

THEORY SYRACUSE FOR LEASE

919 East Genesee Street, Syracuse, New York



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PROPERTY HIGHLIGHTS

Opening Fall 2018 – First floor retail and office available. Located 2 blocks from the Syracuse University campus on Genesee Street which is the primary east-west corridor between the University and downtown Syracuse. Featuring 5 floors of student housing – 245 Units / 601 Beds.

KEY FEATURES

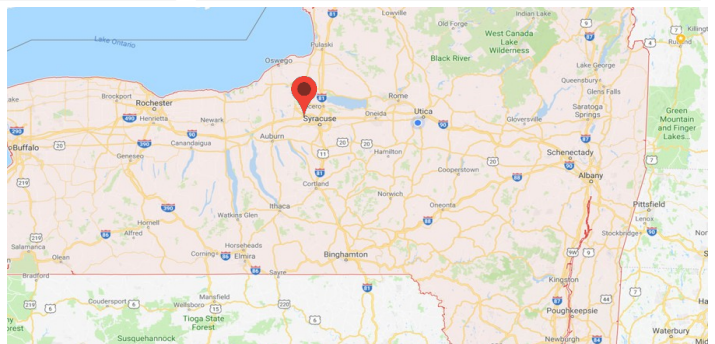
- ❑ Located within close proximity to Crouse Hospital, Syracuse VA Medical Center, Upstate University Hospital & Golisano Children's Hospital



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

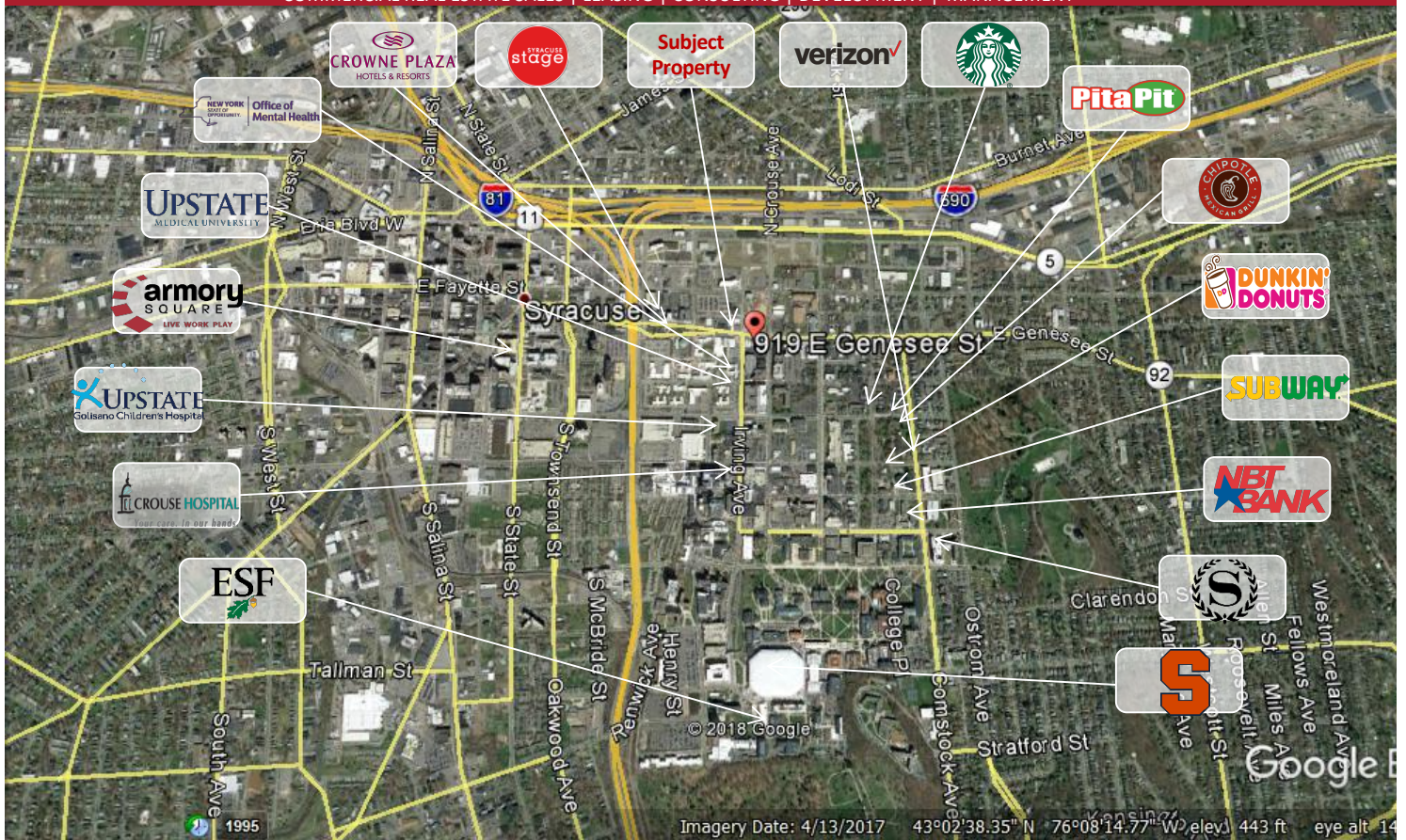
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Demographics	3 Miles	5 miles	10 Miles
Population	147,323	229,799	385,786
Households	58,137	92,854	155,611
Avg. HH Income	\$51,430	\$61,625	\$75,021
Daytime Population	196,371	299,757	436,582



