

OFFICE BUILDING FOR LEASE

1-5 Clayton Avenue

Cortland, NY 13045

OFFERING MEMORANDUM



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

Property Information

1-5 Clayton Avenue,
Cortland, NY 13045



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PROPERTY SUMMARY

Office Building For Lease



PROPERTY DESCRIPTION

FOR LEASE: Position your business for success in this well-maintained, professional office building located in a highly accessible commercial corridor. This property offers a flexible layout ideal for a wide range of office users, from growing teams to established organizations seeking a modern, efficient workspace. Available Space: Multiple suite sizes suitable for small, mid-size, or large tenants. Building Type: Professional office. Location: High-visibility area with convenient access to major roadways, public transit, and nearby amenities. Parking: Ample on-site parking for employees and visitors. Interior Features: Bright, open floor plans; private offices and conference rooms; high-speed internet availability; modern finishes and abundant natural light.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	8,064 SF
Lot Size:	0.42 Acres
Building Size:	12,096 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	639	2,226	5,631
Total Population	1,269	5,300	14,914
Average HH Income	\$71,061	\$76,947	\$84,019

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PROPERTY DESCRIPTION

Office Building For Lease



LOCATION DESCRIPTION

Located on Clayton Avenue in downtown Cortland within a high-visibility commercial corridor, offering convenient access to major roadways, public transit, and ample on-site parking for employees and visitors.

EXTERIOR DESCRIPTION

Brick

UTILITIES DESCRIPTION

Public Sewer Connected, Public Water Connected

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ADDITIONAL PHOTOS

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Location Information

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RETAILER MAP



Office Building For Lease



Google

Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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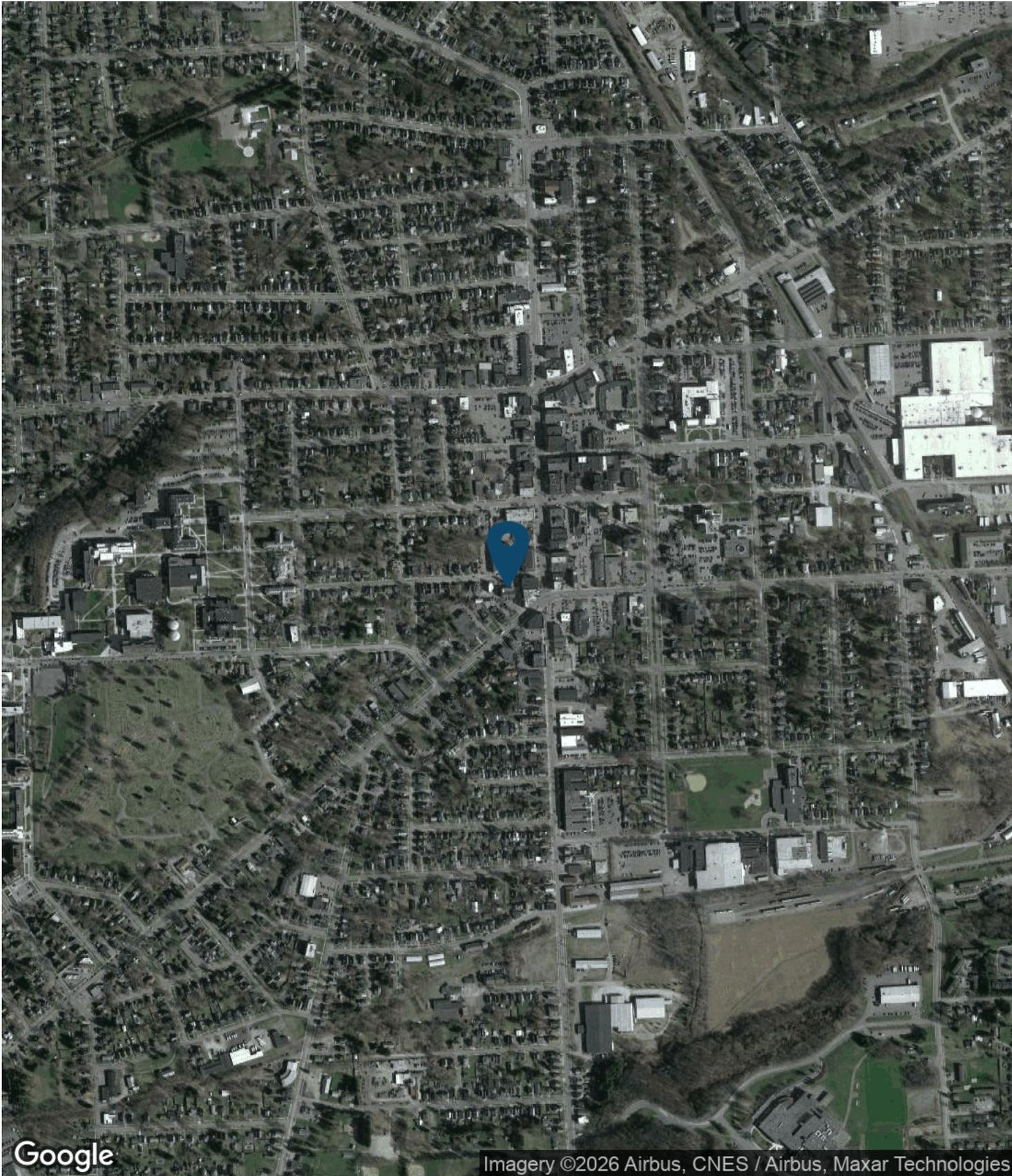
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AERIAL MAP

