



109 South Warren Street Syracuse, NY 13202

Office Space for Sublease



Property Information

Sublease opportunity in the State Tower Building. The space is 5,285 SF and includes a reception area, three conference rooms, ten offices, and space for up to 12 workstations. The finishes are all new and feature a mix of carpet and LVT flooring, LED lighting and decorative ceiling and wallpaper.

Facts and Features

- 5,285 SF. Current lease is fully gross at \$21.71/SF
- Fully built out in 2024
- On site property manager
- On site restaurant and fitness center
- Heart of Downtown Syracuse

Exclusive Agents:

Jake Sandler

Real Estate Salesperson

Office: 315-472-2020 ext. 117
Cell: 516-404-3299
Email: jake@jfrealestate.com

Matt Funciello

Real Estate Salesperson

Office: 315-472-2020 ext. 105
Cell: 315-430-1827
Email: mattf@jfrealestate.com



Disclaimer: JF Real Estate has obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JF Real Estate
The Atrium
2 Clinton Square, Suite 120
Syracuse, NY 13202



For Sublease

109 South Warren Street



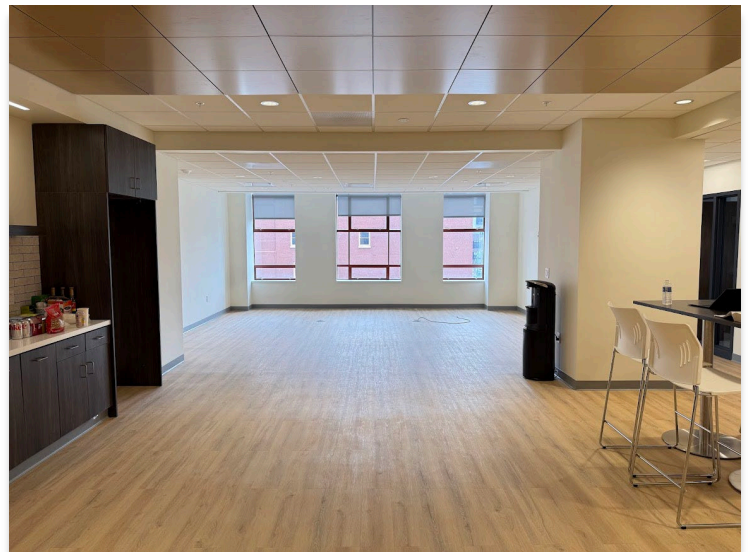
Disclaimer: JF Real Estate has obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JF Real Estate
The Atrium
2 Clinton Square, Suite 120
Syracuse, NY 13202