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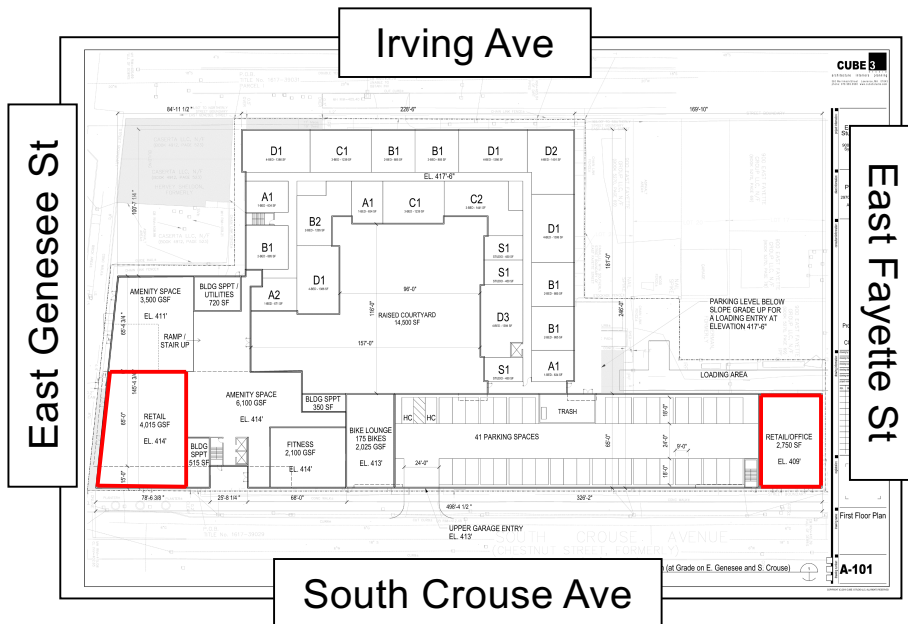


- Within walking distance of Syracuse University
- Total student population on University Hill is over 25,000
- Located on the SU shuttle route
- Total employment in University Hill Area 20,000 +/-
- Over 800 hotel rooms within walking distance
- Diagonal from Syracuse Stage



Major Employers for University Hill Area:

Upstate University Hospital & Golisano	9,525
Total Syracuse University Faculty and Staff	5,281
Crouse Hospital	3,100
Syracuse VA Hospital	1,400



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Address:	919 E. Genesee Street	Cross Street:	Irving Ave. & S. Crouse
City:	Syracuse	Roof Type:	TBD
State:	New York	Zoning:	Commercial
Zip:	13210	FMV/Total Assessment:	TBD
County:	Onondaga	RE Taxes:	\$4.00 SF
Tax ID:	048.13-01.1	CAM:	See Above
Lease Type:	Net of Utilities	Space is Currently:	Vacant
Lease Price:	\$35.00 SF	No. of Floors:	1
Sale Price:	N/A	Bldg. Total SF:	TBD
Year Built:	2017/18	Available SF:	2,750 - 4,015 +/-
Parking Spaces:	Street Parking & Garage	Retail:	2,750 – 4,015 +/-
Land Size/Dimensions:	N/A	Office:	2,750 – 4,015 +/-
Electricity/Amps:	Yes	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	Yes	Traffic Count:	6,806 E. Genesee, 8,855 Irving Ave., 4,813 S. Crouse
Water:	Public	Sewer:	Public



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