Office Building For Lease



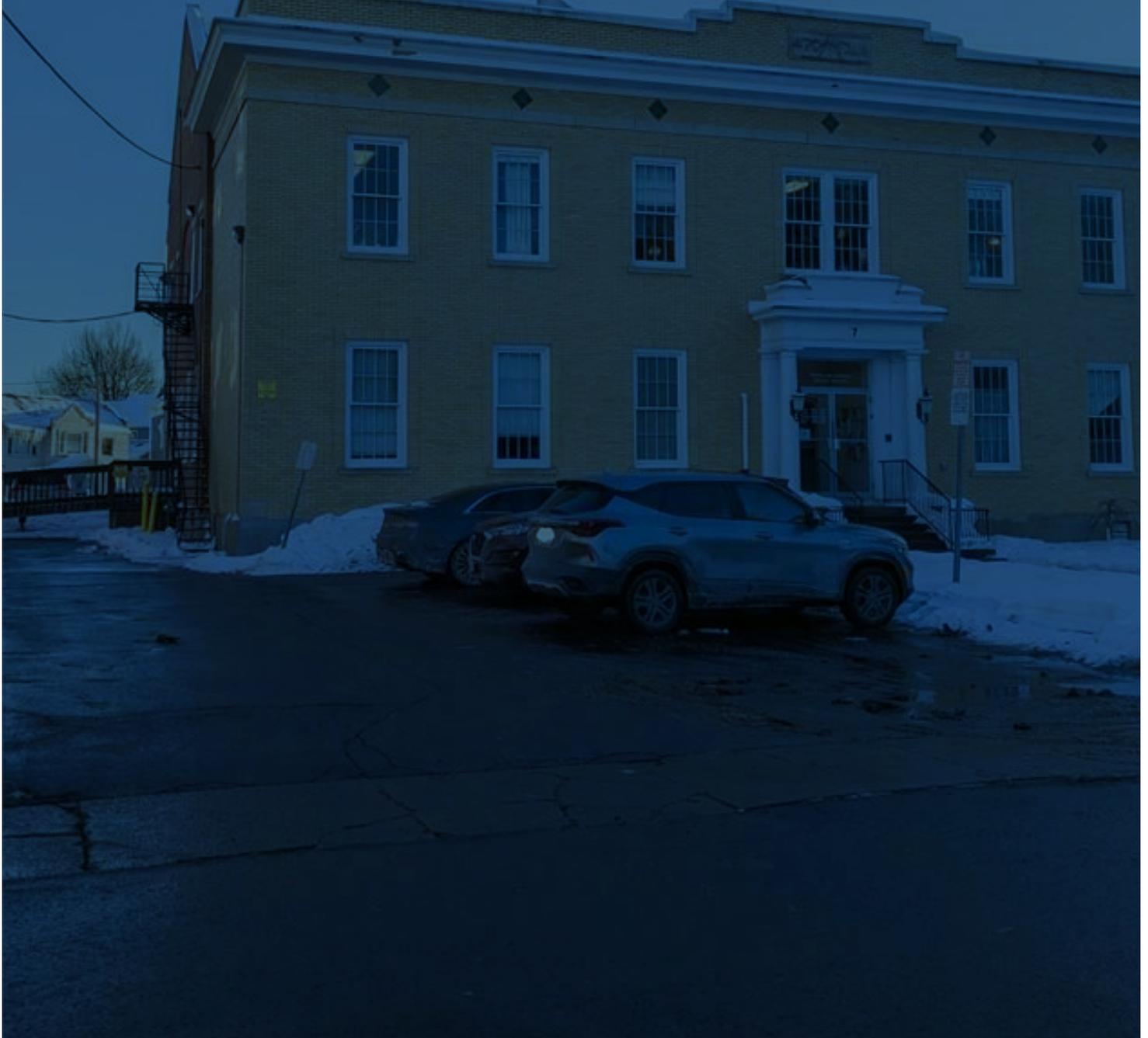
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Demographics

