



FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE
CITY CENTER

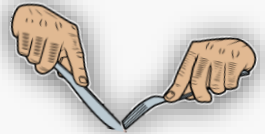
400 S. Salina Street, Syracuse, NY 13202

SEEKING RESTAURANT TENANTS



Coffee, deli, bagels, bakery, subs, Asian, soup & salads, Mediterranean, Mexican, smoothies, BBQ, diner, & trendy concepts

Steakhouse, fine dining, casual theme, taproom, specialty cuisine, entertainment



PROPERTY HIGHLIGHTS

Situated in heart of Syracuse dining, entertainment, & hospitality district

Flexible leasing options available for local, regional, & national brands

Courtyard elevated view – 8,467±SF / Street front on main artery – 8,008±SF

Premium first generation spaces with full height wraparound glass windows

Attached 750± vehicle enclosed indoor parking garage – 24/7 security

4-story open air illuminated courtyard is ideal for outdoor seating & dining

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, NY 13204

www.suttoncos.com

Main: 315.424.1111

CONTACT EXCLUSIVE AGENT:

Laurence J. Socia, CLS

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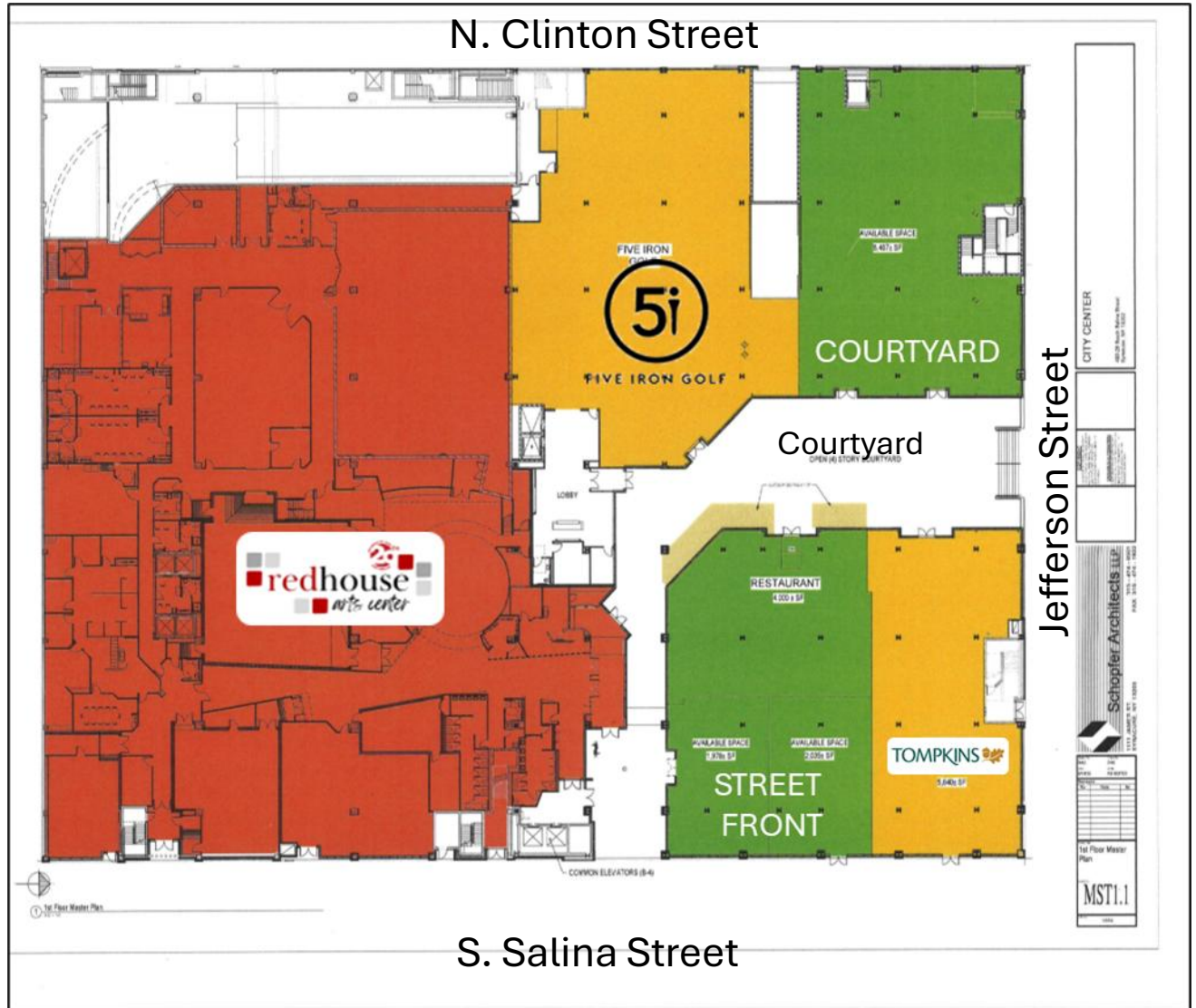




