

LOGO

# 300 SPENCER STREET SYRACUSE, NY 13204

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OFFICE BUILDING FOR SALE & LEASE

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jwp@jwpcommercial.com

**J|W|P**  
COMMERCIAL

**H B**  
HUEBER BREUER  
A LEGACY OF CONSTRUCTION SOLUTIONS

# INNER HARBOR DEVELOPMENT



## OFFERING SUMMARY

Sale Price:	\$5,000,000
Lease Rate:	Negotiable
Building Size:	150,000 SF
Available SF:	150,000 SF
Lot Size:	6 Acres
Price / SF:	\$33.33
Zoning:	MX-4: Urban Core
Market:	City of Syracuse
Submarket:	Inner Harbor

## PROPERTY OVERVIEW

Available as a turnkey build-to-suit or for sale. Ideal headquarters location for prominent Central New York presence.

## PROPERTY HIGHLIGHTS

- City of Syracuse Large
- Heart of the Inner Harbor District
- MX-4: Urban Core Zoning
- Large Square Parcel
- Across the Street from Inner Harbor / Waterfront
- Onondaga Creekwalk Access (Walking / Hiking Trail)
- Ten Miles to Micron Site - Direct Access via I-81
- See Micron Project Overview

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# CONCEPTUAL SITE PLAN



**B1872**  
CELEBRATING 150 YEARS

**POTENTIAL DEVELOPMENT**  
212 RESIDENTIAL UNITS  
60,840 GSF OFFICE  
(THREE FLOORS)



00 100 200 400  
SCALE: 1" = 100'



