



FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE
CITY CENTER

400 S. Salina Street, Syracuse, NY 13202

SEEKING GROUND FLOOR TENANTS

RETAILERS - RESTAURANTS
EXPERIENTIAL ENTERTAINMENT
SERVICE RETAIL - PROFESSIONAL SERVICES
SPAS, SALONS, & BOUTIQUES - FASHION
HEALTHCARE - MEDICAL - OFFICE



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 & events

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
Licensed RE Associate Broker
lsocia@suttoncos.com
Mobile: 315.345.5600

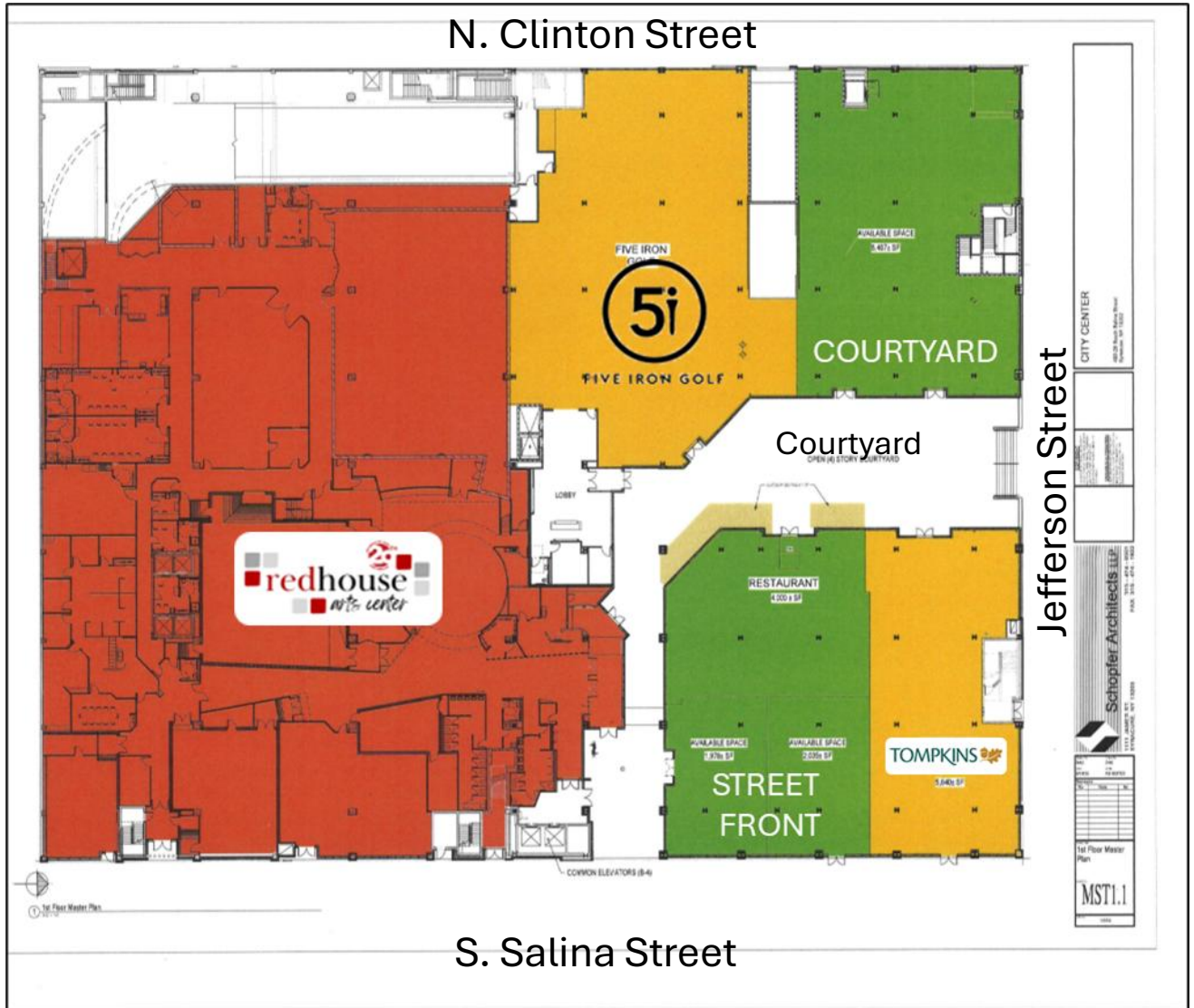




FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE

CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



GROUND FLOOR LEASE PLAN @ CITY CENTER

AVAILABLE LEASING OPTIONS

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

Licensed RE Associate Broker

lsocia@suttoncos.com

Mobile: 315.345.5600





FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE
CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



