



STATE TOWER

109 S. Warren Street, Syracuse, NY 13202



CENTRAL NEW YORK'S ART DECO DESTINATION

Constructed in 1927, the 22-story State Tower stands tall with a mix of residential, office and retail spaces behind its decorative terra-cotta and brick façade.

THE OFFERING

Multiple office spaces ranging in size from 529 to ±3,938 SF contiguous are available for lease in the iconic ±166,953 SF State Tower in Syracuse's Hanover Square. Aside from office space this mixed-use property features 61 high-end residential units on floors 8 through 21 and ground floor retail.

Amenities include 24/7 lobby attendant, bike racks, attached parking garage, on-site restaurant, conference rooms with state-of-the-art technology, on-site management and maintenance staff.



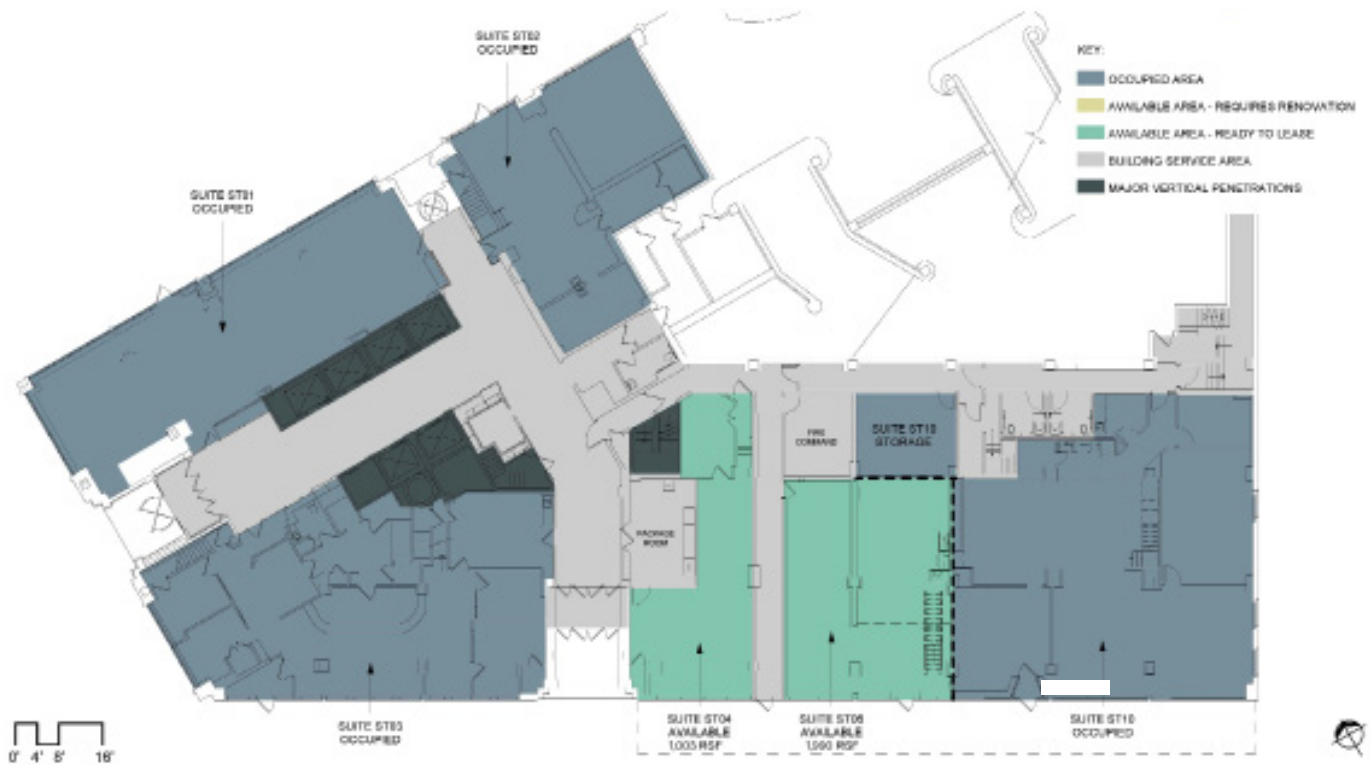
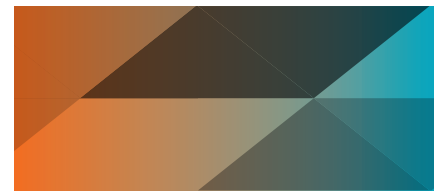
PROPERTY HIGHLIGHTS

