



Atrium Building Syracuse, NY

Atrium Building- 2 Clinton Square

This 170,000 SF three story multi-tenanted building was built in 1975 and was home to the Syracuse Mall and Edwards Department Store. It has since been converted to Class A Office Space and is home to some of Syracuse's most successful organizations. Located immediately adjacent to Clinton Square Park, Tenants can enjoy the year-round entertainment that the Park has to offer. With three parking options all within one block, this building is a must-see for any office user looking to be Downtown.



Matt Funciello
Real Estate Salesperson
JF Real Estate

Work: 315-472-2020 X105
Cell: 315-430-1827
Email: mattf@jfrealestate.com

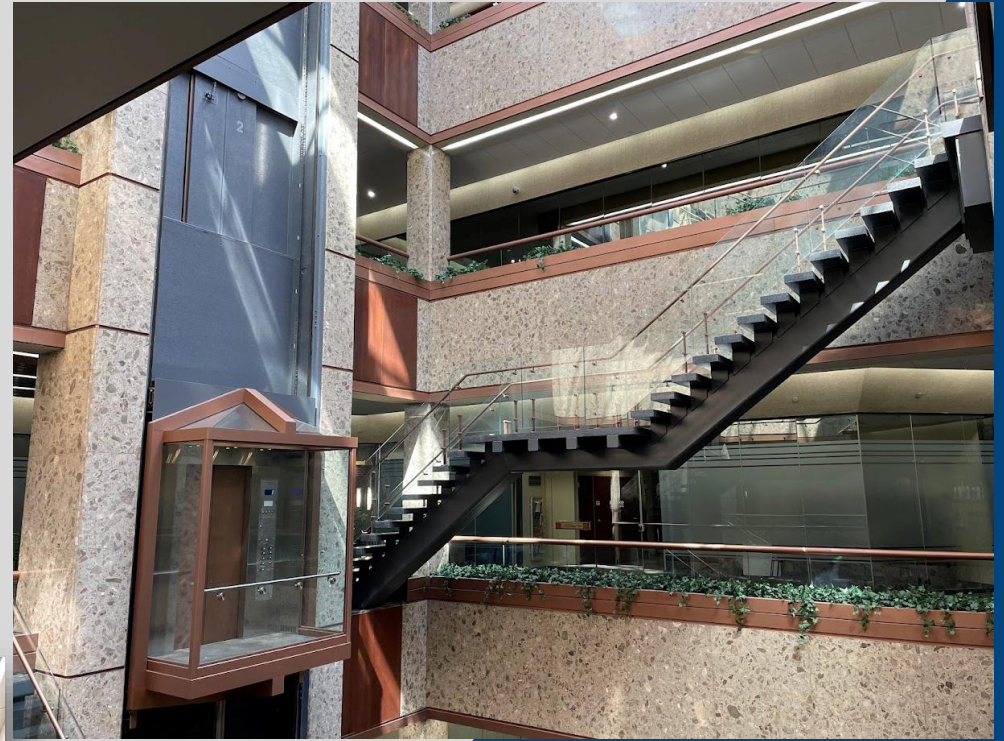
John Funciello
President
JF Real Estate

Work: 315-472-2020 **Cell:**
Email: johnf@jfrealestate.com

Disclaimer: JF Real Estate has obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Lobby renovation completed in 2020

In Q4 2020, The Atrium Building owners spent \$1.7M on a complete Lobby renovation that transformed the core of the building. The renovation included removal of the escalators and replacement with new steel staircases, new ceiling tiles, new carpet flooring, new paint and a new elevator. In 2023, the owners added the finishing touch by installing new film along the glass perimeter walls for the entire floor.



Exterior Balcony and Building Signage Available



The owners have hired an architect to provide the following rendering of an exterior balcony facing Clinton Square Park. This could be negotiated into a Lease, and the outdoor component could separate this space from all other Class A spaces in the market! The Atrium logo signage also faces the park and could potentially be changed out for a building Tenants logo. This would provide incredible exposure to anyone driving downtown.