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 Redhouse Arts Center

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

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

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

Licensed RE Associate Broker

lsocia@suttoncos.com

Mobile: 315.345.5600

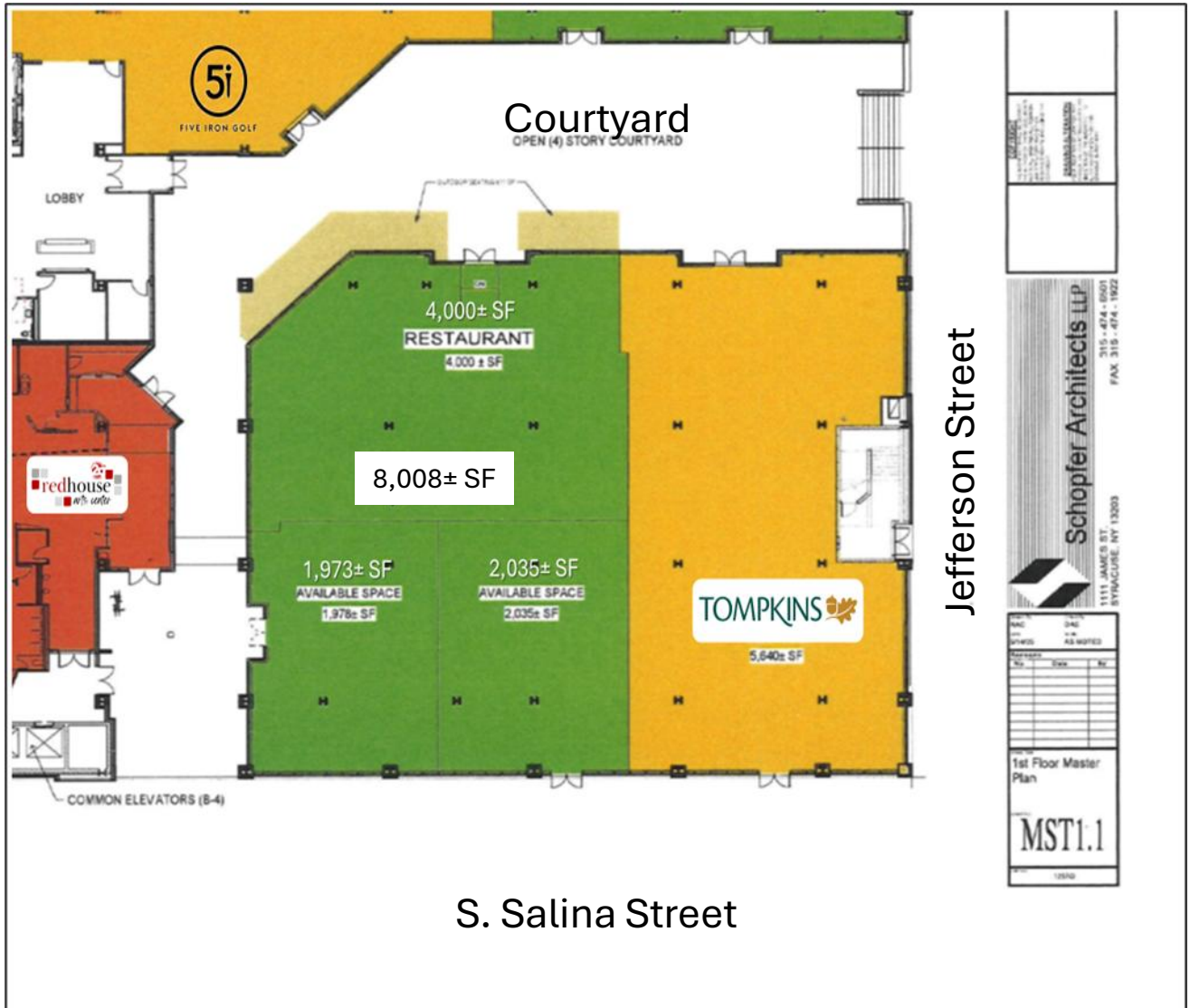




FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE

CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



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

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
Licensed RE Associate Broker
LSocia@suttoncos.com
Mobile: 315.345.5600