- 0.5 mi. to access I-81 and I-690
- Abundant natural light and stunning city views
- Operable windows within each suite
- On-site restaurant serving breakfast and lunch
- Common conference room
- Entire building is heated and cooled by a high-efficiency heat pump system
- Notable Hanover Square area employers include: Community Bank, Solvay Bank, KeyBank, City of Syracuse, Melvin & Melvin Law Firm, FustCharles LLP, Dannible & McKee and others



1st Floor

1,003 & 1,990 RSF Available



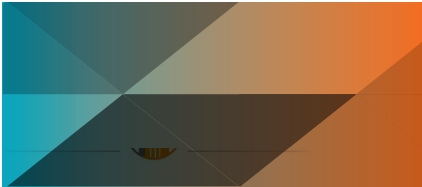
3rd Floor

605 & 5,260 SF Available

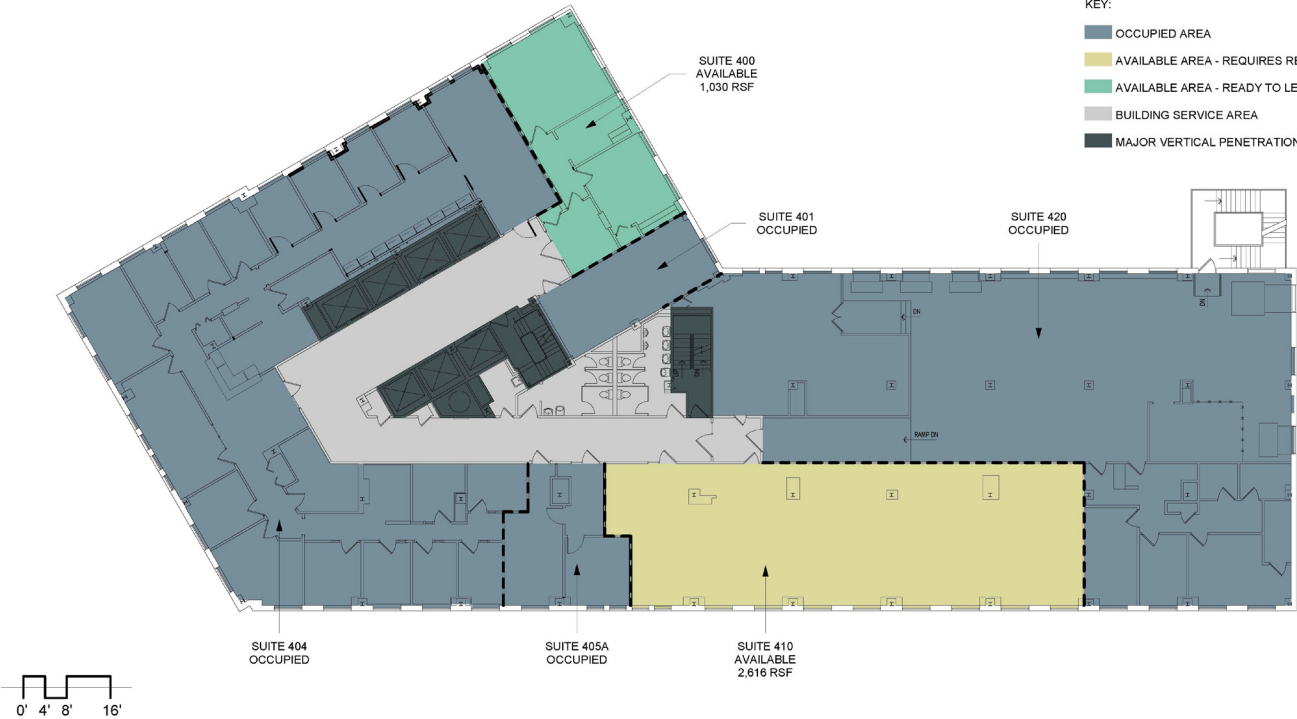


4th Floor

1,030 & 2,616 SF Available



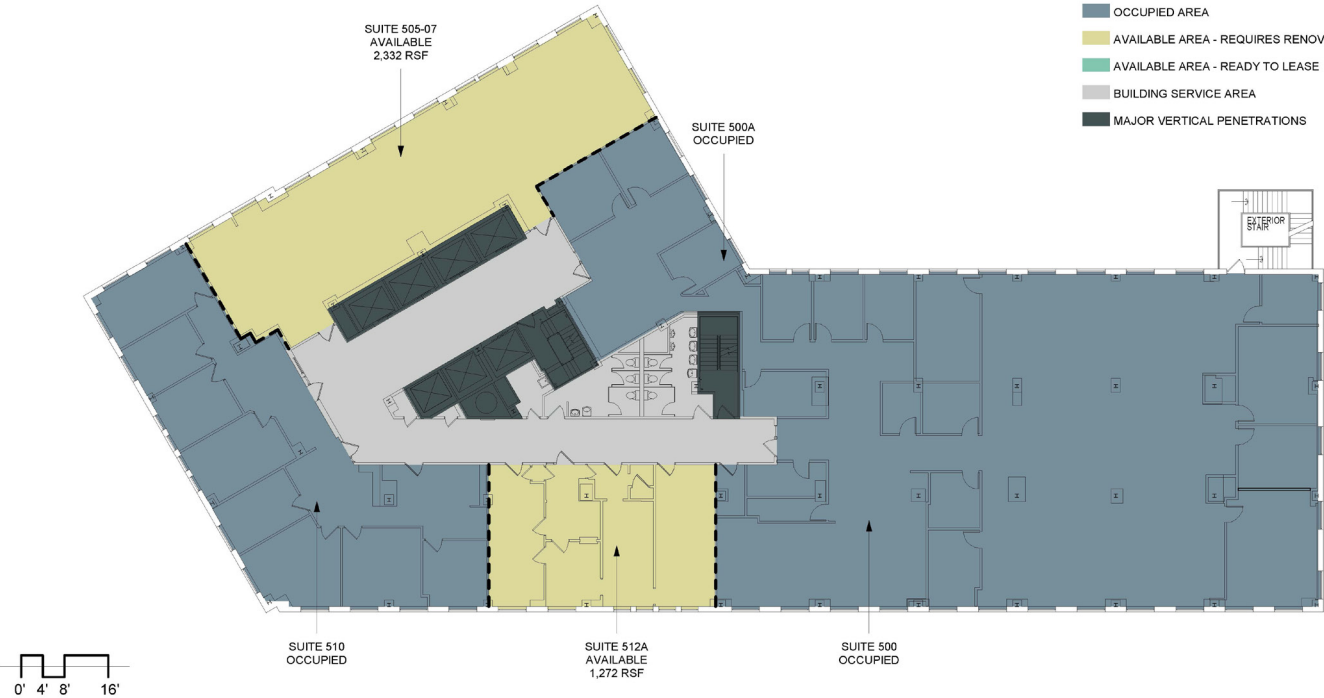
- KEY:
- OCCUPIED AREA
 - AVAILABLE AREA - REQUIRES RENOVATION
 - AVAILABLE AREA - READY TO LEASE
 - BUILDING SERVICE AREA
 - MAJOR VERTICAL PENETRATIONS



