

# DOWNTOWN OFFICE BUILDING | FOR SALE OR LEASE



**BRIDGEWAY**  
COMMERCIAL REALTY, LLC®

## PROFESSIONAL OFFICE BUILDING DOWNTOWN SYRACUSE, NY

317 Montgomery St. Rear, Syracuse, NY 13202

**For More Information:**

**Tom Lischak, CCIM**  
Licensed Real Estate Broker  
315.254.2027  
tlischak@bridgewaycr.com



## Executive Summary

317 Montgomery St. Rear, Syracuse, NY 13202



### OFFERING SUMMARY

**Available SF:** 1,125 - 2,255 SF

**Lease Rate:** \$12.00 SF/yr (NN)

**Sale Price:** \$249,000.00

**Building Size:** 2,255 SF

**Market:** Syracuse

**Submarket:** CBD

### PROPERTY OVERVIEW

Rare opportunity to locate your business in Downtown Syracuse. This Downtown Location formerly was an Attorney's Office. It has Beautiful Finishes, Two Stories Plus a Basement. This property is within easy walking distance to the County Court House, many of The City's businesses, and residences as well as restaurants. East access to buses, taxis and entrance to major highways.

### LOCATION OVERVIEW

This Office building is located in Downtown Syracuse, NY.. Within walking distance to many the City's business and residences. Close to major highway entrances. Syracuse is the fifth most populous city in the state of New York following New York City, Buffalo, Rochester, and Yonkers. At the 2010 census, the city population was 145,252, and its metropolitan area had a population of 662,577. It is the economic and educational hub of Central New York, a region with over one million inhabitants. Syracuse is also well-provided with convention sites, with a downtown convention complex.

The city has functioned as a major crossroads over the last two centuries, first between the Erie Canal and its branch canals, then of the railway network. Today, Syracuse is located at the intersection of Interstates 81 and 90, and its airport is the largest in the region. Syracuse is home to Syracuse University, a major research university, as well as Le Moyne College, a nationally recognized liberal arts college. In 2010, Forbes rated Syracuse fourth in the top 10 places in the U.S. to raise a family.

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## Former Law Offices

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Office #1



First Floor Hallway- Gorgeous Hardwood Floors



Office #3

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## First Floor Offices

317 Montgomery St. Rear, Syracuse, NY 13202



First Floor Office #1



First Floor Office #1



First Floor Office #2

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## First Floor Office #3

317 Montgomery St. Rear, Syracuse, NY 13202



First Floor Office #3



First Floor Office #3



First Floor Office #3

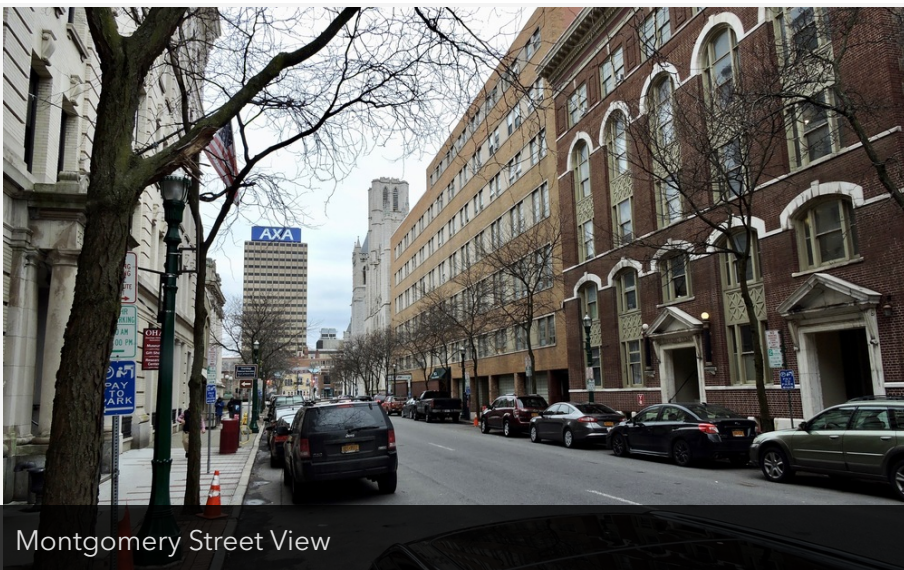
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## Neighborhood Views

