

Be part of the Auburn Renaissance

115 Genesee St, in the heart
of Downtown Auburn NY

the Atrium on genesee



Owner:

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STRAUS
INC.

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MULDROW
PROPERTIES

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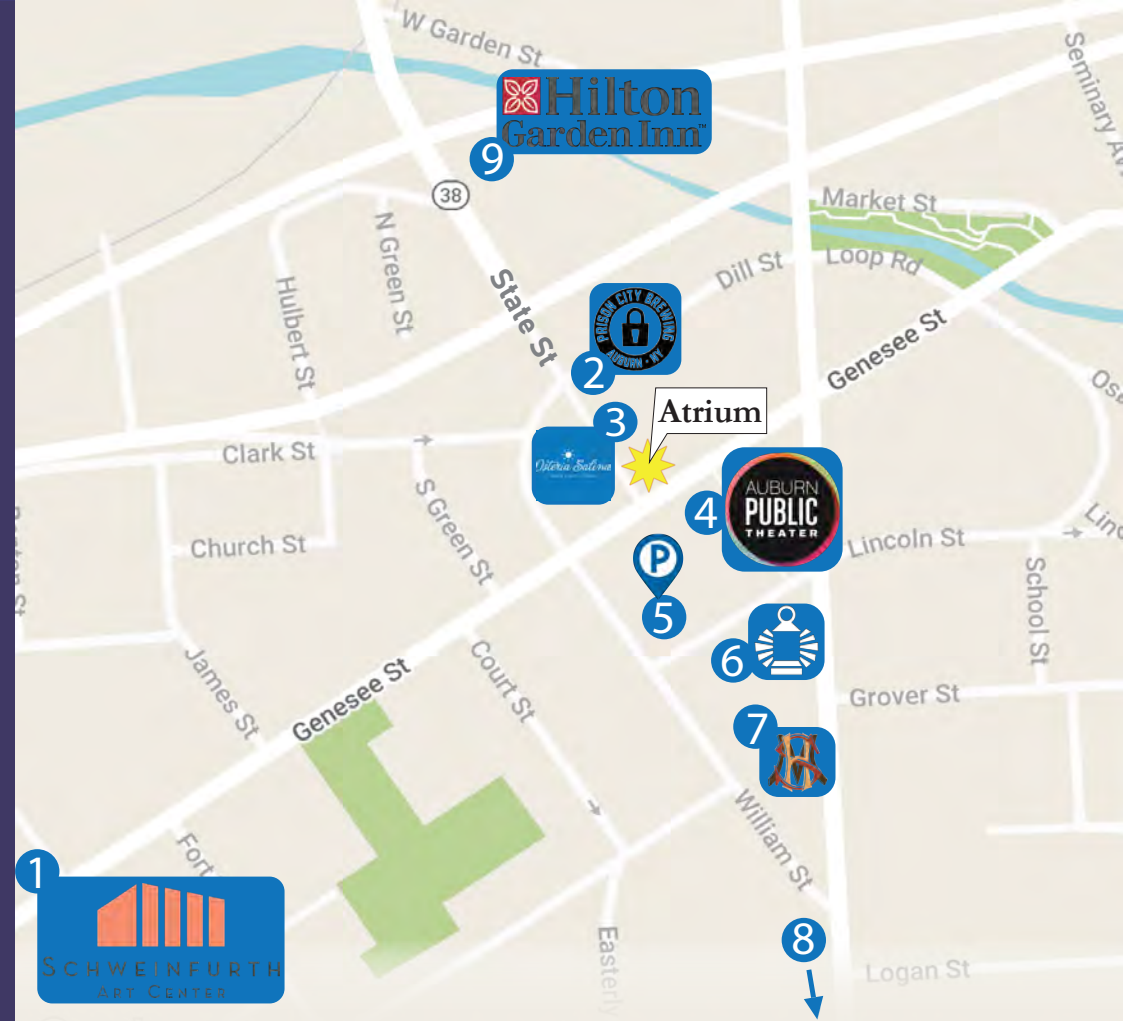
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The Atrium on Genesee, 115 Genesee Street, is a 25,000-square foot site in the center of downtown Auburn. The property is located on the corner of State Street and Genesee Street, on Auburn's "Restaurant Row", with Prison City Brewery and Auburn Public Theater just steps away. The building's luxurious central atrium highlights two story windows with 193 linear feet of frontage, bringing abundant natural light into the building.

The Atrium on Genesee is transforming into a central hub for downtown Auburn and the region at large. We envision the space will host a cafe, restaurant, wine bar, banking center, flexible office space, and more; customized and subdivided based on tenants' needs. Interested parties with creative and innovative ideas that would serve the local community are encouraged to reach out for additional leasing information.

We are excited about the revitalization of this space and the opportunity to work with tenants to fulfill their potential. We are looking for creative ideas and a diversity of tenants whose uses will contribute to the building as a whole. We will be subdividing the building into multiple areas based on tenants' use and needs.