450 SOUTH SALINA STREET  
SUITE 500 PO BOX 29  
SYRACUSE, NY 13201-0029

CLIENT  
300 SPENCER STREET GROUP  
300 SPENCER STREET  
SYRACUSE NY

PROJECT  
300 SPENCER STREET  
REDEVELOPMENT STUDY  
300 SPENCER STREET  
SYRACUSE NY

PROJECT NO.  
223040.00  
ISSUE DATE  
12 | 15 | 2023  
DRAWN BY  
SRL

SHEET TITLE  
RESIDENTIAL/OFFICE  
CONCEPT

**A.01**

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# CONCEPTUAL SITE PLAN B



450 SOUTH SALINA STREET  
SUITE 500 PO BOX 29  
SYRACUSE, NY 13201-0029

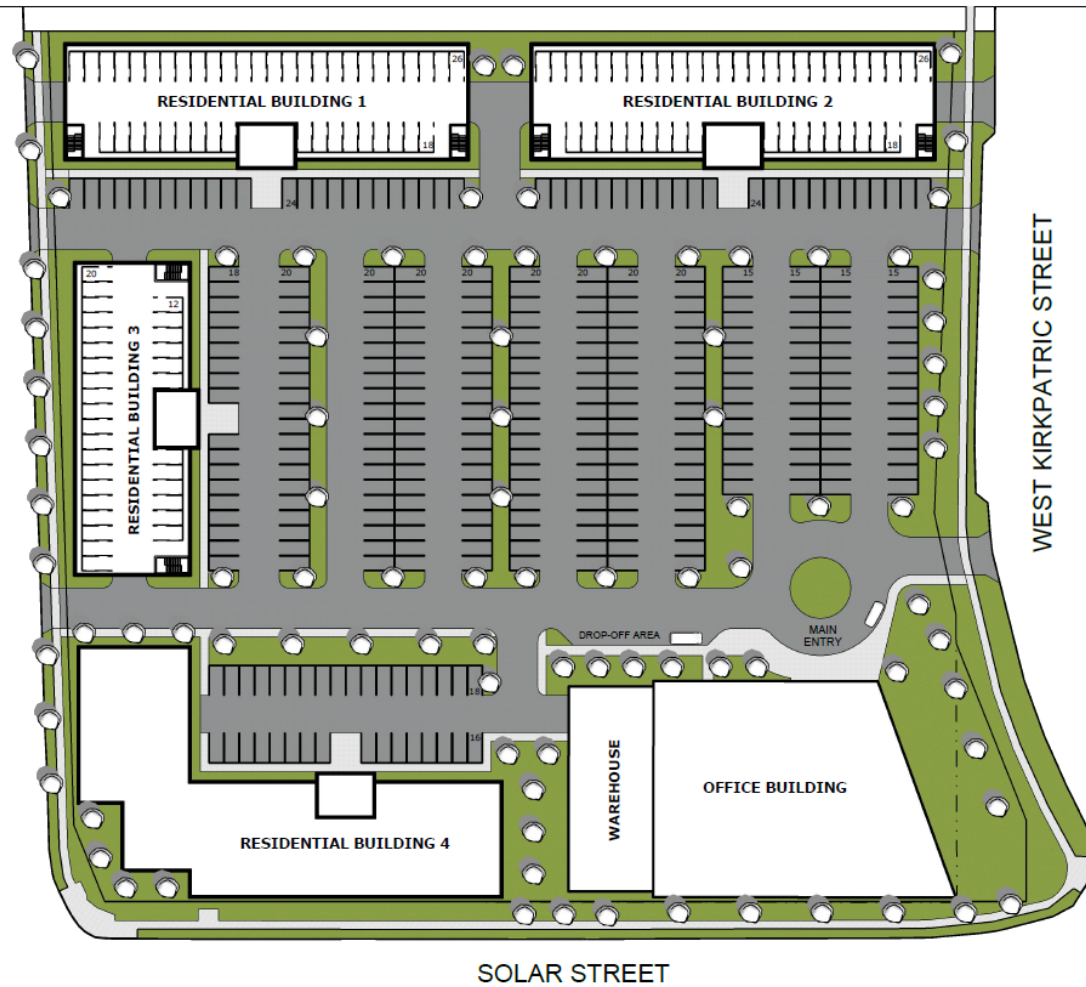
CLIENT  
300 SPENCER STREET GROUP  
300 SPENCER STREET  
SYRACUSE NY

PROJECT  
300 SPENCER STREET  
REDEVELOPMENT STUDY  
300 SPENCER STREET  
SYRACUSE NY

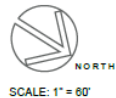
PROJECT NO.  
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DRAWN BY  
SRL

SHEET TITLE  
RESIDENTIAL / OFFICE  
PLAN DETAIL

A.02



- RESIDENTIAL BUILDING 1**  
GROUND LEVEL PARKING  
4-STORIES ABOVE  
64 UNITS
- RESIDENTIAL BUILDING 2**  
GROUND LEVEL PARKING  
4-STORIES ABOVE  
64 UNITS
- RESIDENTIAL BUILDING 3**  
GROUND LEVEL PARKING  
4-STORIES ABOVE  
48 UNITS
- RESIDENTIAL BUILDING 4**  
GROUND LEVEL COMMON SPACE  
3-STORIES ABOVE  
36 UNITS
- OFFICE BUILDING**  
20,280 SF FOOTPRINT  
3-STORIES  
60,840 GSF
- WAREHOUSE COMPONENT**  
6,555 SF FOOTPRINT  
2-STORIES  
13,110 GSF



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# SYRACUSE AERIAL MAP



Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA/FPAC/GEO

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## 2.10 MX-4: Urban Core

### A. Purpose

The MX-4 district is established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses. This district is intended to promote an active streetscape and accommodate larger-scale commercial and retail uses, and is appropriate in larger nodes and primary corridors. Development shall encourage the creation of areas that provide for the needs of nearby residents and serve as destinations for the City at-large.