Atrium Building Amenities



Security Guard



Common Conference Room Available



On Site Restaurant

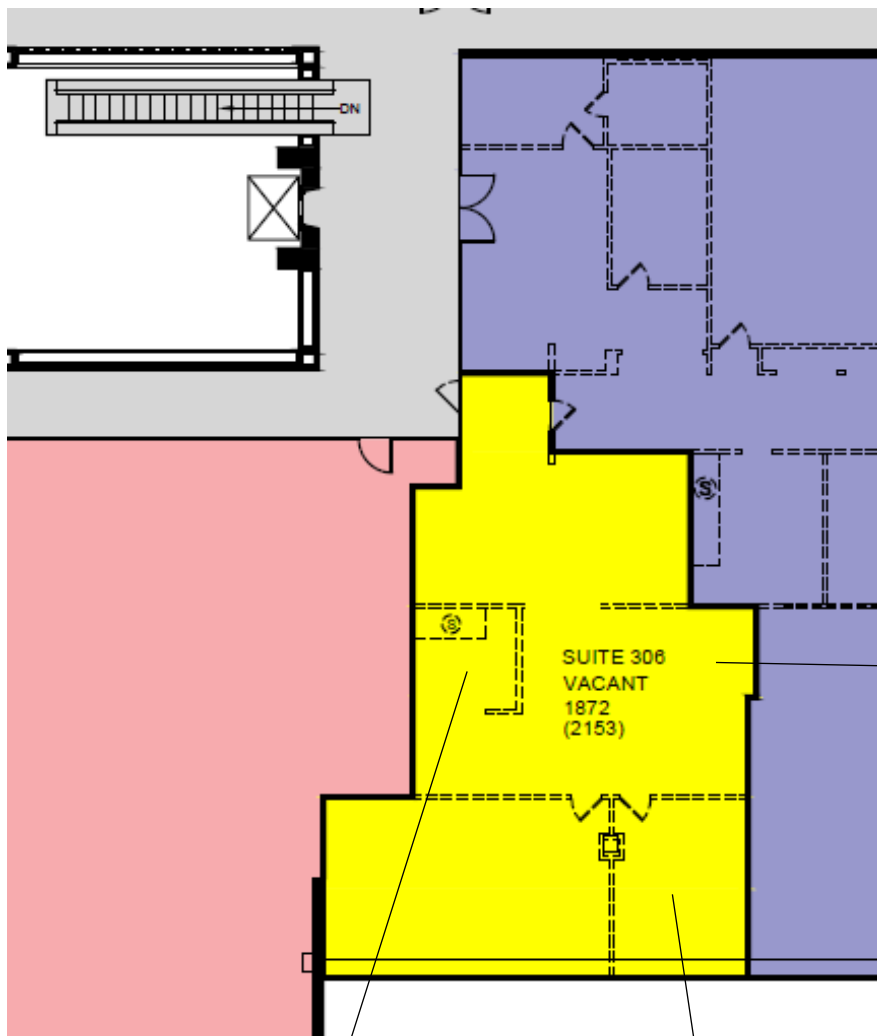


Parking Lot and Garage



Shared Seating Area

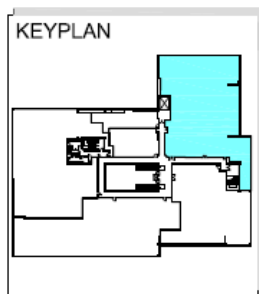
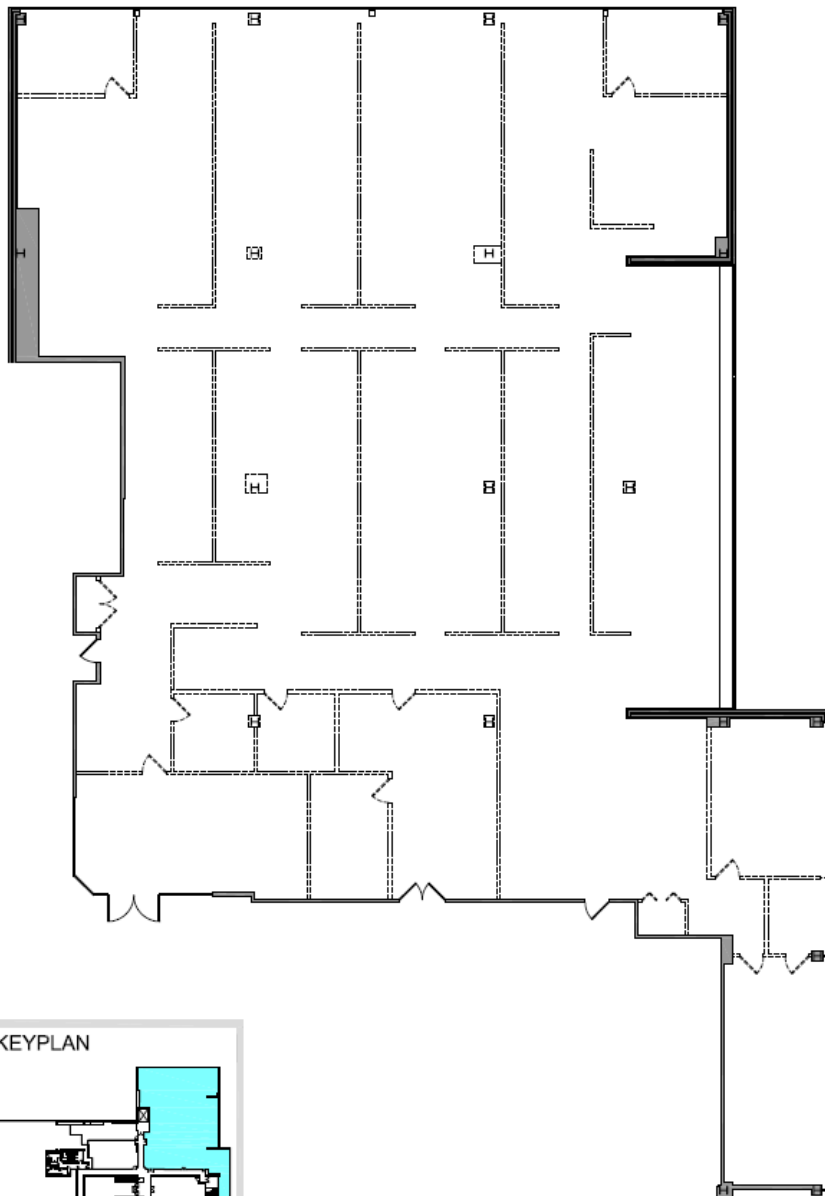




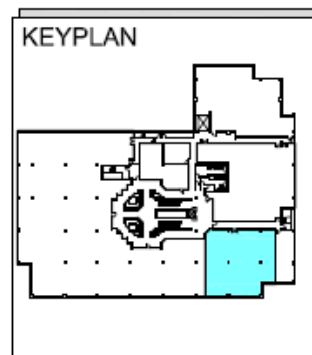
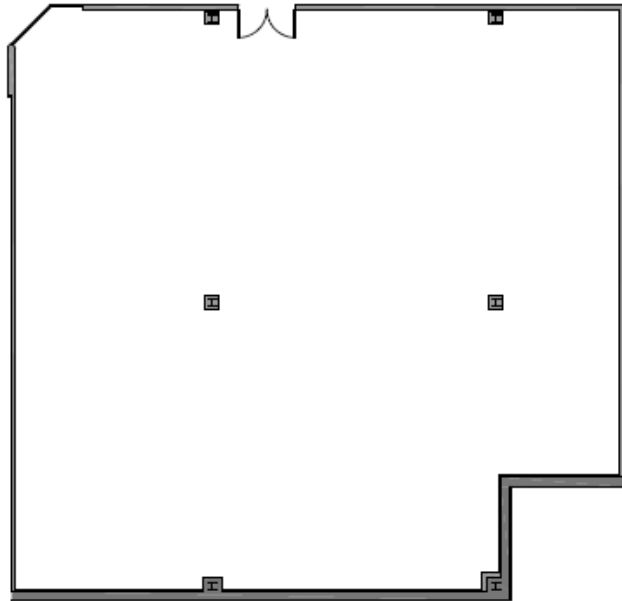
Third Floor Availabilities

Suite 306

2,153 SF



Third Floor Availabilities	
Suite 350	12,186 SF
Suite 320	1,592 SF



Lower Level Availabilities

Suite L50	4,511 SF
Suite L10	3,833 SF

Strategic Location



- 6.9 miles from Syracuse Hancock International Airport
- 6.4 miles from Amazon Fulfillment Center
- 13.9 miles from Micron Chip Fabrication Facility
- 4.4 miles from LeMoyne College
- 1.0 mile from Syracuse University
- 1.8 miles from Destiny USA
- 4.9 miles from Onondaga Community College
- 1.3 miles from Crouse Hospital
- 1.3 miles from SUNY Upstate Medical Center
- 0.8 miles from St. Joseph's Hospital



Matt Funciello
Real Estate Salesperson
JF Real Estate

Work: 315-472-2020 X105
Cell: 315-430-1827
Email: mattf@jfrealestate.com