Location Highlights

- 1 Schweinfurth Art Center
- 2 Prison City Brewery
- 3 Osteria Salina
- 4 Auburn Public Theater
- 5 Auburn Parking Garage
- 6 Equal Rights Heritage Center
- 7 Seward House Museum
- 8 Harriet Tubman Home
- 9 Hilton Garden Inn

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Space Highlights



25,000 sqft

Available for subdivision



4 Floors

Mixed-use commercial and
private & shared office rentals



Parking & Transit

Street parking, municipal garage nearby,
and multiple bus routes to this location



2,000

Anticipated daily foot traffic



81 Linear Ft

Frontage on Genesee St

112 Linear Ft

Frontage on State St



4,000 sqft Atrium

With 2-story ceilings



Top Employers

- 1 Auburn Community Hospital**
 - Employee Count - 1150
- 2 Cayuga Civil Services**
 - Employee Count - 750
- 3 Cayuga Onondaga Boces**
 - Employee Count - 400
- 4 Xylem Water Technology**
 - Employee Count - 350
- 5 Currier Plastics Inc**
 - Employee Count - 130
- 6 Cayuga Community College**
 - Employee Count - 360
 - Student Count - 4,300
- 7 Nucor Steel Inc**
 - Employee Count - 270

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Interior Photos



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1st Floor & Lower Level

Example Subdivision

Key:

- **Tenant Space #1 -**
1st Floor : 1,400 sf

- **Tenant Space #2 -**
Lower Floor: 1,508 sf
1st Floor : 4,825 sf

- **Tenant Space #3 -**
2nd Floor : 4,868 sf

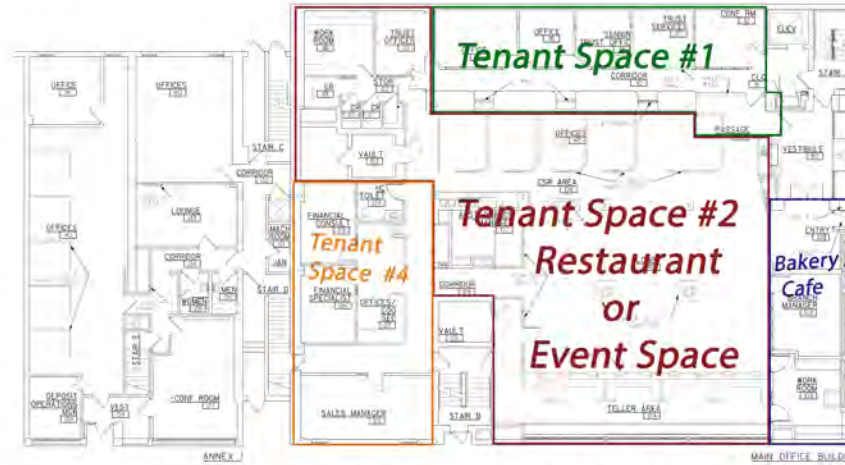
- **Tenant Space #4**
1st Floor: 1,350 sf

- **Tenant Space #5-**
Lower Floor: 7,170 sf

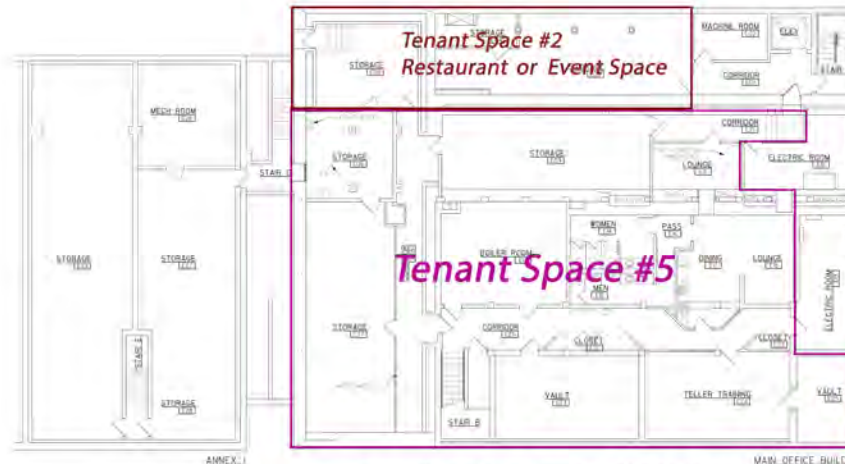
- **Bakery / Cafe -**
1st Floor: 800 sf

- **Office Space -**
2nd Floor : 1,824 sf
3rd Floor : 1,501sf

Total Building Rentable Square Feet: 25,245



1st Floor Plan



Lower Level Floor Plan

(this is a theoretical subdivision and can be adjusted based on tenant usage)

BDA
BEARDSLEY
DESIGN
ASSOCIATES
Architects, Engineers, &
Landscape Architects, P.C.

DRAWING UPDATES
FIRST NIAGARA BANK
GENESEE STREET
AUBURN, NEW YORK

ARCHITECTURAL
BASEMENT/
FIRST
FLOOR
PLANS

07022 SFM
KALICADUOS

UNSTAMPED
Supervisory Number

A-2

