

FOR LEASE

701 S. Crouse Ave
Syracuse NY 13210



PAPYRUS
REAL ESTATE SOLUTIONS



SITTING AGAINST A SECTION OF THE ERIE CANAL AT WEST FAYETTE STREET, ERIE AND HIAWATHA BOULEVARDS



Plant of the [Sanford Motor Truck Co.](#), Syracuse, New York.



GERE BLOCK 27 - Property Details:

- GERE BLOCK 27 is a historic renovation of an original Erie Canal Building (formerly known as Strathmore Paints). This will be a complete mixed-use commercial renovation.
- Signed leases include **Cornell University's Brain Education Center**, Eden Fresh Food Market & 5,000 Square Feet of co-working space.
- New tenant buildouts with lots of **exposed brick, open ceilings, wood floors & oversized windows.**
- Property and buildings are all maintained by local owners & managers.
- Includes **ample free parking** plus street parking for overflow and interior bike storage.
- Convenient access to downtown Syracuse and all major highways.

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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LEVEL 3 – COMMERCIAL OFFICE SPACES

LEVEL 2 – CORNELL UNIVERSITY / CO-WORKING & OFFICES

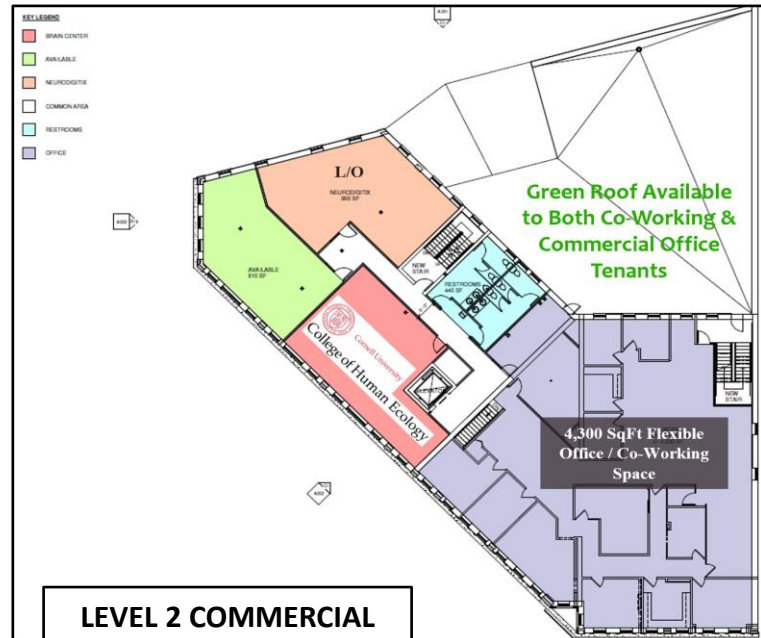
LEVEL 1 – GROCERY/RETAIL & SERVICE SPACES

Level 1 – Available is up to 7,000 SqFt of Retail & Service Spaces with patio seating on the Erie Canal wall. Leased is Eden Fresh Network, a locally sourced community market, deli & full compliment of household goods.

Level 2 – Available is up to 1,000 SqFt Office Spaces – Adjacent to Cornell University’s Brain Education Center and our Co-Working space (including a working outdoor rooftop patio).

Level 3 – Available is 8,200 SqFt Commercial Office Space – Great raw space to be redesigned to the Tenant’s needs. Includes 14’ ceilings, exposed brick & structural beams with lots of natural light. Expandable via mezzanine by another 2,000 SqFt.

All floors will include common restrooms, new oversized windows, 24/7 HVAC and ample parking included. Building owners are environmentally & socially conscious.



LEVEL 3 IS AVAILABLE AS SINGLE OR MULTI-TENANT USE

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