5th Floor

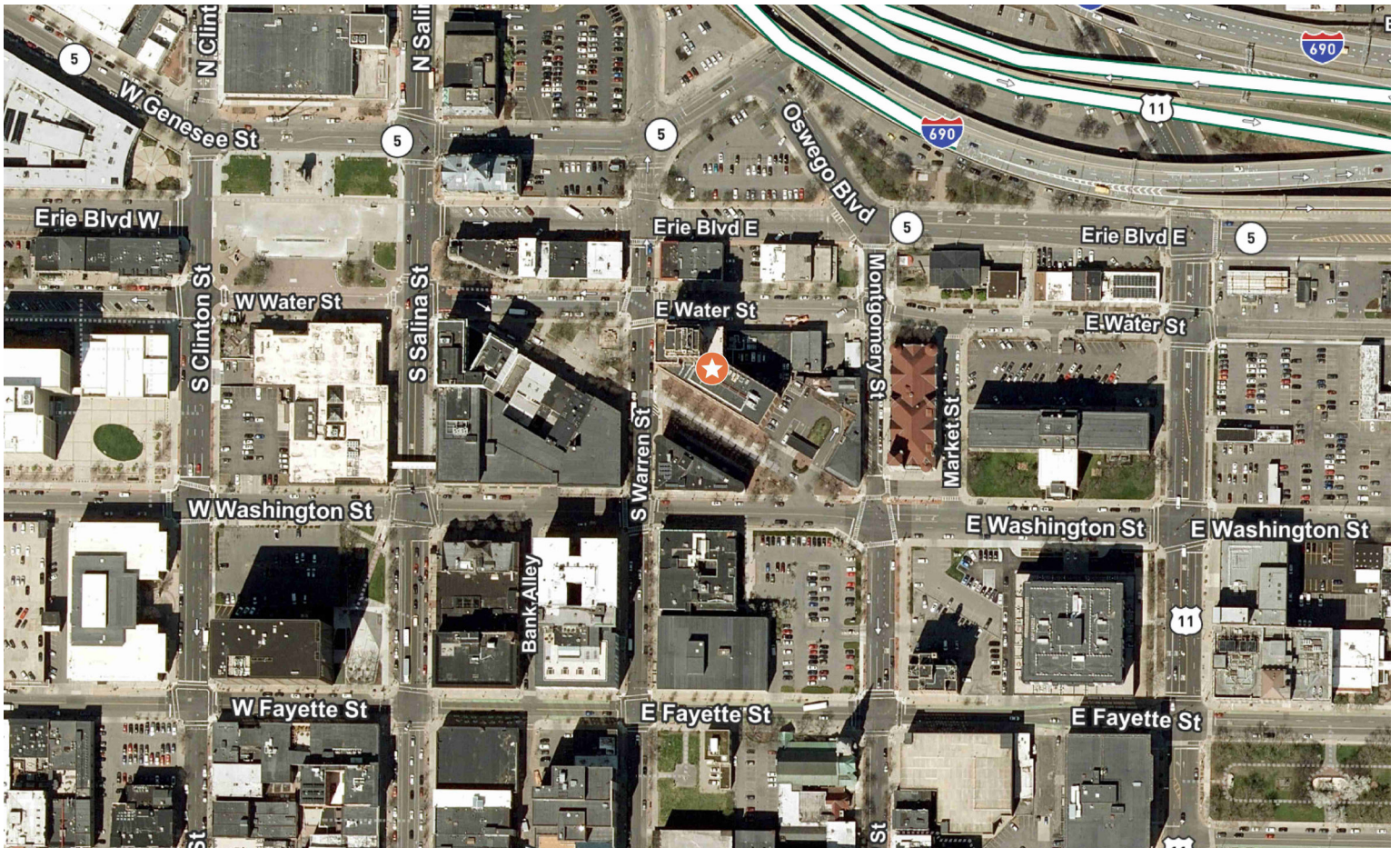