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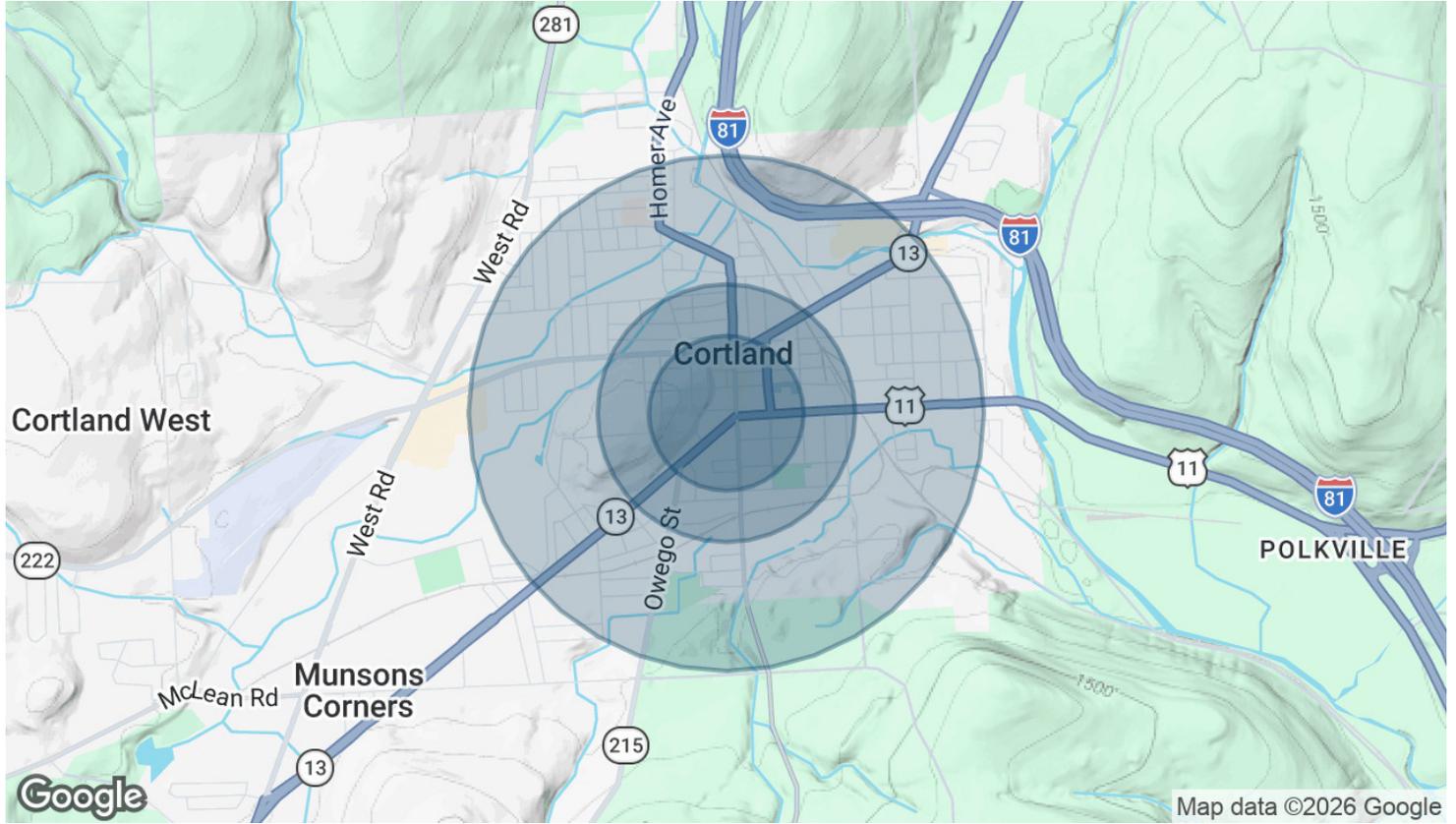
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DEMOGRAPHICS MAP & REPORT

Office Building For Lease



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,269	5,300	14,914
Average Age	37	35	37
Average Age (Male)	37	35	36
Average Age (Female)	38	36	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	639	2,226	5,631
# of Persons per HH	2	2.4	2.6
Average HH Income	\$71,061	\$76,947	\$84,019
Average House Value	\$178,402	\$184,378	\$177,942

Demographics data derived from AlphaMap

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Advisor Bios

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ASHLEY WARFIELD

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A lifelong resident of Cortland and the Finger Lakes region, Ashley Warfield brings a deep understanding of Central New York's communities and market dynamics to every transaction. As Treasurer for the Syracuse Chapter of the New York State Commercial Association of REALTORS® (NYSCAR), she actively contributes to advancing the state's commercial real estate industry while helping clients achieve their business and investment goals.

Backed by Yaman Commercial's record of over 100 years of combined experience, Ashley delivers trusted guidance and local expertise to both buyers and sellers. Her success is driven by strong communication, organization, and an unwavering dedication to her clients.

Outside of real estate, Ashley enjoys gardening, camping, and spending time with her four children.

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Originally from Liverpool, NY, Jeff Guida began his real estate career in 2010 and quickly built a reputation for his professionalism, integrity, and relationship-driven approach. Now based in Cortland, Jeff serves clients throughout Central New York, including Cortland, Syracuse, and Ithaca.

Working alongside Yaman Commercial's experienced team, which has achieved \$400M+ in sales and 1,250+ transactions, Jeff combines personal attention with a data-driven approach to help clients meet their commercial goals. His focus on relationships and understanding each client's vision sets him apart in Central New York's evolving market.

When he's not working with clients, Jeff enjoys gardening, movies, and spending time with his wife and three children.

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