

FOR LEASE

1970 W Fayette Street
Syracuse NY 13204



PAPYRUS
REAL ESTATE SOLUTIONS

GEREBLOCK • 27



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.



GEREBLOCK • 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, Safe Space CNY & a 5,000 SqFt co-working space.
- New tenant buildouts with lots of **exposed brick, high ceilings, wood floors & oversized windows.**
- Property and buildings are all maintained by local owners & managers.
- Includes common restrooms, rooftop deck access, onsite management **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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Papyrus Real Estate Solutions
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LEVEL 3 – COMMERCIAL OFFICE & SPACES

LEVEL 2 – CORNELL UNIVERSITY / CO-WORKING & OFFICES

LEVEL 1 – GROCERY/RETAIL & SERVICE SPACES



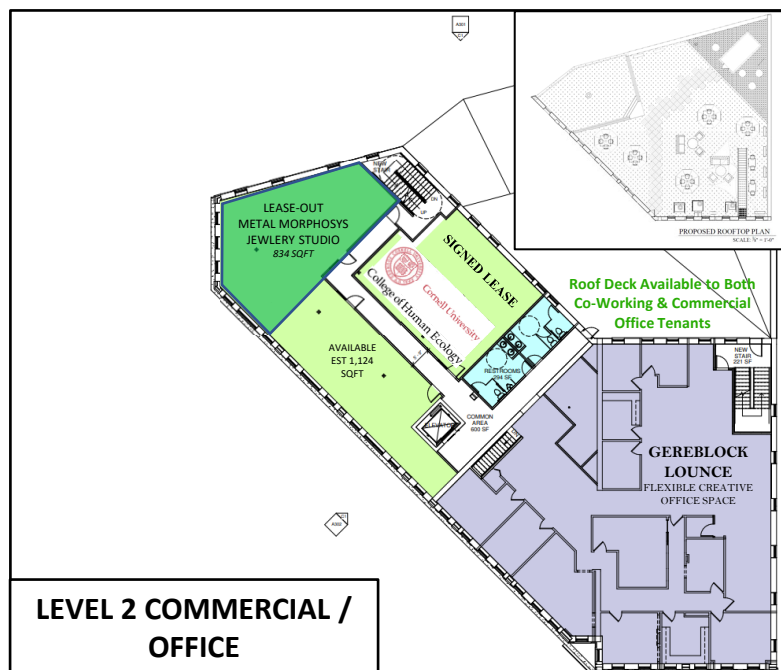
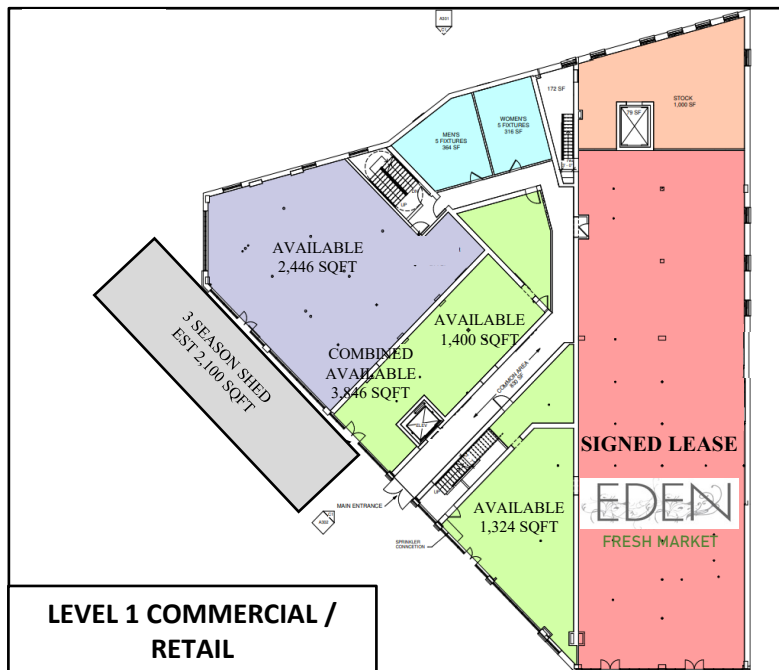
Level 1 – Available is up to 7,000 SqFt of Retail & Service Spaces with patio seating on the Erie Canal wall. Grocery Includes **Eden Fresh Network**, a locally sourced **community market**, deli & full compliment of household goods.

Level 2 – Available is up to 2,000 SqFt of Office Space – Adjacent to **Cornell University's Brain Education Center** and our Co-Working space (including a working outdoor rooftop patio). Lots of natural light from 16 windows.

Level 3 – Available is 4,700 SqFt of Commercial Office Space – Existing leased is 4,000 SqFt of Safe Space CNY. Includes 11'- 14' ceilings, exposed brick & structural beams with lots of natural light.

All floors will include common restrooms, new or refinished oversized windows, 24/7 HVAC and ample parking included.

Building owners are environmentally & socially conscious.



4,700 SQFT OF LEVEL 3 IS AVAILABLE AS SINGLE OR MULTI-TENANT USE