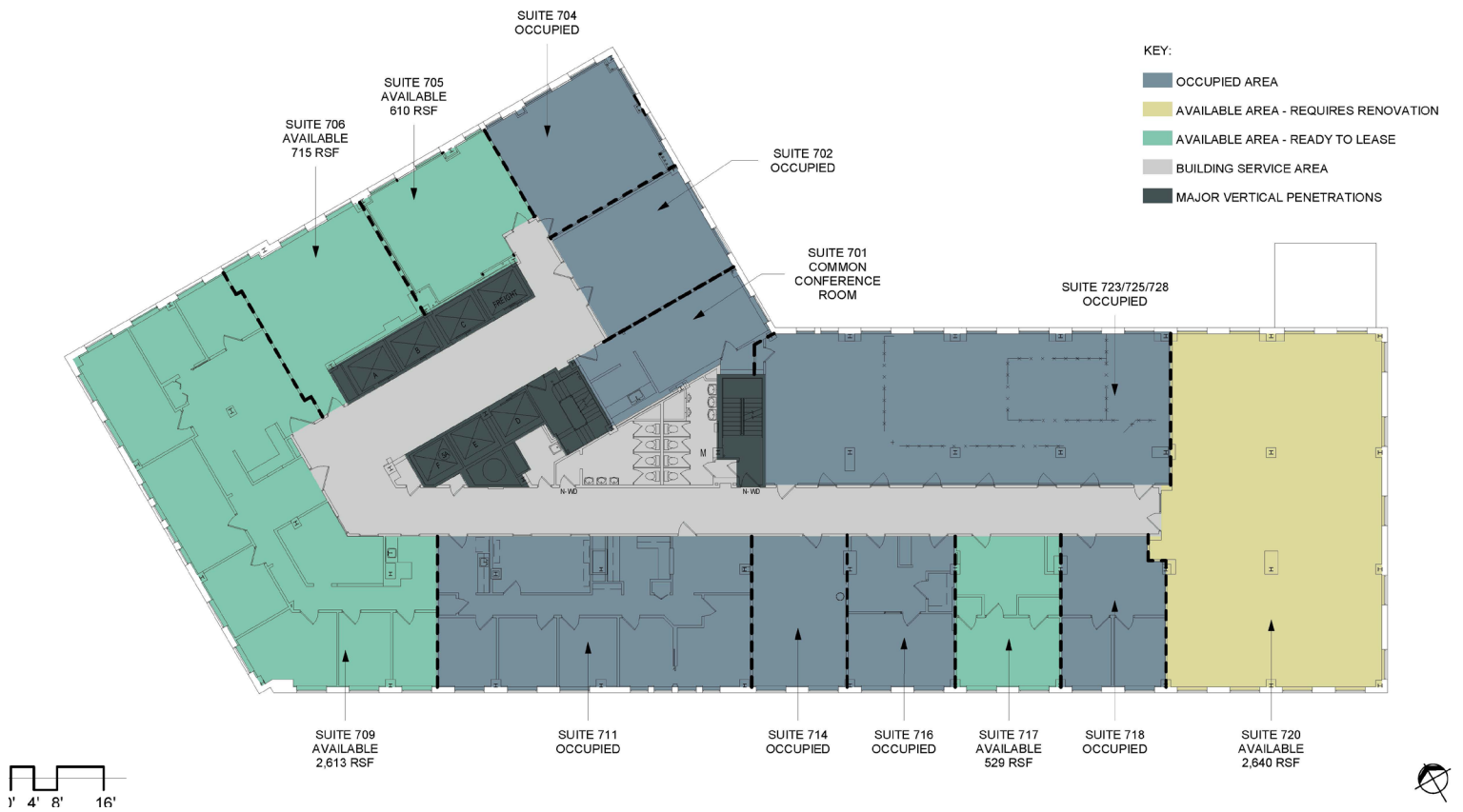
935 & 2,332 SF Available