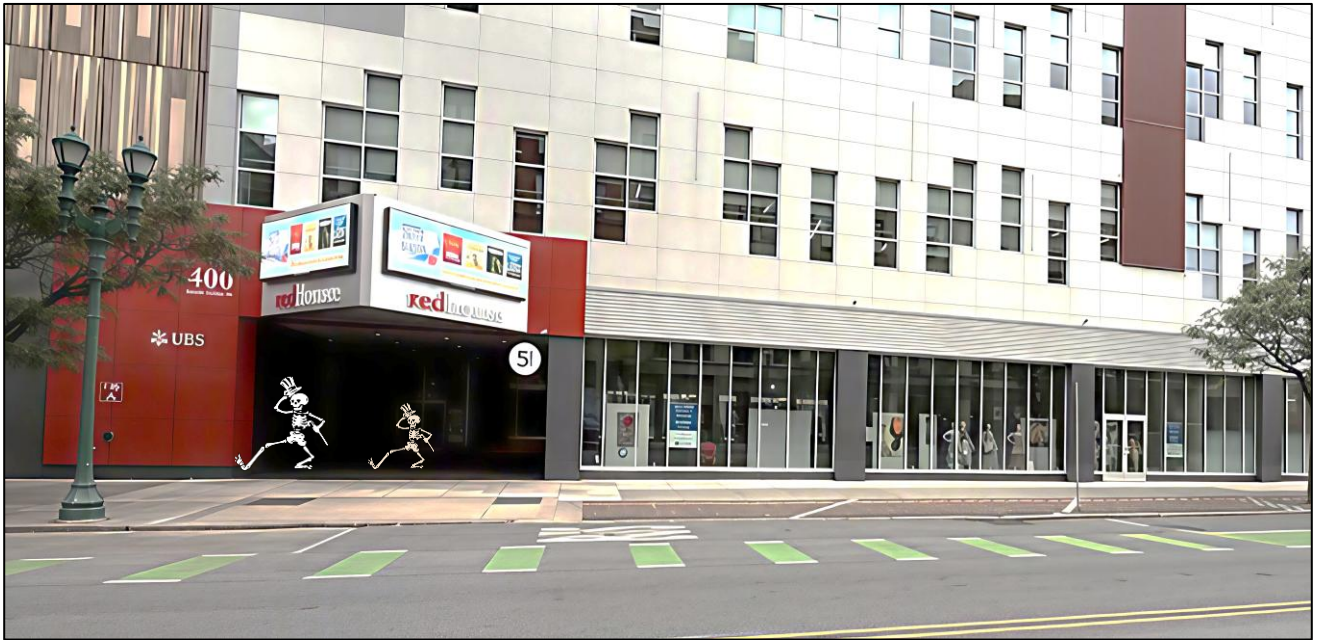




FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE

CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



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

Licensed RE Associate Broker

lsocia@suttoncos.com

Mobile: 315.345.5600



All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice



FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE

CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



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

Licensed RE Associate Broker

Lsocia@suttoncos.com

Mobile: 315.345.5600



All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

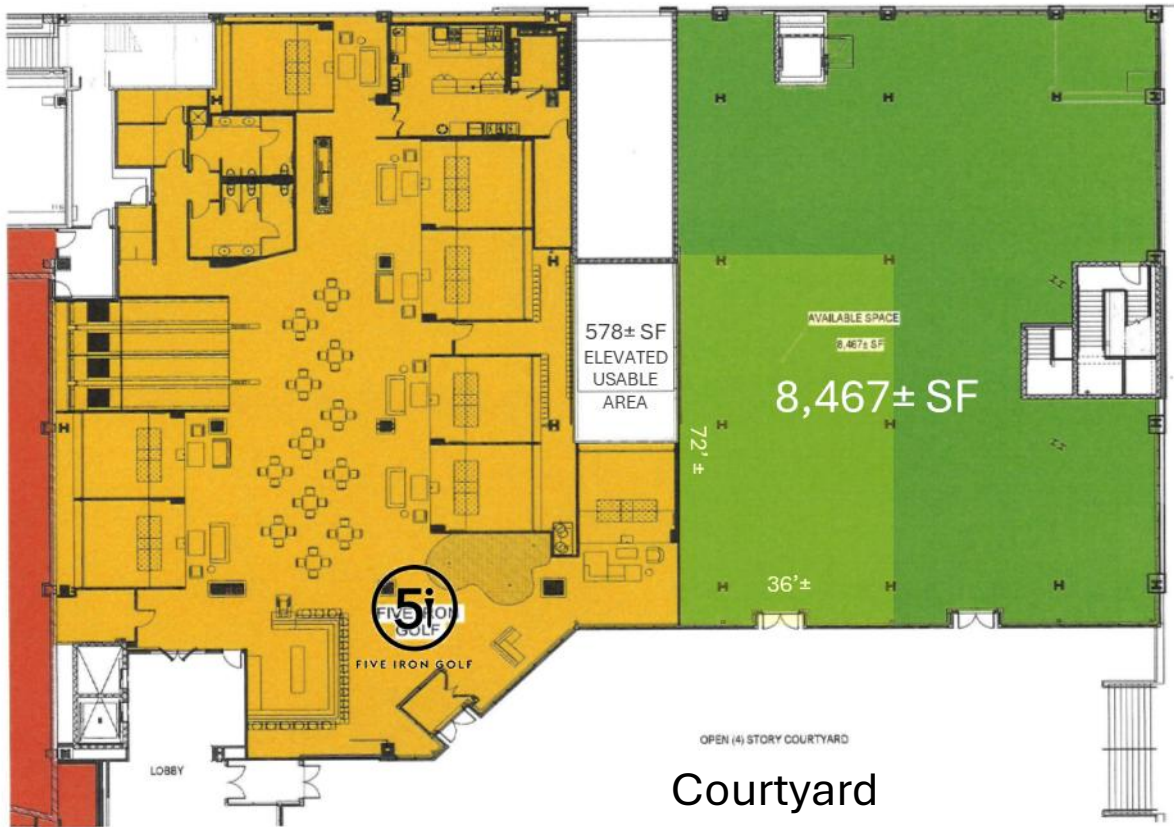


FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE

CITY CENTER

400 S. Salina Street, Syracuse, NY 13202

N. Clinton Street



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

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

Licensed RE Associate Broker

lsocia@suttoncos.com

Mobile: 315.345.5600

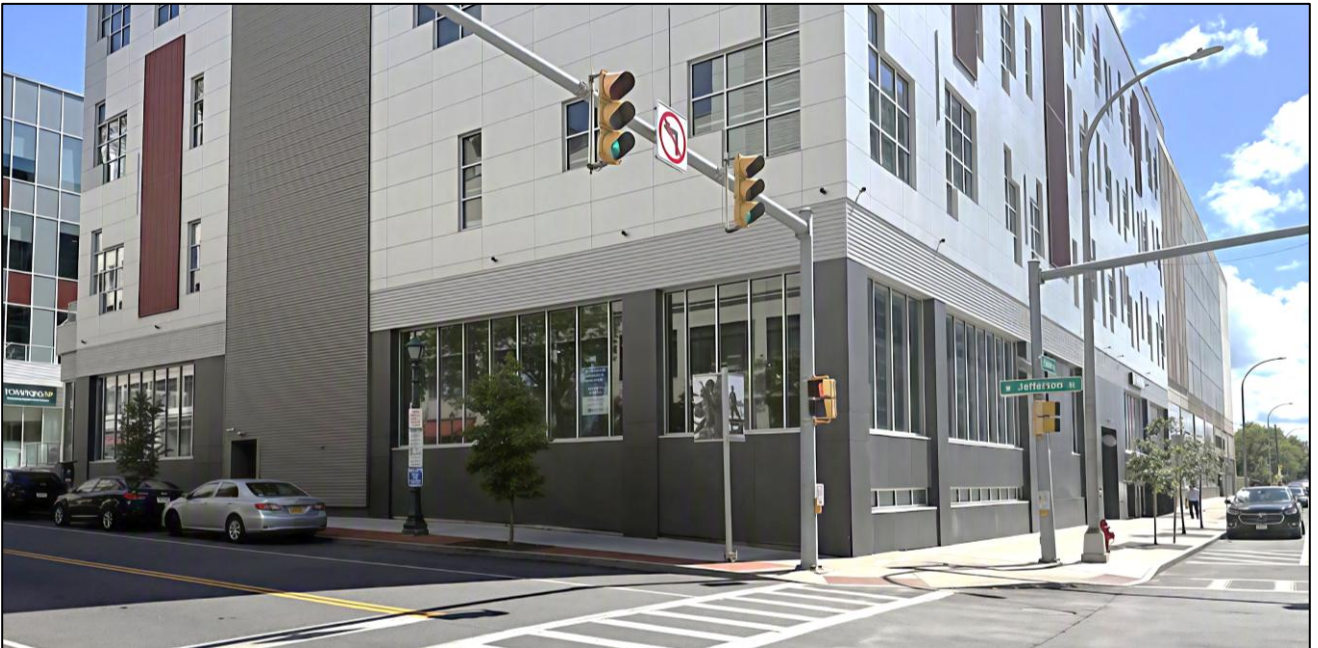


All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice



FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE
CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



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

Licensed RE Associate Broker

lsocia@suttoncos.com

Mobile: 315.345.5600





FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE
CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



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