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GROUND FLOOR LEASE PLAN @ CITY CENTER AVAILABLE LEASING OPTIONS

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PROPERTY OVERVIEW

FEATURES: A 236,247sf Class A mixed use office & retail property includes Redhouse Arts Center / 4-story open-air courtyard ideal for outdoor seating & nightlife / distinctive exterior illumination / 750± car on-site garage / 2nd floor balcony / full height glass storefronts Originally built 1920 for Keith's Theatre; totally redeveloped in 2020 as City Center

AVAILABLE: Ground floor retail, restaurant, entertainment, & street front office leasing options:
8,008± SF subdividable - frontage on S. Salina Street and interior courtyard
8,467± SF subdividable - frontage on courtyard, Jefferson St. and S. Clinton Street
Office suites available: 9,208±sf 2nd floor / 15,532±sf 3rd floor / 2,000± sf 4th floor

LEASE RATE: Modified gross lease rate / LL deliver white shell / longterm lease / negotiable terms

COTENANTS: Hayner Hoyt Corp., CXtec Inc., Huntington Ingalls, UBS Financial Services, Tompkins Bank & Trust, 5 Iron Golf, and The Red House Arts Center

LOCATION: Centrally located in the Downtown Syracuse commerce & residential district

ACCESS: Convenient to Interstate 81, Thruway 90, & Route 690

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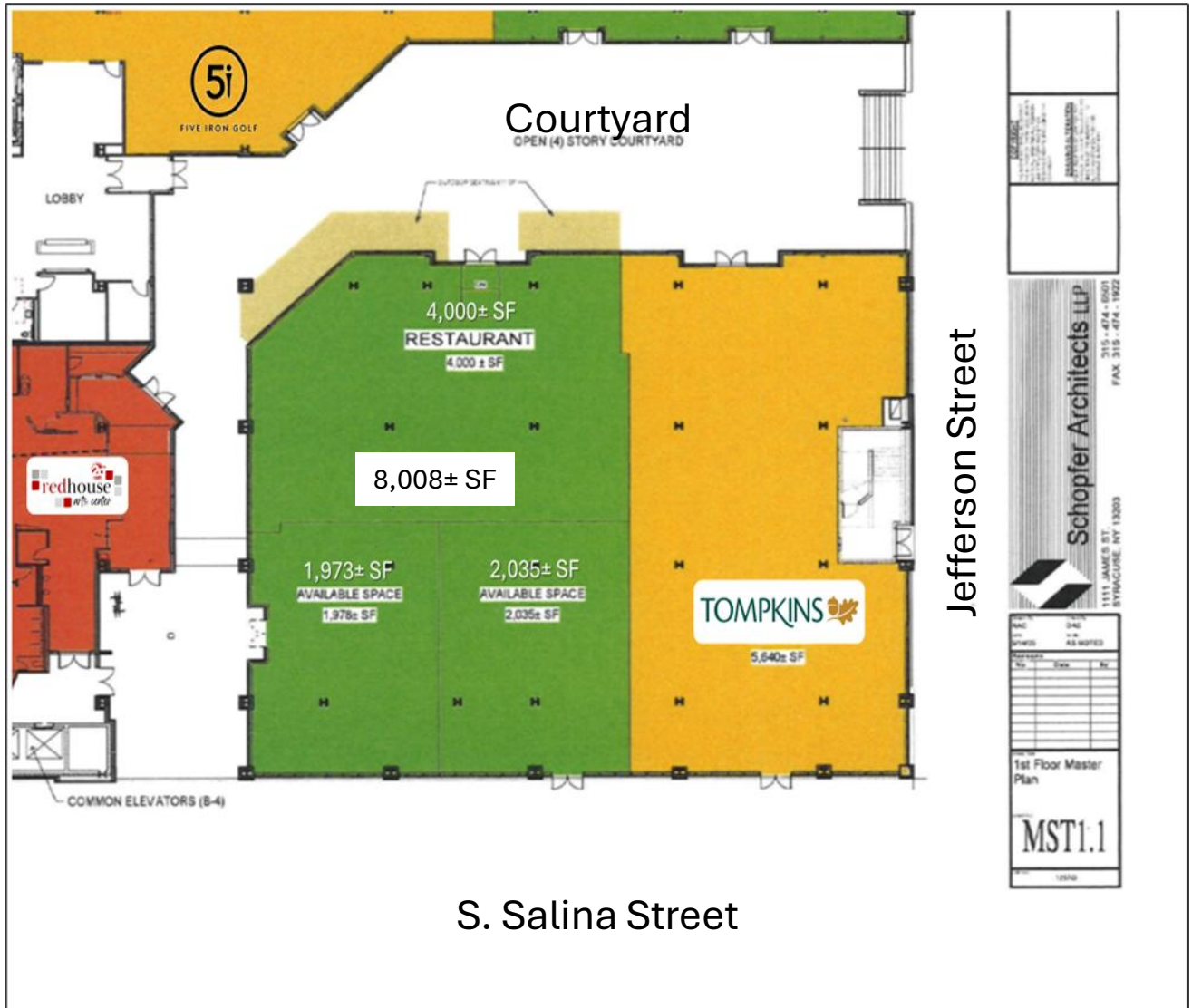