For Sublease

109 South Warren Street



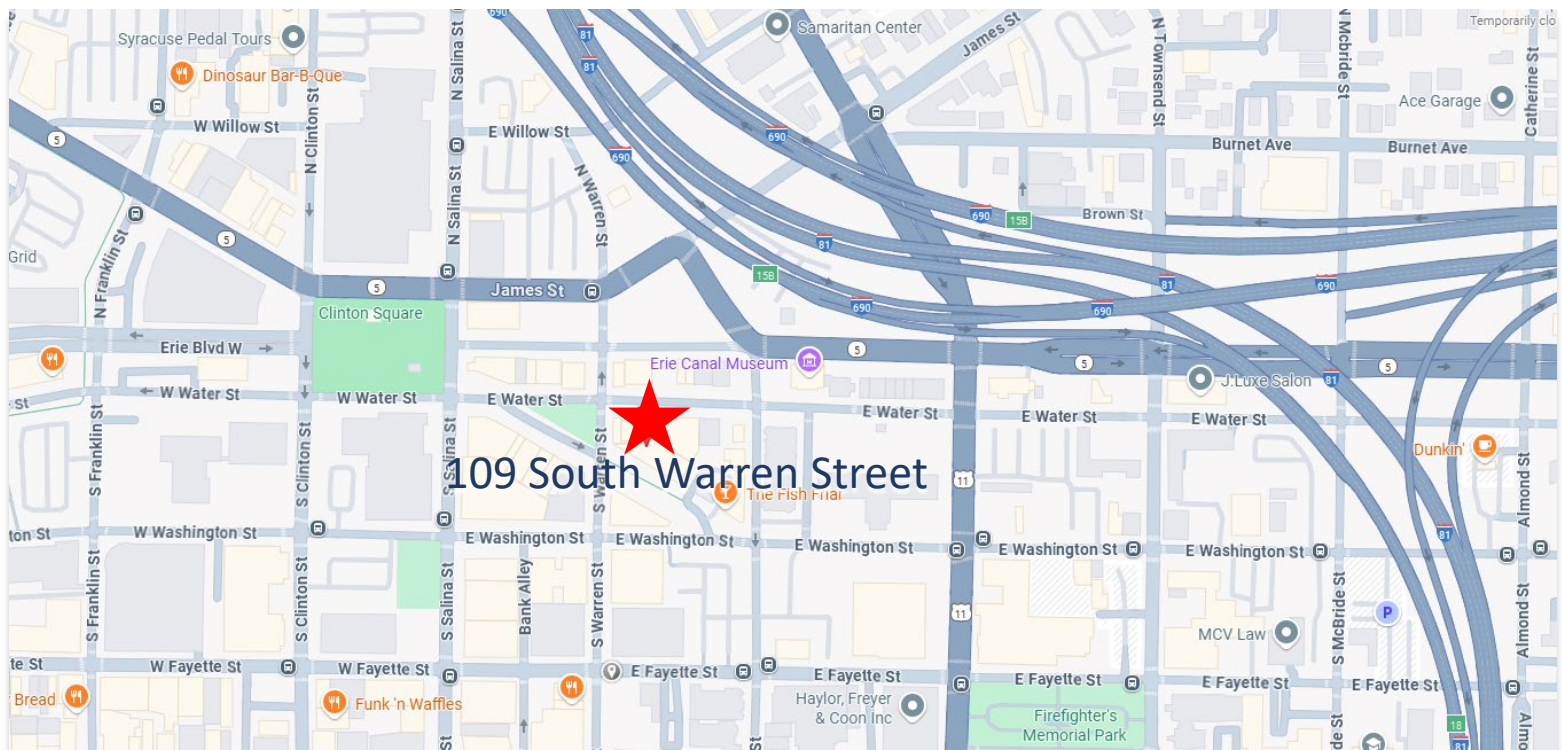
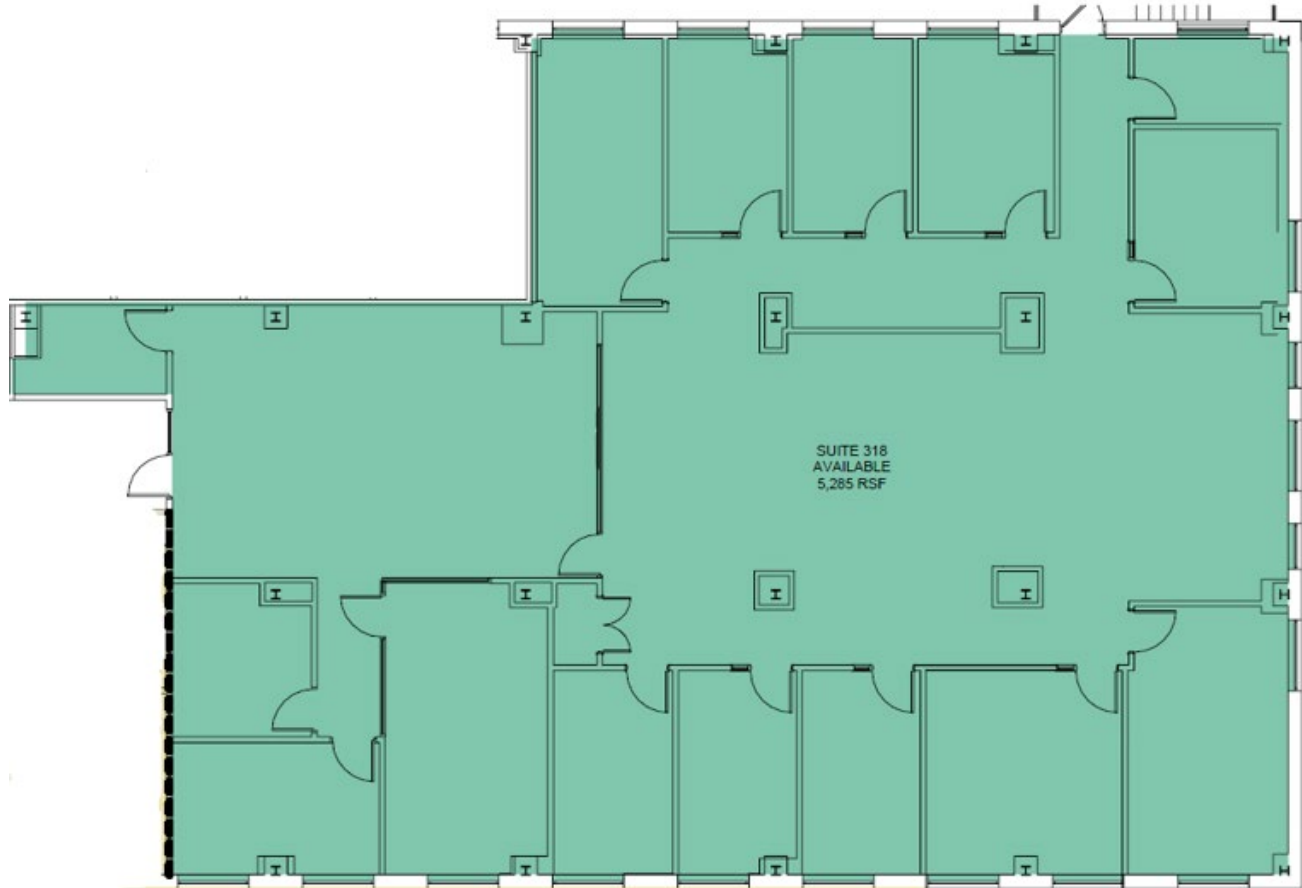
Disclaimer: JF Real Estate has obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JF Real Estate
The Atrium
2 Clinton Square, Suite 120
Syracuse, NY 13202



For Sublease

109 South Warren Street



Disclaimer: JF Real Estate has obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JF Real Estate
The Atrium
2 Clinton Square, Suite 120
Syracuse, NY 13202