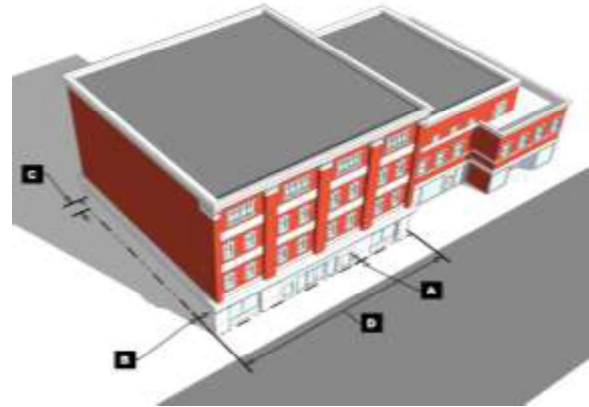


Figure 2-9: MX-4 Dimensional Standards

### B. Standards

**Table 2.10**  
**MX-4 Urban Core District: Dimensional Standards**  
*Labels correspond to illustration*

Setbacks minimum		
	Principal Structure	Accessory Structure
<b>A</b> Front	Facades along the public realm will have zero setback with allowance for transitional features as defined in Building Edge. (See Section 7.3.) Alternatively a build-to line may be established through sketch plan consultation with the City Planning Commission for projects with facades which present upon at least 50% of street frontage on the block.	May not be located in front of the principal structure
<b>B</b> Side		
Side, corner lot		
<b>C</b> Rear		
Height and number of stories		
Building height	n/a	25 feet
Number of stories	3 stories minimum; 8 stories maximum (70% of building footprint must meet minimum-story requirement). One additional story allowed if 75% of off-street parking is located within the building, per 2.1D(1).	n/a
Lot minimum		
<b>D</b> Width	No minimum lot width	n/a
Area if solely occupied by residential	Multi-unit dwelling: 3,200 square feet minimum	
Area if Mixed-Use Project and/or Mixed Income Development	No area requirement	n/a
Impervious coverage maximum		
Lots solely occupied by residential	80%	
Mixed Income, Mixed-Use, and other uses	95%	

# MICRON (CLAY, NY) OVERVIEW

HOME / MICRON

## Micron Will Invest \$100 Billion to Establish Leading-Edge Memory Fab in Central NY

Creating more than 9,000 good-paying company jobs and thanks to the Green CHIPS Community Fund's investment of \$500 million in community and workforce development, Micron is bringing transformative growth to New York State.



Micron Technology, Inc., the world's fourth-largest semiconductor company — and the only memory and storage manufacturer in the United States — will

invest \$100 billion to build the largest semiconductor fabrication facility in the history of the United States in New York State.

Spanning 1,400 acres, Micron's new megafab will create nearly 50,000 New York jobs, which includes 9,000 high paying company jobs, further positioning New York State as a national leader in reshoring "future-proof" semiconductor jobs to the U.S.