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CONCEPTUAL FLOOR PLAN @ 8,008± SF STREET FRONT LEASING OPTIONS

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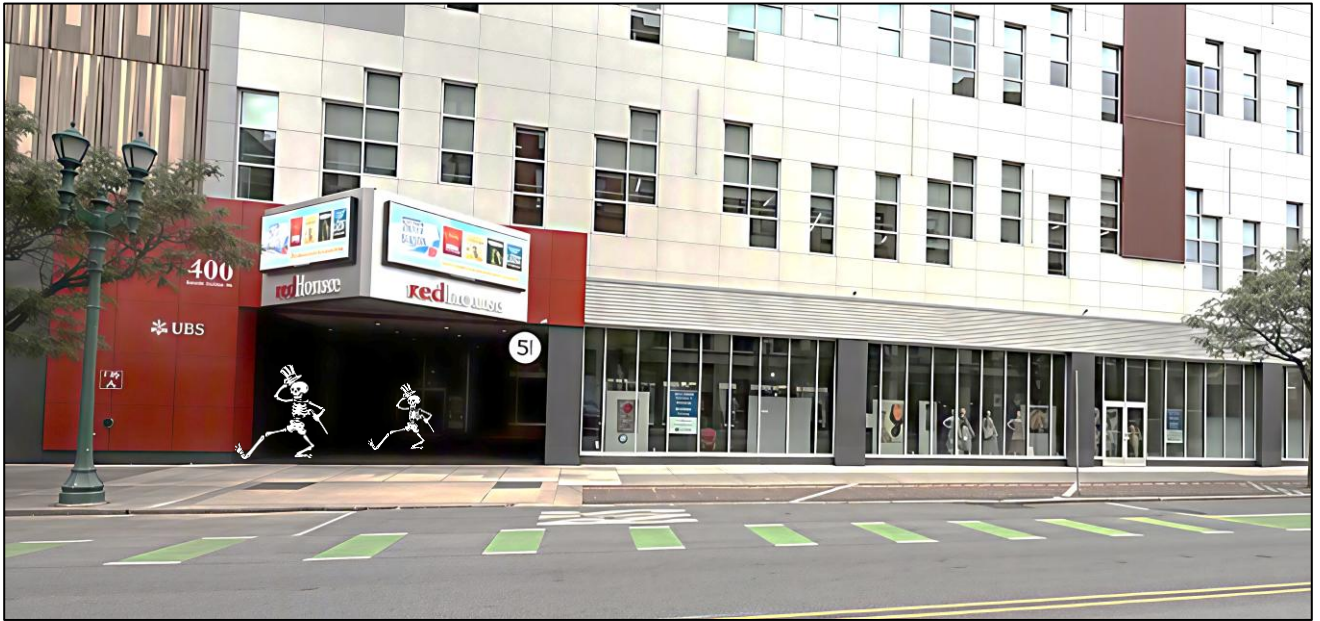
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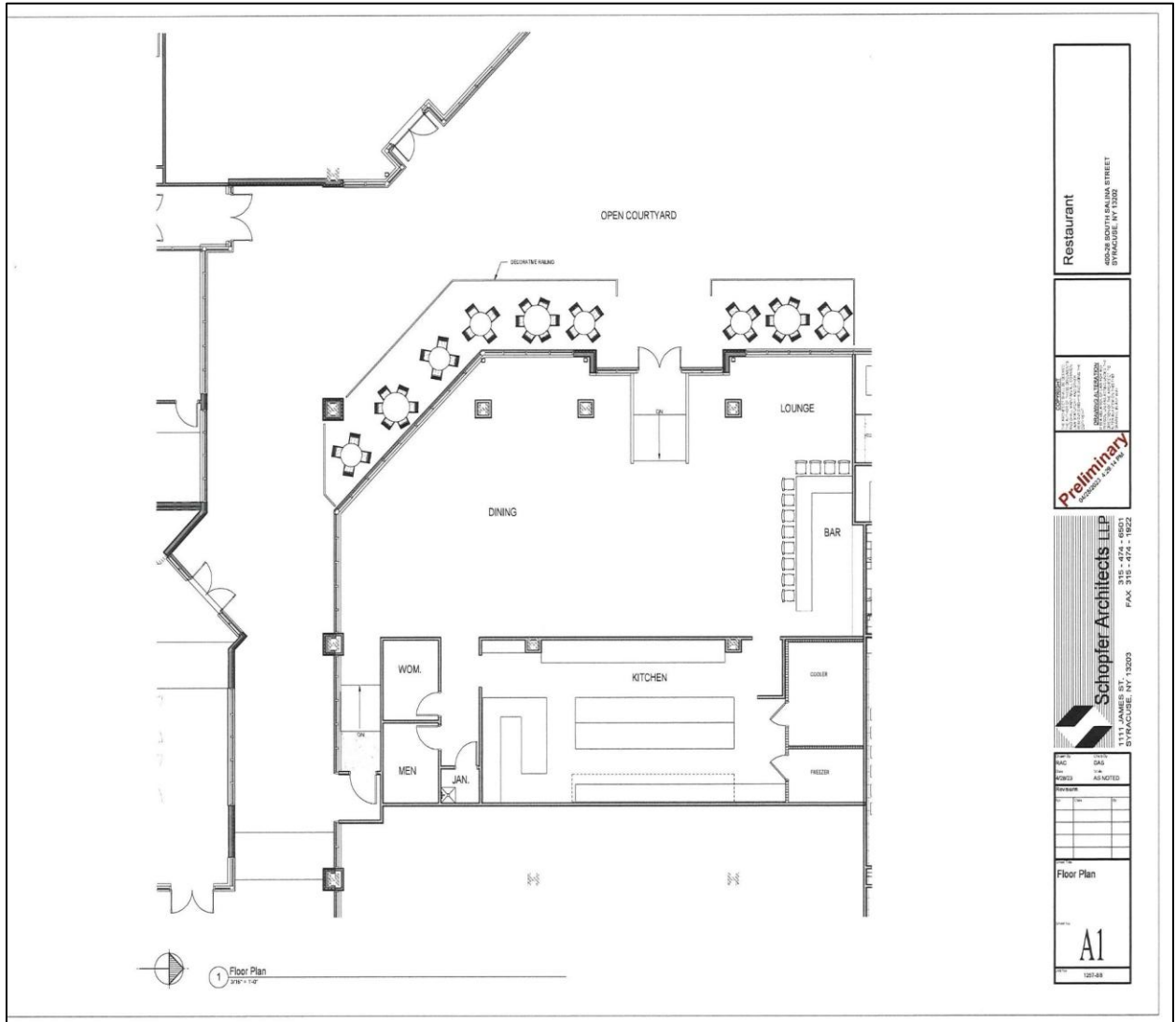


