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OFFICE BUILDING FOR LEASE

# ARMORY SQ OFFICE SPACE FOR LEASE

316 SOUTH CLINTON STREET, SYRACUSE, NY 13202

For More Information, Please Contact:

**MICHAEL GREENE**

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**PROPERTY DESCRIPTION**

Rare Opportunity for prime commercial office space for lease in the heart of Armory Square. The building lends itself nicely to a variety of uses as current configuration is mostly open space with a handful of perimeter offices or conference rooms throughout.

**PROPERTY HIGHLIGHTS**

- 2,500 Sq Ft- 3rd Floor.
- 4,800 Sq. Ft.—4th/5th floor combined via internal staircase
- Armory Square district
- Restaurants, hotel, retail , nightlife, and condominium living all within 3 square blocks

**OFFERING SUMMARY**

<b>Lease Rate:</b>	\$12.50 SF/yr (MG)
<b>Available SF:</b>	2,500 - 4,800 SF
<b>Building Size:</b>	7,500 SF

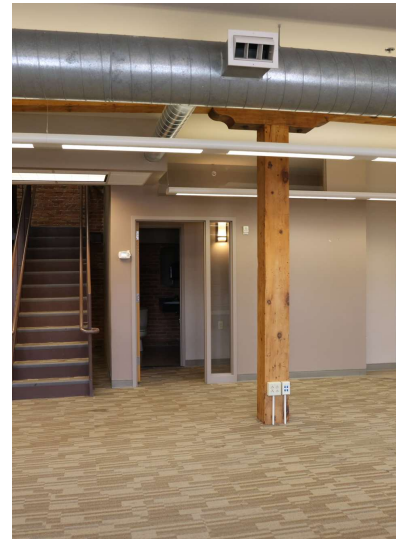
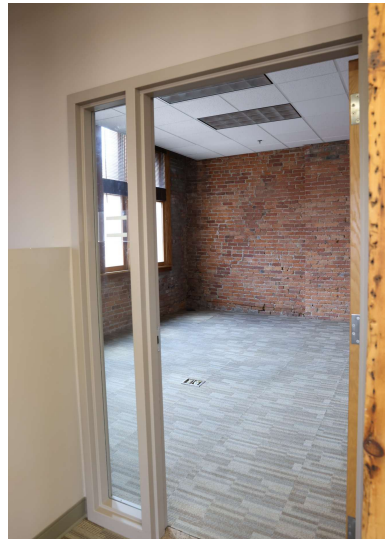
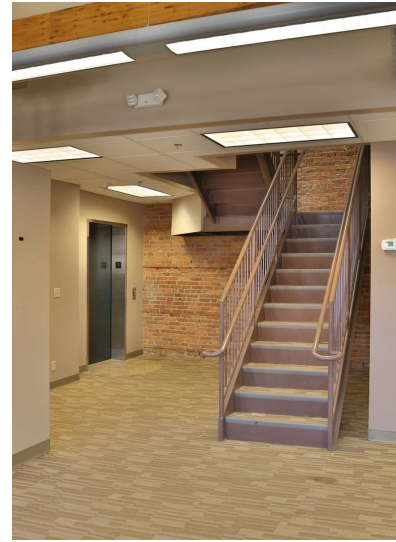
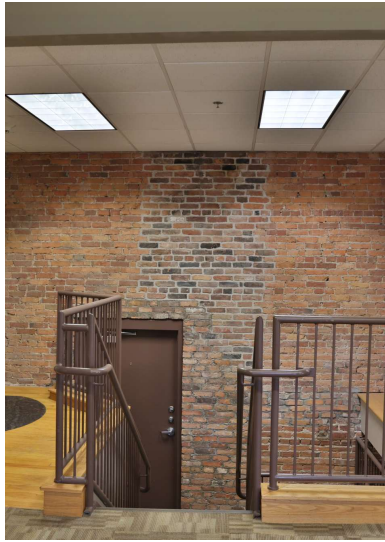
**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	8,102	60,921	105,737
<b>Total Population</b>	18,800	161,625	266,723
<b>Average HH Income</b>	\$28,187	\$41,440	\$48,913