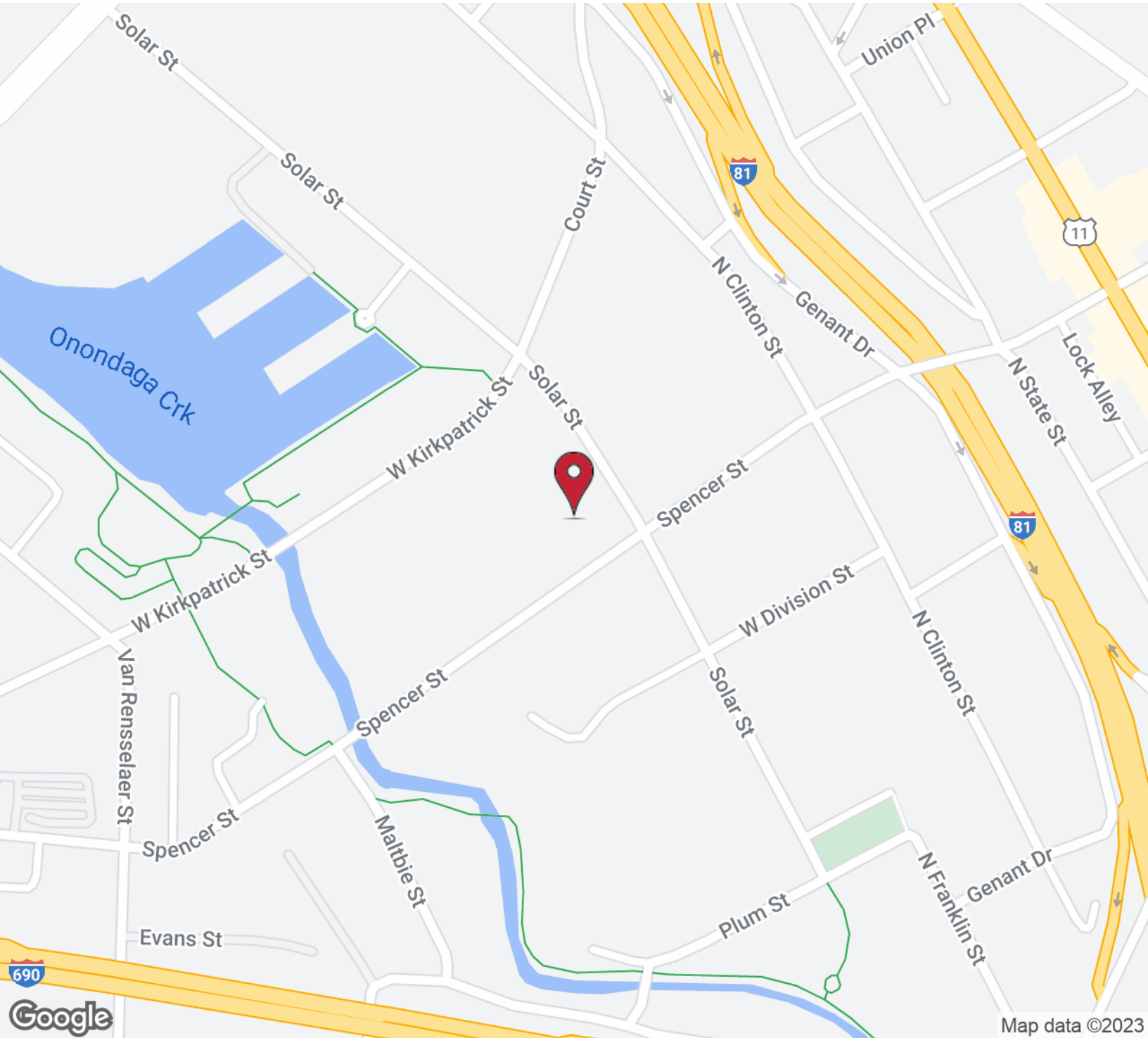


This state-of-the-art chip manufacturing complex will be located in the White Pine Commerce Park in the Town of Clay, Onondaga County. As part of the State's first-in-the-nation "Green CHIPS" program, Micron, in partnership with Empire State Development, will establish the \$500 million Green CHIPS Community Fund to ensure that the area directly benefits from the company's presence. Micron will also implement a Green CHIPS Sustainability Plan designed to mitigate its greenhouse gas emissions and environmental impact,

including utilizing 100% renewable energy, attaining LEED Gold status, and committing to greenhouse gas emission targets and reporting. [Read Governor Hochul's press release here.](#)