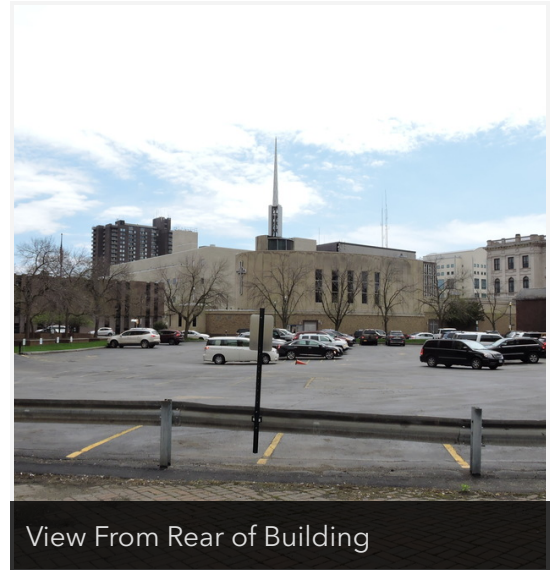
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Montgomery Street View



Montgomery Street View



View From Rear of Building

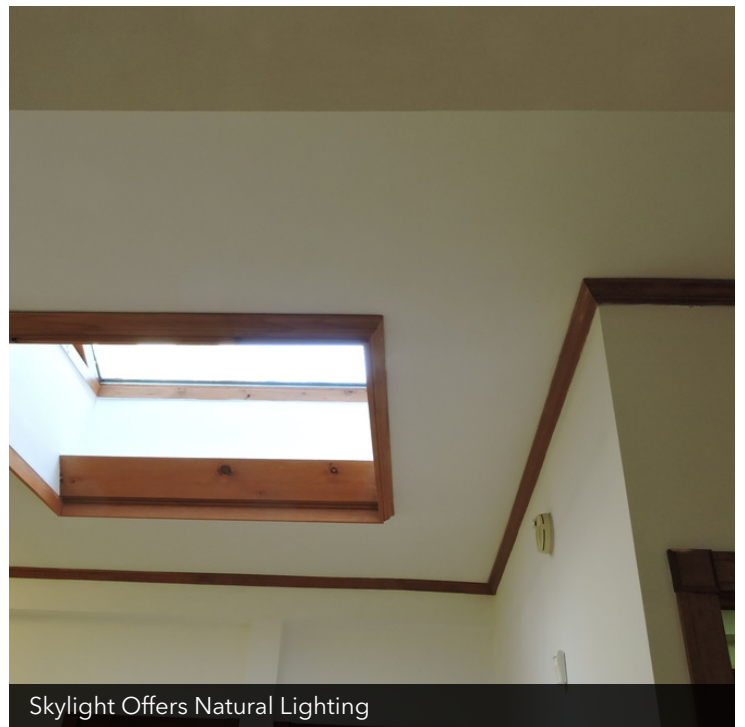
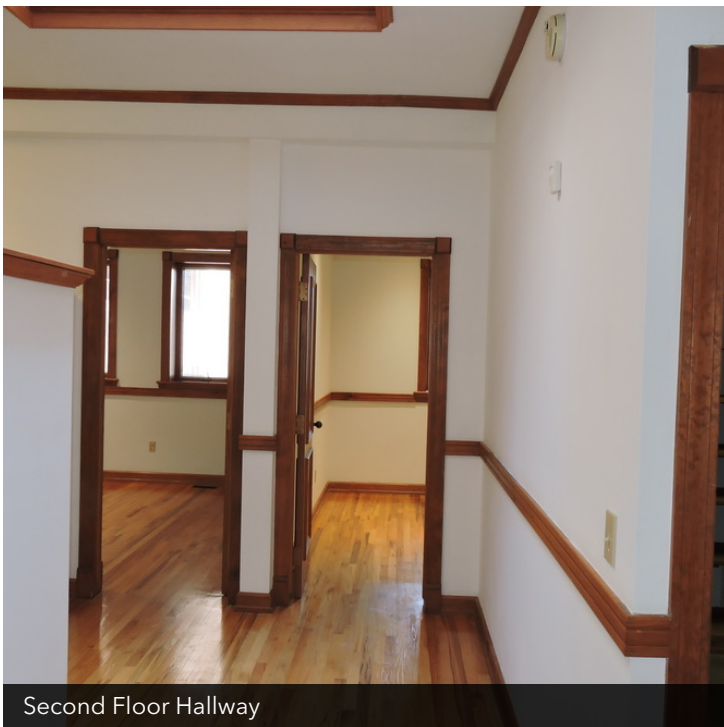
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## Interior Pictures