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SAMPLE STREET FRONT LAYOUT



4,000± SF
Pizza Bistro

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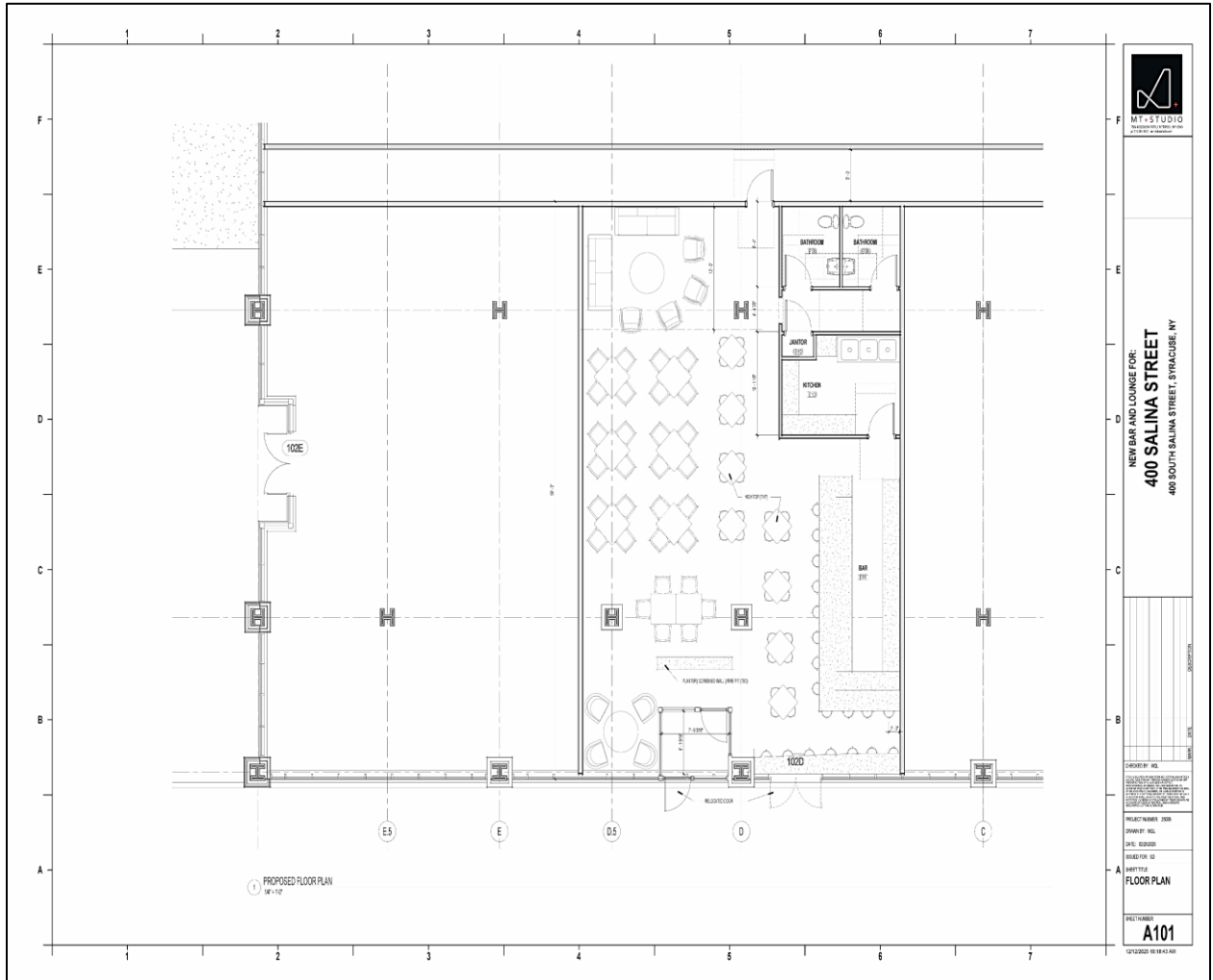


