

## 8100-8116 CAZENOVIA ROAD MANLIUS, NY 13104

### Premier Office Park in Manlius, NY

Discover a beautifully maintained three-building professional office park nestled in the serene, tree-lined setting of Manlius, NY – an affluent suburb of Syracuse. Designed to offer the perfect balance of functionality, comfort, and style, each building features:

*Spacious layouts with abundant natural light and expansive windows*  
*Elegant hardwood flooring and stylish modern kitchens or kitchenettes*  
*A dramatic two-story atrium creating an open, airy atmosphere*  
*Ample surface parking for maximum convenience*  
*Proximity to a tranquil creek, enhancing the park-like ambiance*

Ideal for companies needing a professional, welcoming workspace in a quiet, upscale setting.



#### Available Spaces:

Building 1: 2,500± SF - 2<sup>nd</sup> Floor  
Building 2: 1,750± SF - 2<sup>nd</sup> Floor  
Building 3: 5,000± - 2<sup>nd</sup> Floor

#### Lease Rates:

\$16.00 SF plus gas & electric



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#### EXCLUSIVE AGENTS

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