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## Second Floor Pictures

317 Montgomery St. Rear, Syracuse, NY 13202



Second Floor Office #1



Second Floor Office #1



Second Floor Office #2

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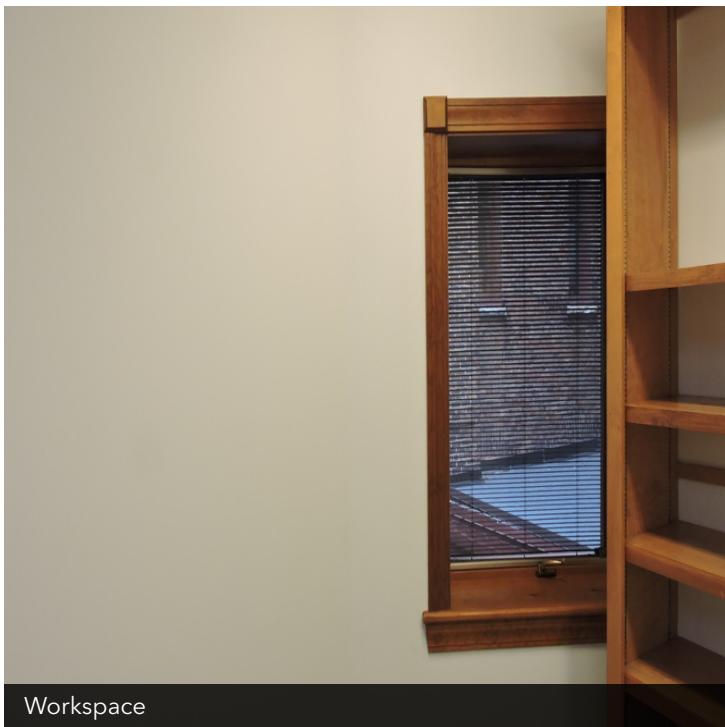


## Second Floor Pictures

317 Montgomery St. Rear, Syracuse, NY 13202



Second Floor Kitchenette



Workspace



Two Workspaces

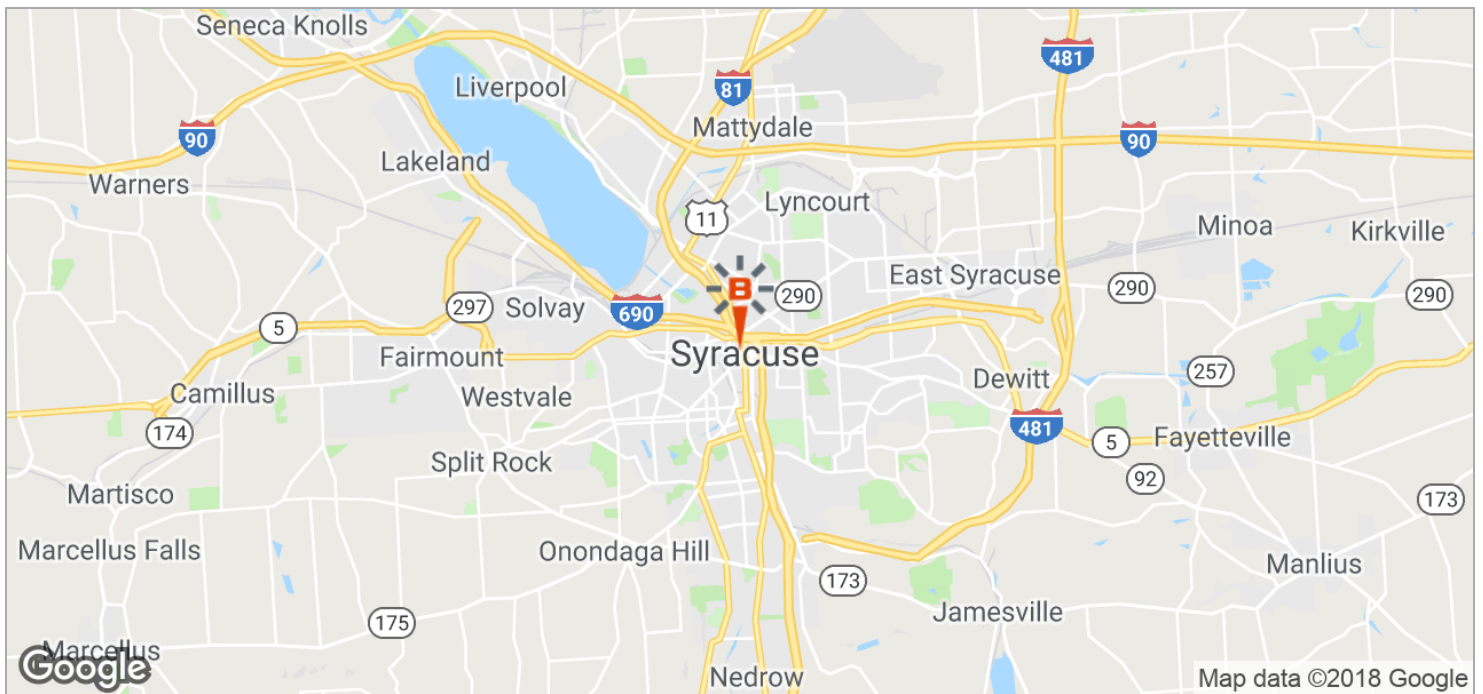
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## Location Maps