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7th Floor

529 to 3,938 SF Available





STATE TOWER

PLEASE CONTACT:

Cory LaDuke, SIOR

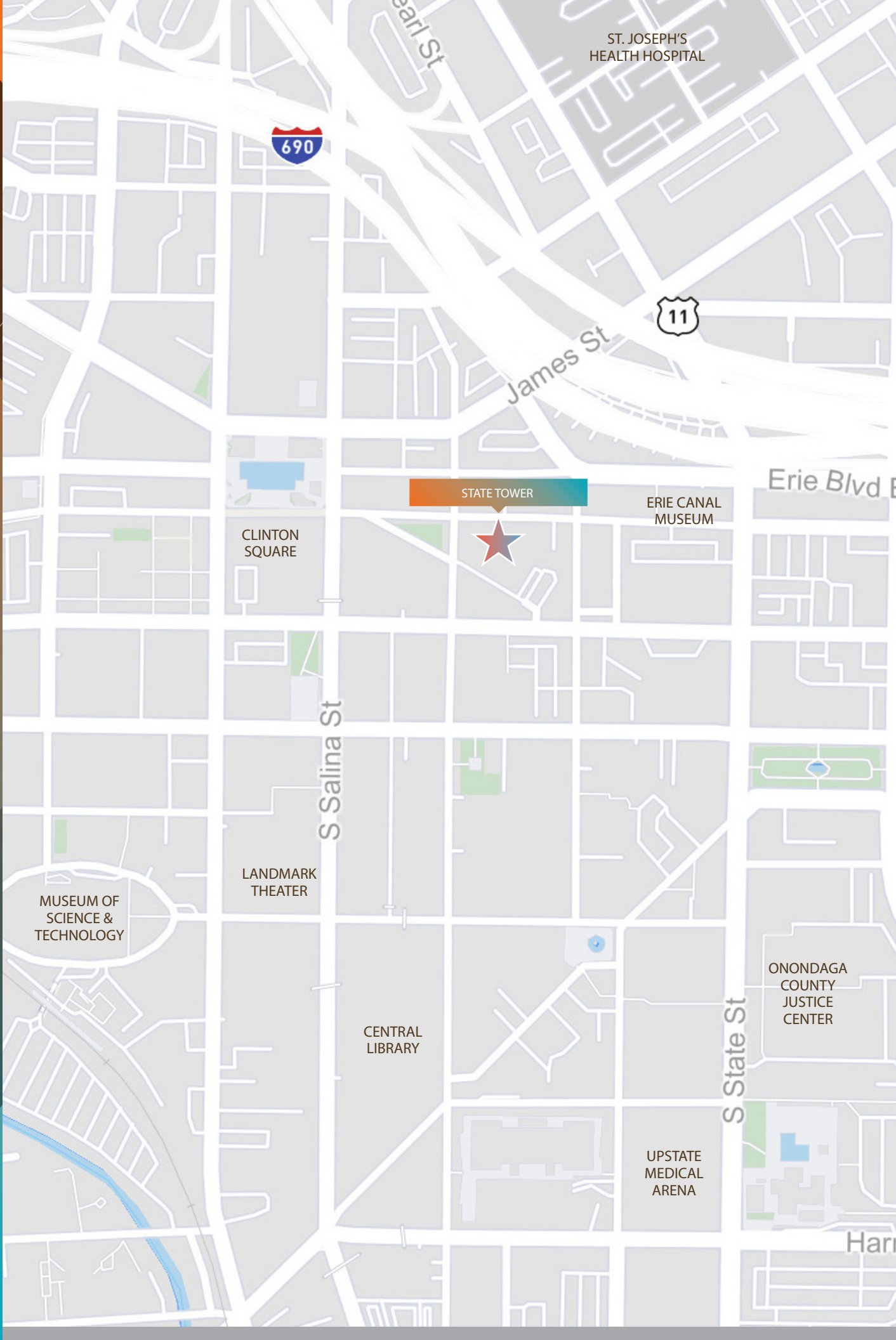
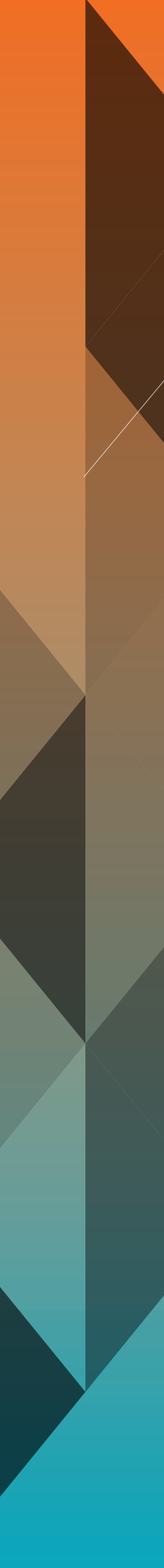