Licensed RE Associate Broker

lsocia@suttoncos.com

Mobile: 315.345.5600





FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE
CITY CENTER

400 S. Salina Street, Syracuse, NY 13202

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



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
Licensed RE Associate Broker
lsocia@suttoncos.com
Mobile: 315.345.5600





FOR LEASE
RETAIL ★ RESTAURANT ★ OFFICE

CITY CENTER

400 S. Salina Street, Syracuse, NY 13202

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



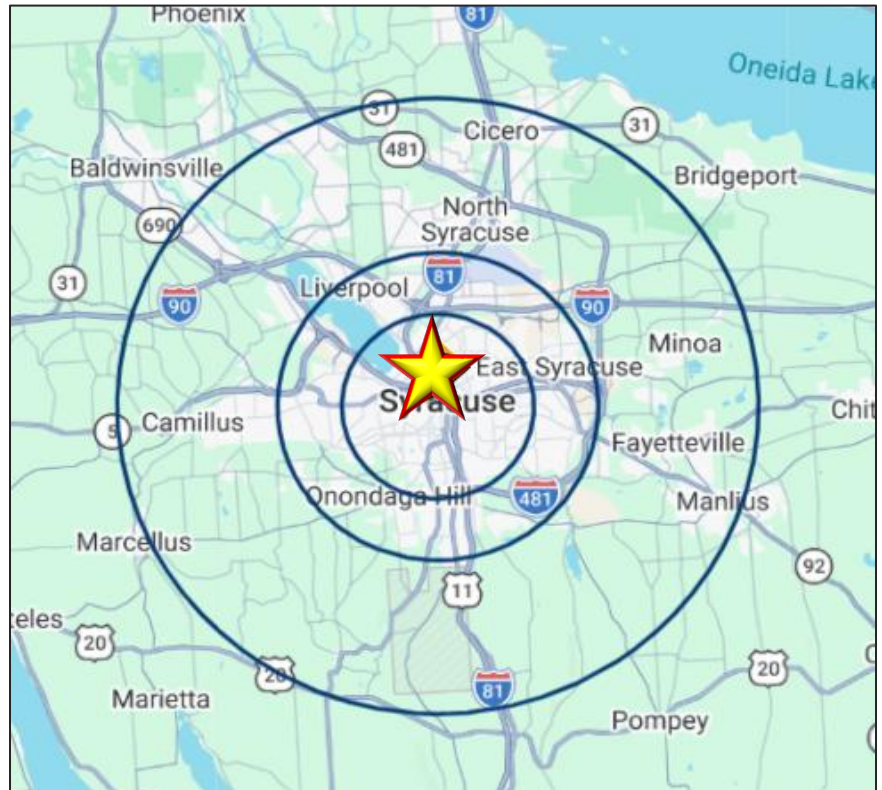
Walker's
Paradise



Very
Bikeable



Good
Transit



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
Licensed RE Associate Broker
lsocia@suttoncos.com
Mobile: 315.345.5600

