

**FOR LEASE:** 1045 James Street, Syracuse, NY 13203

# Office / Medical Space Available

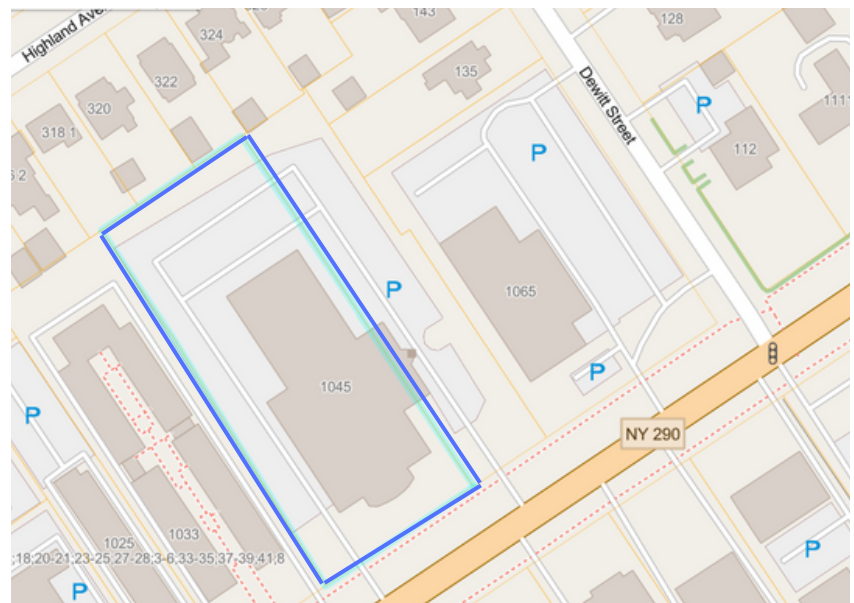


## One Space Available:

- 3,600 SF

Total Bldg SF: **50,000**  
Stories: **2**  
Land: **2.50 Acres**  
Parking: **Ample**  
Condition: **Move-in Ready**

**Avg. Daily  
Traffic Count: 14,893**



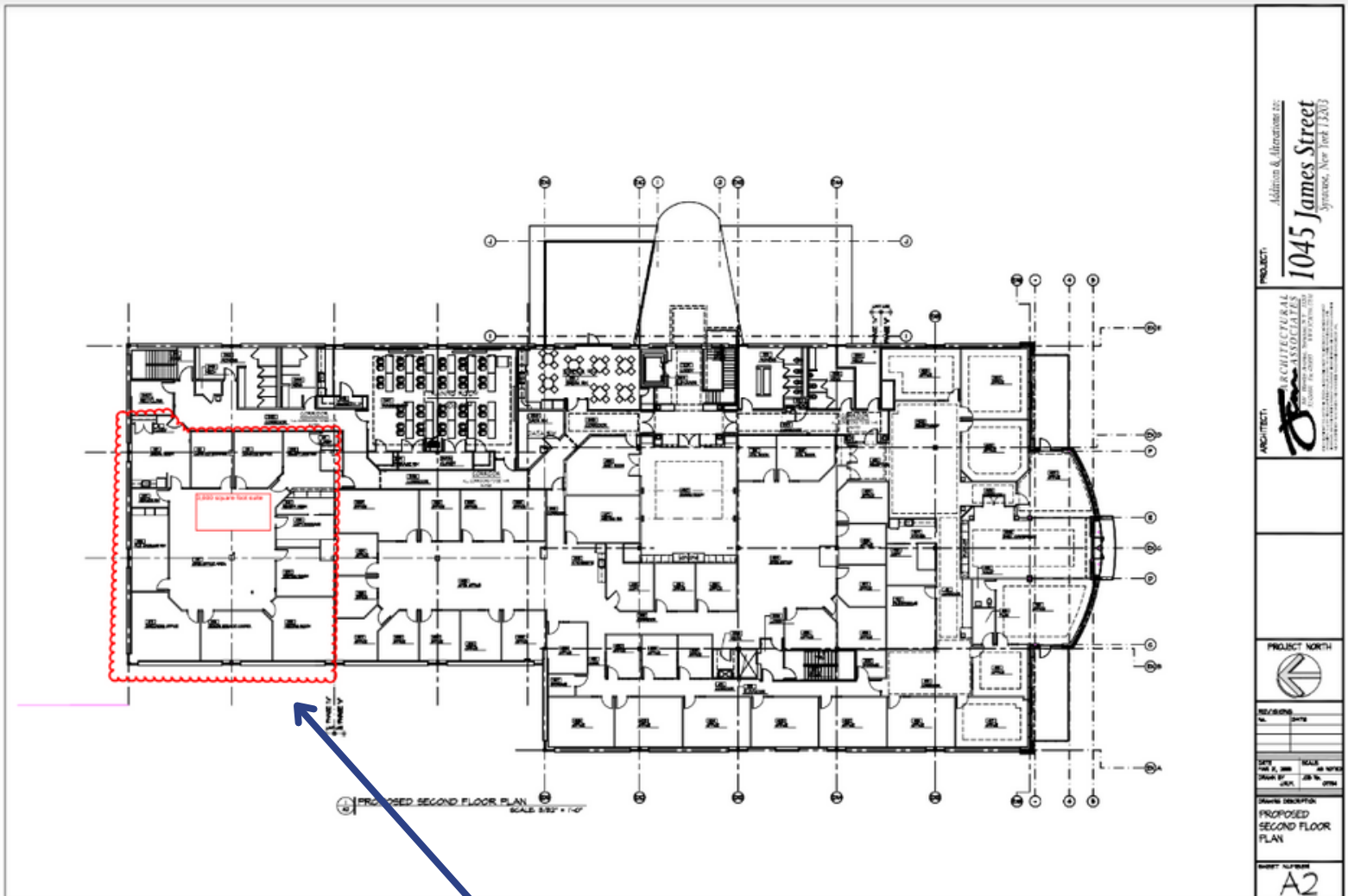
HHarkaway@harkawaycre.com | 315-345-7373