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SAMPLE STREET FRONT LAYOUT



2,000± SF
Café / Lounge

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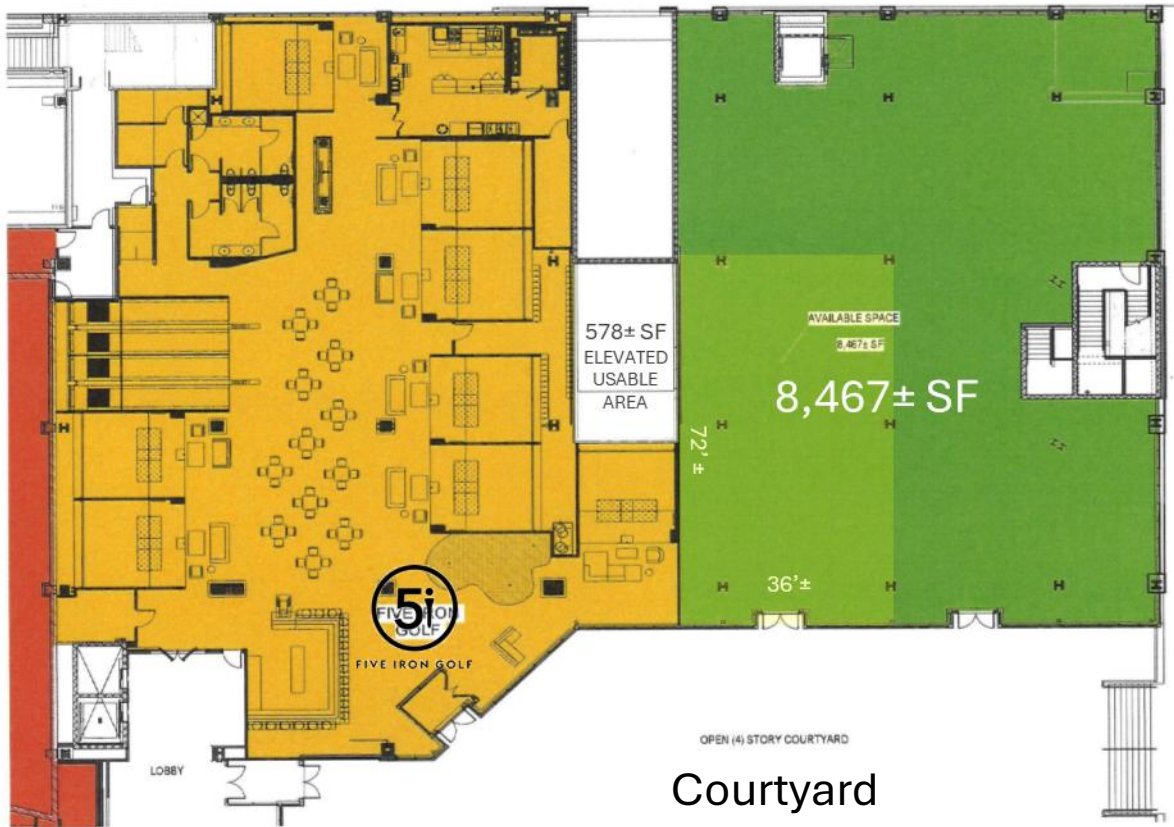


