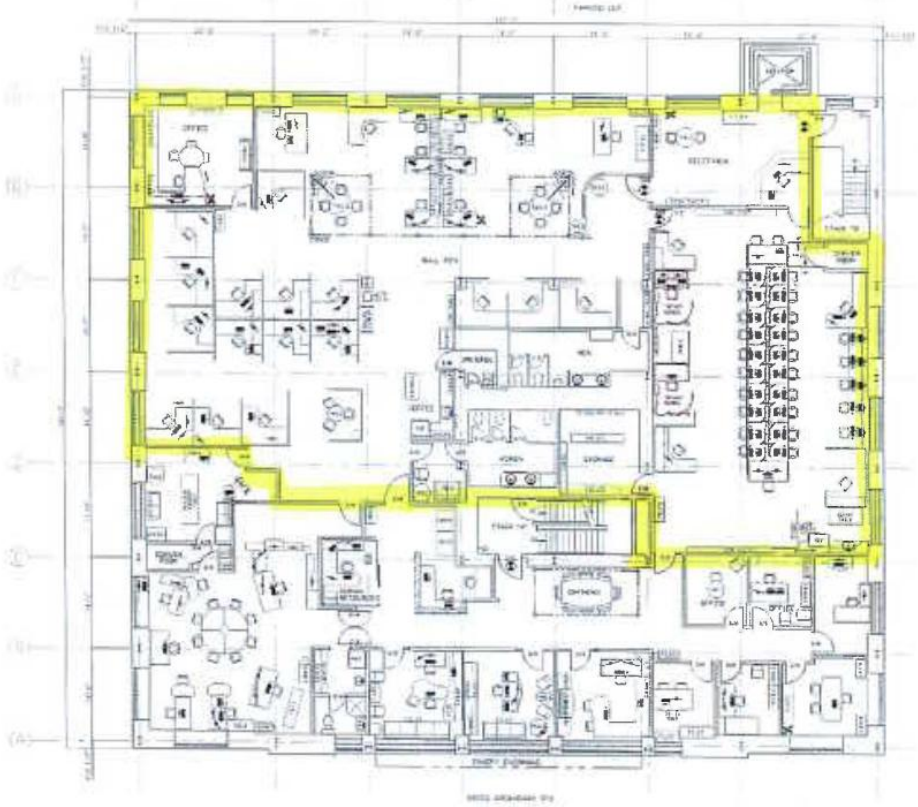
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2nd Floor



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

3rd Floor



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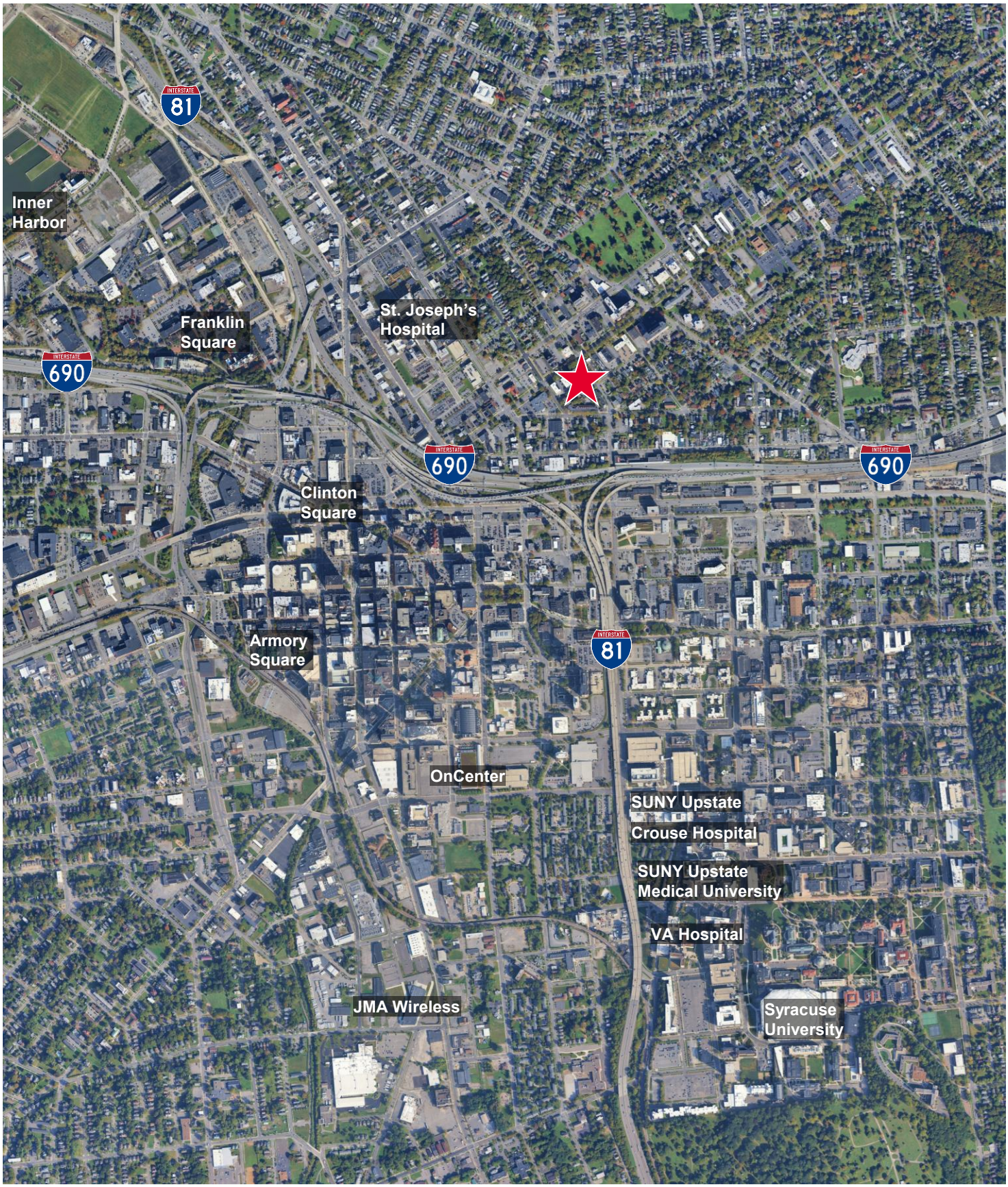
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