# FOR LEASE: 1045 James Street, Syracuse, NY 13203





## 1045 James Street: Floor Plan



**Available:**

- 3,600 SF

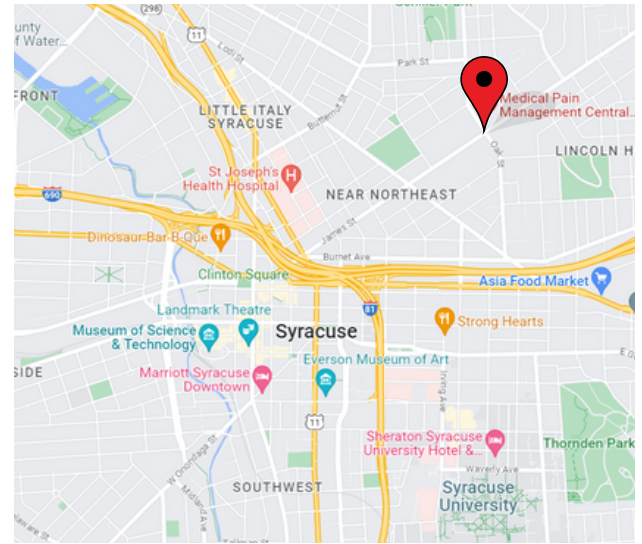
[Click for Full Floor Plan PDF](#)

# FOR LEASE: 1045 James Street, Syracuse, NY 13203

## Syracuse, New York:

- Syracuse is the 5th largest city in New York State.
- #3 most secure large metropolitan area in the nation.
- 144 hotels and other accommodations.
- #17 greenest city in America.
- #1 in snowfall for metropolitan areas in the nation.
- 662,000 residents in the greater Syracuse metropolitan area.
- Forbes named Syracuse "One of America's Best Places for Business".

[Source](#)



## Downtown Syracuse Statistics:



82

Blocks



8

Downtown  
Neighborhoods



1975

Year the Downtown  
Committee of  
Syracuse was  
founded



662,057

Syracuse Metro Area  
Population



18,229

Downtown Parking  
Spaces



99%

Residential  
occupancy rate in  
Downtown Syracuse



108%

Growth in  
Downtown  
population in the  
last 10 years



4,377

Downtown  
Residents as of Fall  
2022



2,736

Completed housing  
units



498

Apartments under  
construction or in  
the pipeline



15%

Anticipated growth  
in Downtown  
residents, 2022-2023



65.1%

Residents under age  
35



53.8%

Residents have a  
Bachelor's degree (or  
higher!)



\$1,384

Average Rent for a  
One-Bedroom  
Apartment



\$1,794

Average Rent for a  
Two-Bedroom  
Apartment

[Source](#)