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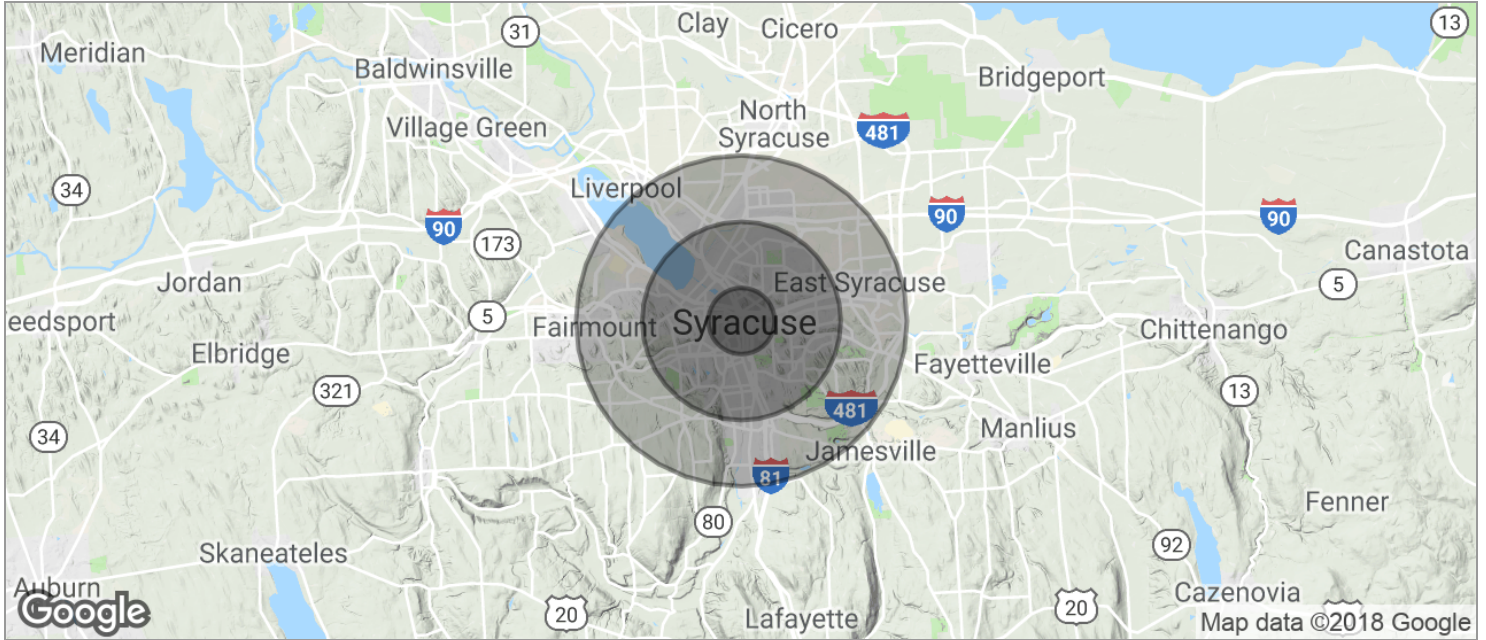
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## Demographics

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### POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 22,970 | 166,528 | 264,181 |
| MEDIAN AGE          | 29.4   | 31.0    | 34.6    |
| MEDIAN AGE (MALE)   | 28.4   | 29.4    | 32.9    |
| MEDIAN AGE (FEMALE) | 29.6   | 32.7    | 36.3    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 9,198    | 62,951    | 104,586   |
| # OF PERSONS PER HH | 2.5      | 2.6       | 2.5       |
| AVERAGE HH INCOME   | \$27,830 | \$41,601  | \$48,783  |
| AVERAGE HOUSE VALUE | \$74,667 | \$112,640 | \$127,635 |

\* Demographic data derived from 2010 US Census

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