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N. Clinton Street



Jefferson Street

Courtyard

EXISTING FLOOR PLAN @ 8,467± SF COURTYARD LEASING OPTIONS

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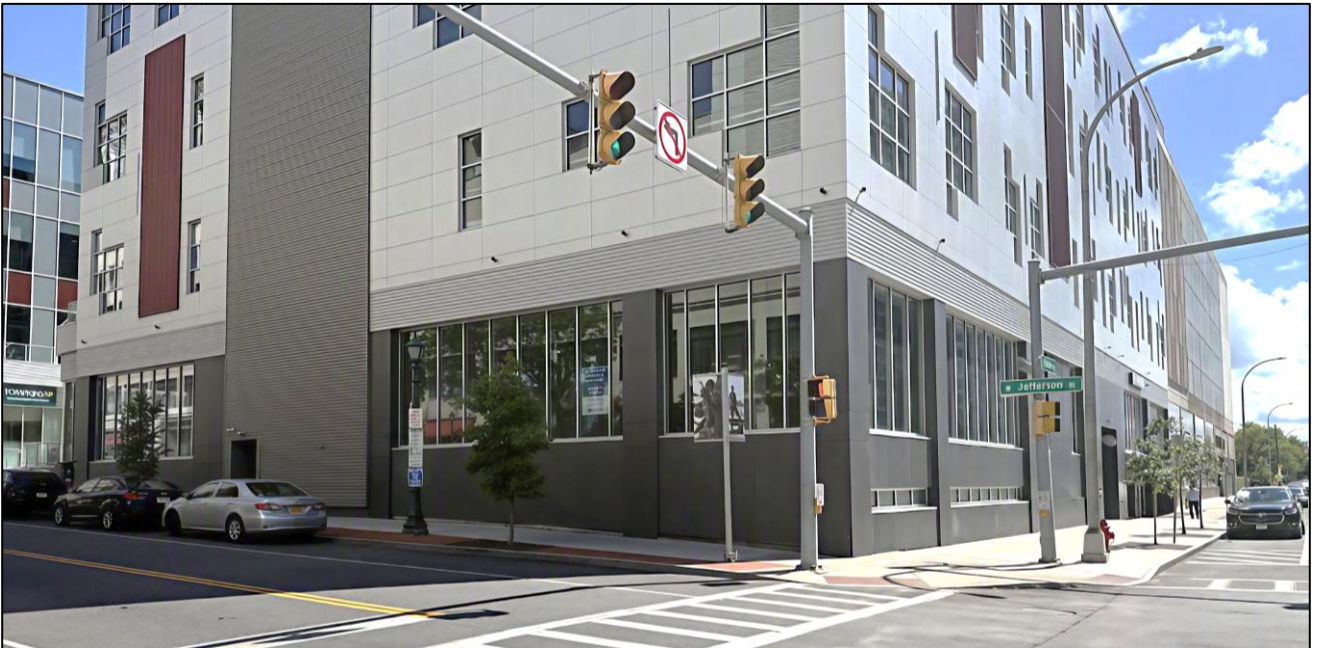