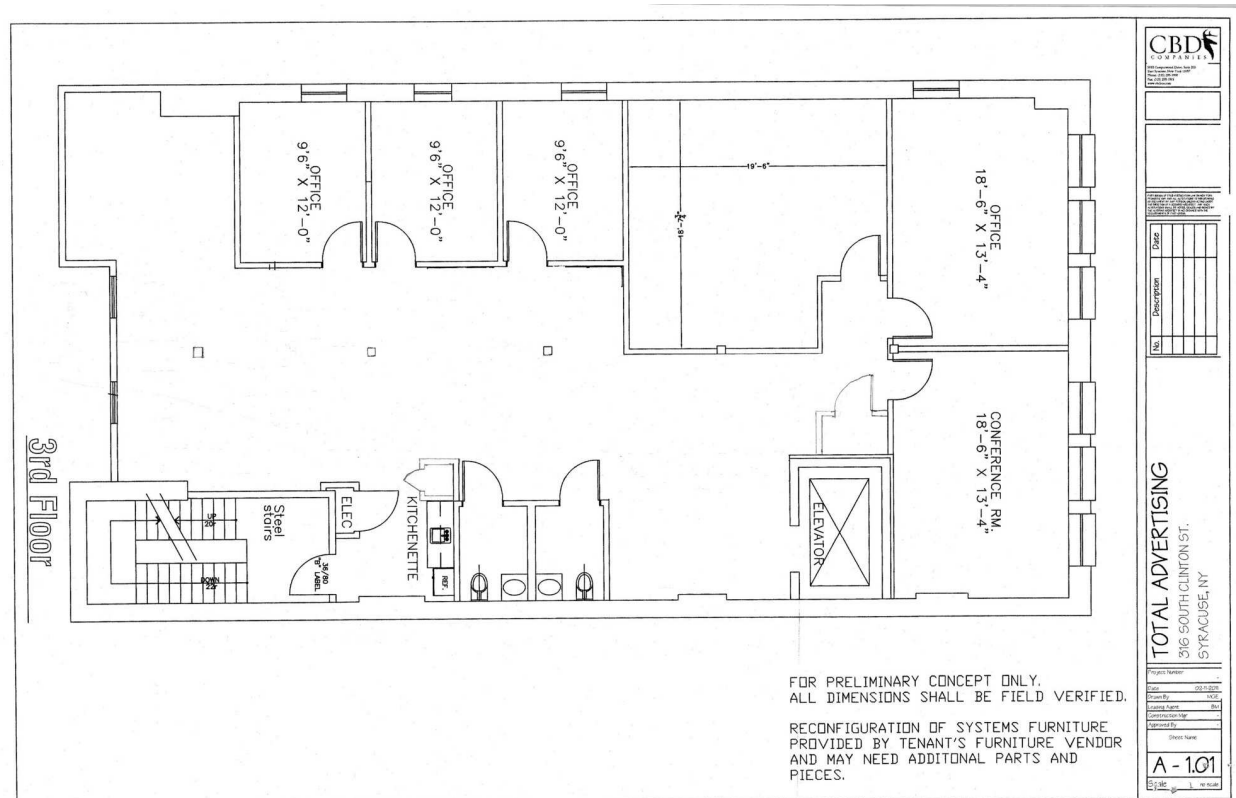
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FOR LEASE 2,500 TO 4,800 SF