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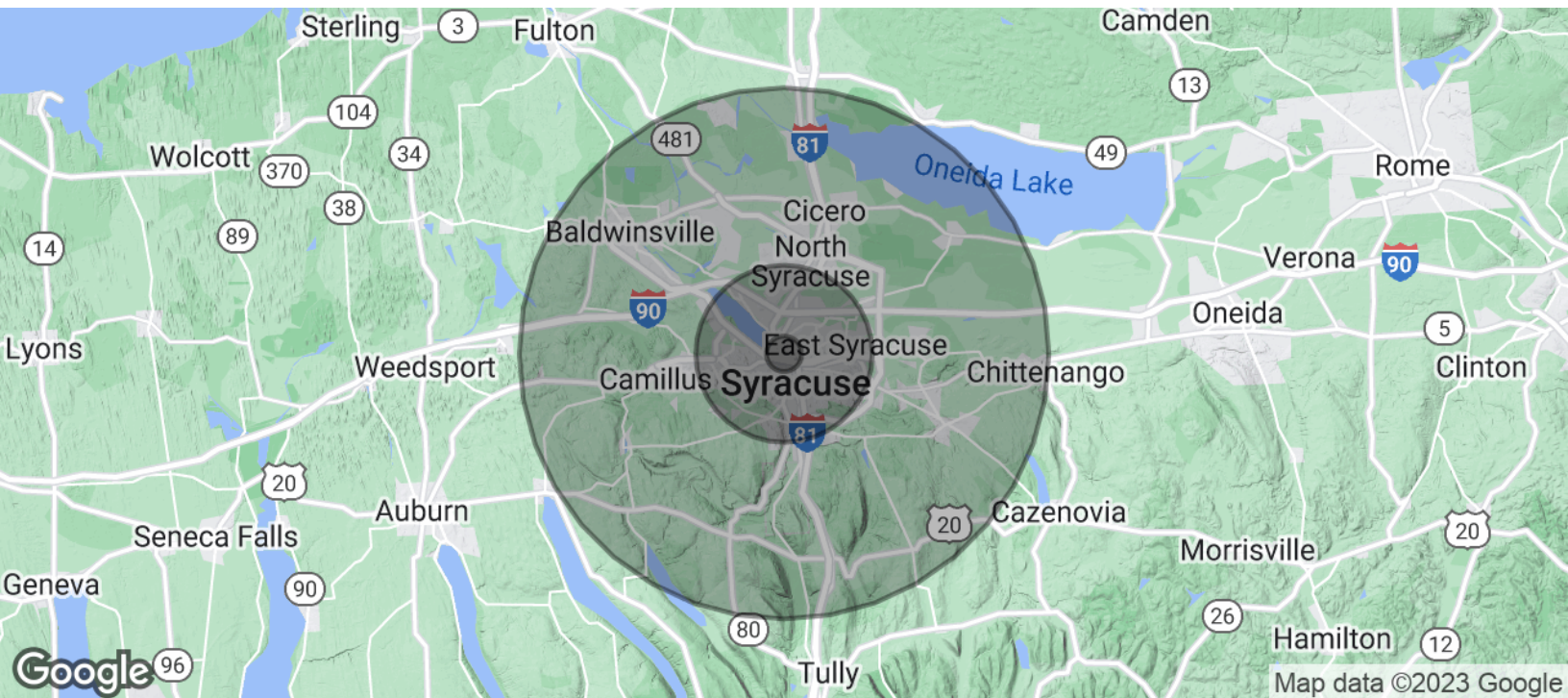
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>15 MILES</b>
Total Population	18,085	225,398	463,279
Average Age	30.9	37.1	40.3
Average Age (Male)	29.5	35.5	38.7
Average Age (Female)	31.6	39.0	41.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>15 MILES</b>
Total Households	9,688	106,045	209,093
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$33,146	\$56,501	\$73,812
Average House Value	\$50,073	\$114,144	\$150,806

\* Demographic data derived from 2020 ACS - US Census

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# ADVISOR BIO 1



**JOSHUA W. PODKAMINER, SIOR, CCIM**

Managing Member

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## PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

## EDUCATION

Fayetteville-Manlius Schools, Manlius, New York

Lawrenceville School, Lawrenceville, New Jersey

Hobart and William Smith Colleges, Geneva, New York

## MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)

CCIM (Certified Commercial Investment Member)

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