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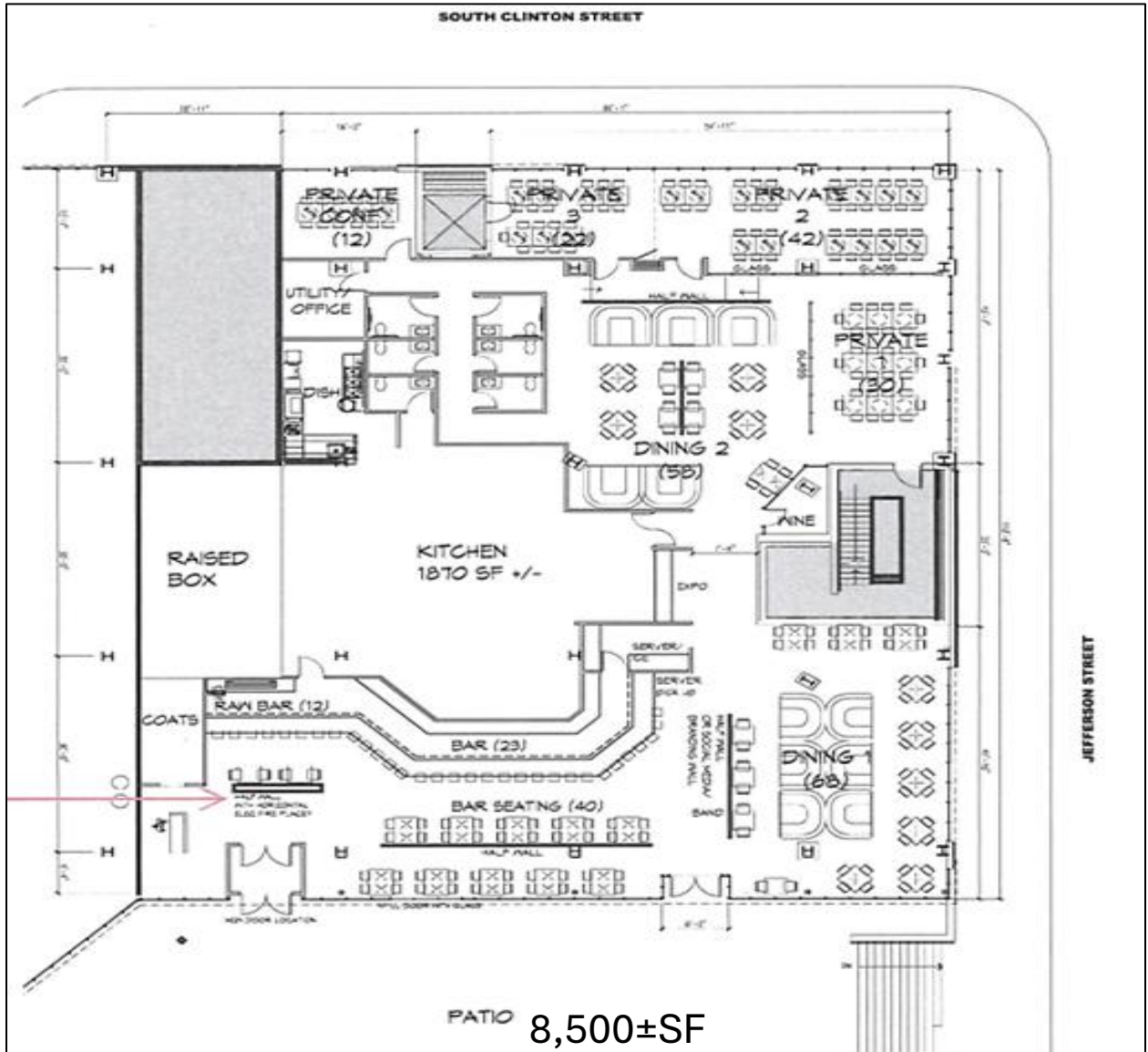


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SAMPLE COURTYARD LAYOUT



Steakhouse / Fine Dining

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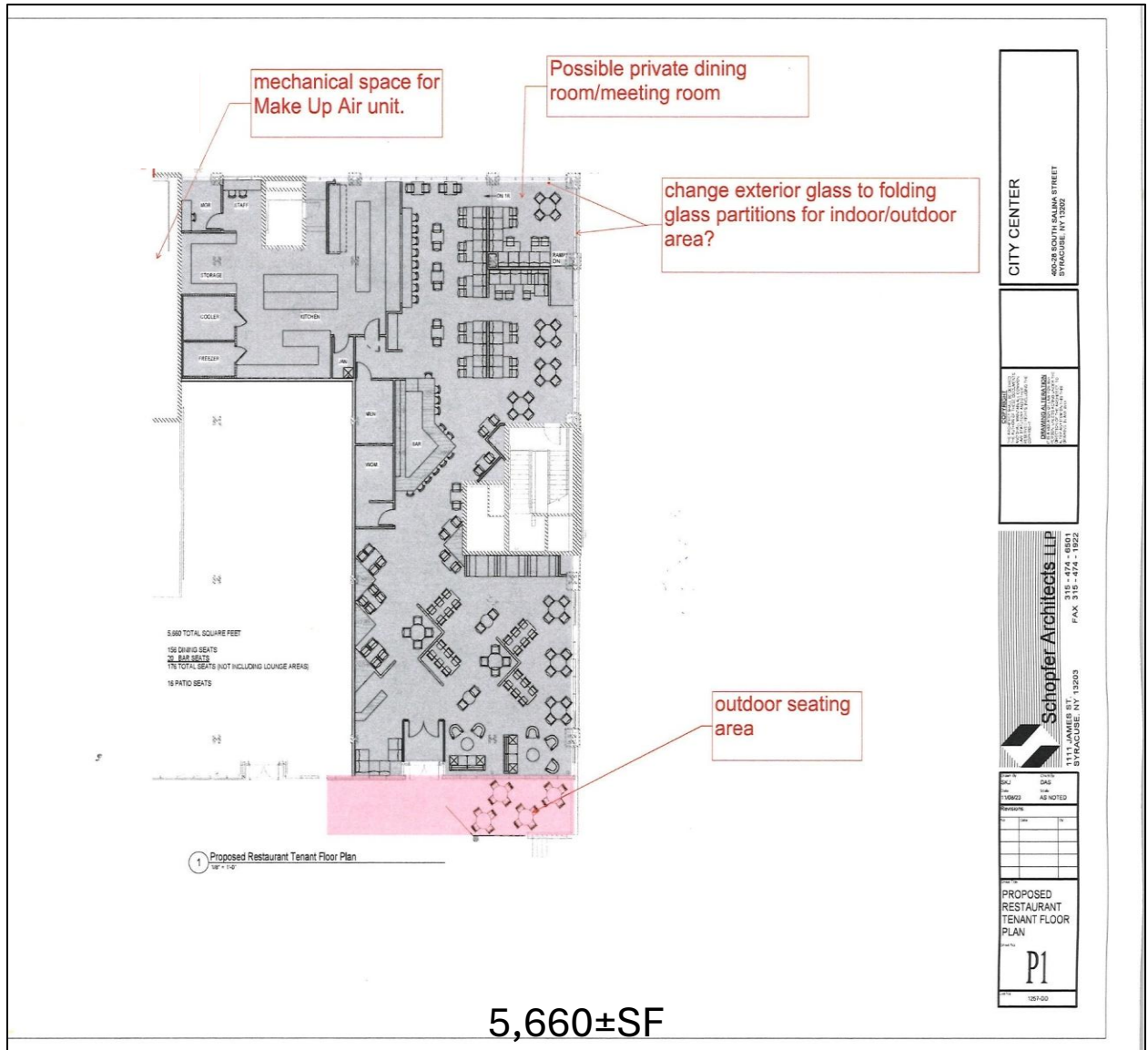