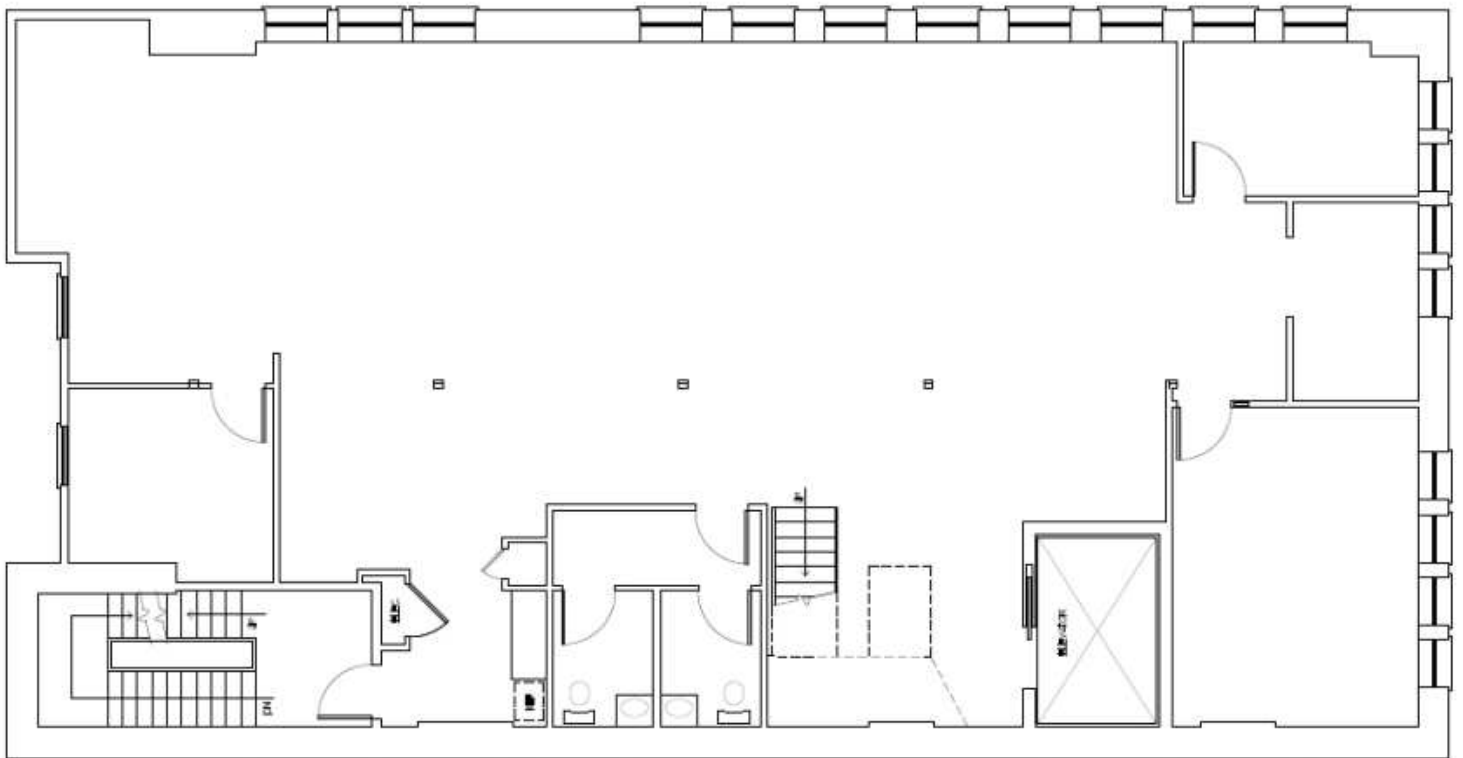
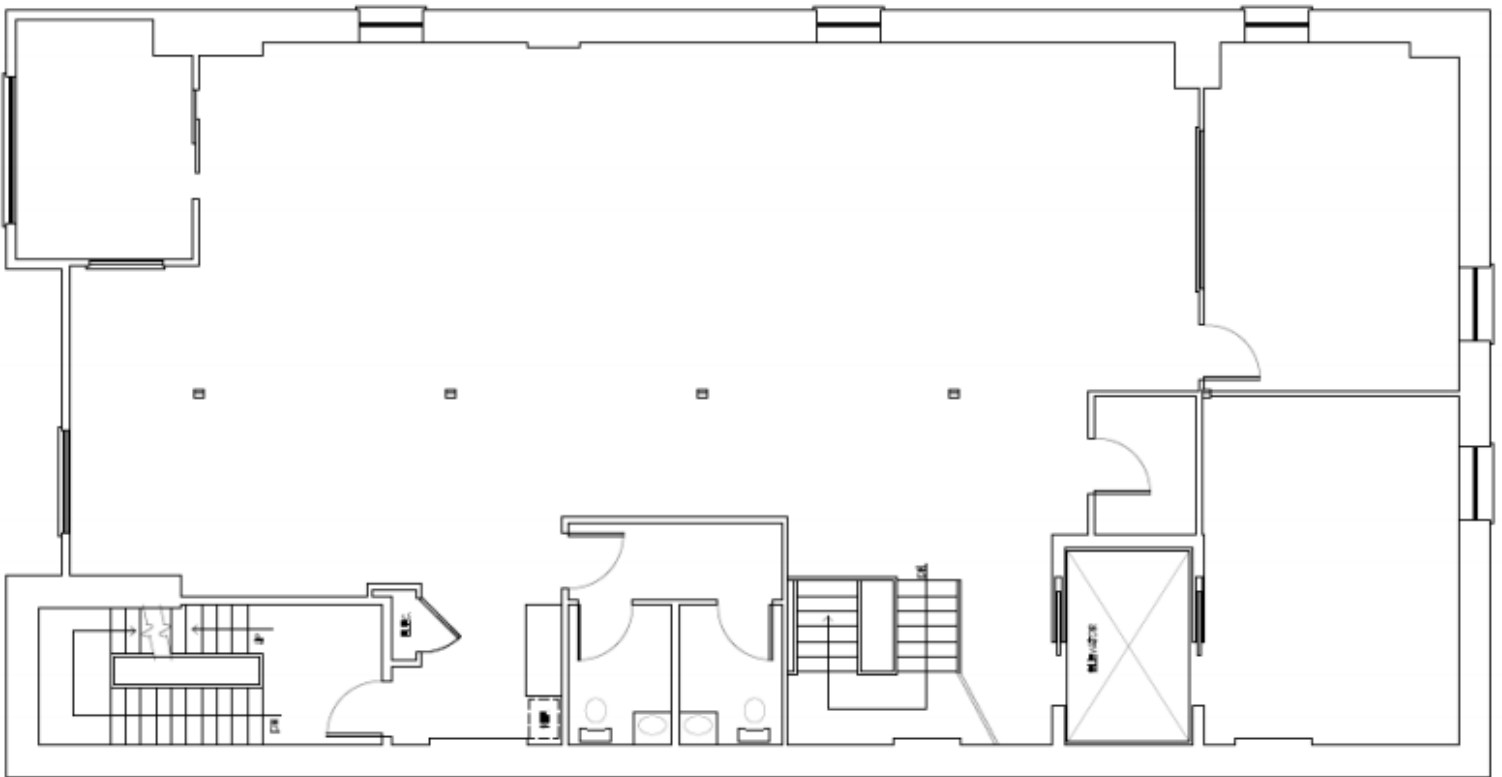
ADDITIONAL PHOTOS



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