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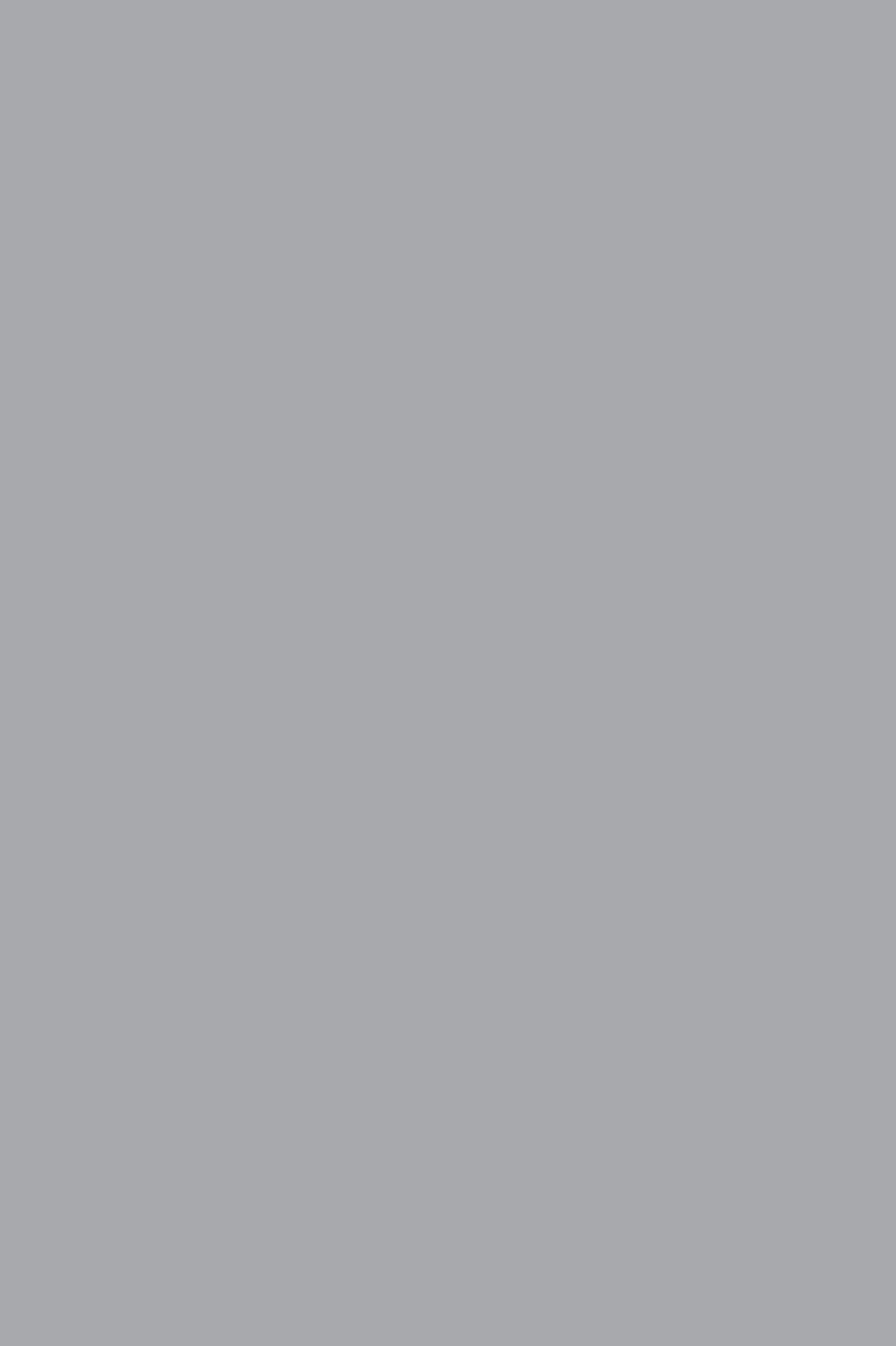
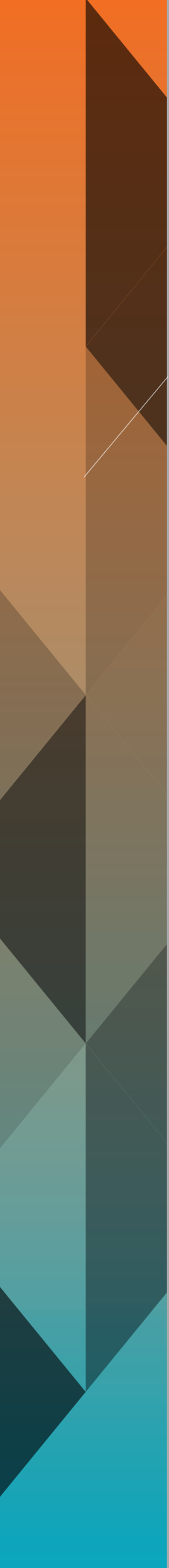
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