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SAMPLE COURTYARD LAYOUT



5,660±SF

Sports Bar

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DOWNTOWN TRAFFIC GENERATORS

Downtown Syracuse averages approximately 9.4 million visitors annually

Daytime employee population is 21,500 and residential population is 4,125+

Major employers in Downtown Syracuse vicinity include Crouse Health, SUNY Upstate Medical, St. Joseph's Health, Syracuse VA Medical Center, Equitable Holdings Inc., National Grid, Onondaga County, City of Syracuse, and Syracuse University



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DEMOGRAPHICS

Downtown	By Radius	3 Mile	5 Mile	10 Mile
4,123	Population	149,889	228,474	476,173
1,970	Households	59,542	92,618	154,299
200	Businesses	10,847	15,629	22,881
21,500	Daytime Employees	126,279	175,610	243,537
30.7	Median Age	33.8	36.3	39.2
\$57,371	Median HH Income	\$50,135	\$58,781	\$70,582

* Estimated

Source: COSTAR Report 2026



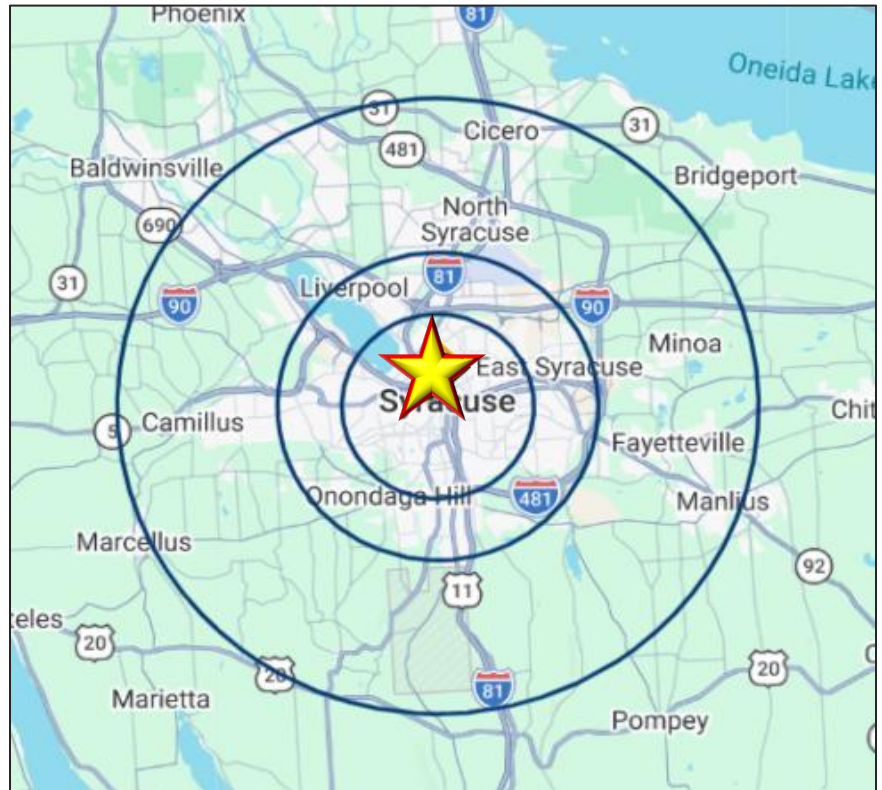
Walker's
Paradise



Very
Bikeable



Good
Transit



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