

**ONE
FINANCIAL
PLAZA**

Syracuse | New York

TOTAL SQUARE FEET:

- 110,500—Five Floors

AVAILABLE:

- First Floor—5,374
- First Floor—3,630
- Second Floor—Up to 12,000 SF
- Landlord will demise

ADDRESS:

221 South Warren Street

Syracuse, NY 13202

For Leasing Information Contact:

Kerry A. Mannion

COR CNY Brokerage Company, LLC

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Fayetteville, NY 13066

315-663-2110

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COR
CNY BROKERAGE COMPANY, LLC

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One Financial Plaza sets on the corner of South Warren Street and East Fayette Street, where a renaissance has taken place over the past five years. Historically this area was known as the heart of the financial district of downtown (Key Bank, Merchants Bank, HSBC, and Marine Midland to name a few). As banks merged and technology altered the roles of banks, this area has re-created itself to be an area now occupied by The Syracuse Media Group, Legal Services of Central New York, Volunteer Lawyers Project and most recently SUNY Upstate has moved 400 jobs to the area. While the office district has been active, this has been coupled with the conversion of many buildings in the area to first class residential apartments and condominiums.

The level of investment in this part of town has been extreme. Apartments, new businesses and the upgrading of infrastructure surrounding this area has proven to be invaluable.

Minutes away from Syracuse University, Crouse Hospital and Upstate Medical Center with unparalleled access to restaurants, retail establishments, banking, parks, museums and the Onondaga Creekwalk, this area continues to attract new tenants and investment. Parking is available and affordable, public safety is of utmost importance and the “new urbanism” that exists in this downtown sector is just extraordinary.

One Financial Plaza has recently welcomed as a new tenant to the entire third floor, **Legal Services of Central New York**. After an extensive search for a new home, which spanned tours of many buildings in the downtown market, One Financial Plaza was selected due to many of the reasons mentioned above.

Legal Services of Central New York is welcomed by the other tenants of the building, including:

Dannible & McKee, Certified Public Accountants

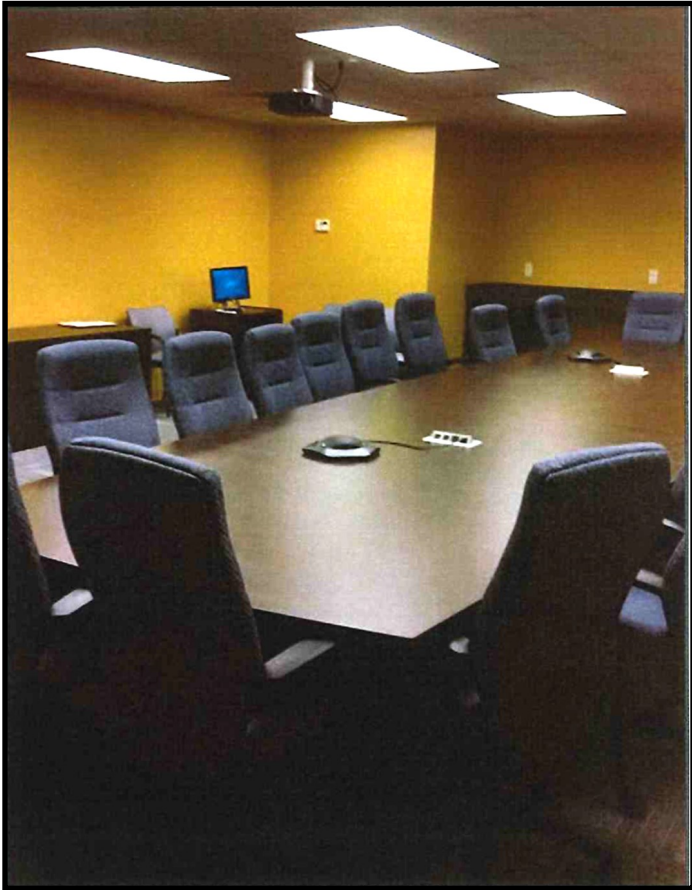
Key Private Banking

Excellus Blue Cross

The Office of Management and Inspector of General (New York State)

Virtucom Group

Volunteer Lawyers Project



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**Onondaga
County Court
House**

From 690-E: Genesee St. Exit #12
From 81-S: Franklin/ West St. Exit #20
From 81-S: Salina / Clinton St. Exit #19

To 81-N: Pearl St. Entrance (via Willow St.)

From 690-W: Townsend St. Exit #13

To 690-E: McBride St. Entrance

To 81-N: 690-W, 690-E: Almond St. Entrance

From 81-N & 81-S: Harrison/ Adams St. Exit #18

To 81-S: Adams St. Entrance



