



# STATE TOWER

109 S, Warren Street, Syracuse, NY 13202



# CENTRAL NEW YORK'S ART DECO DESTINATION

*Constructed in 1927, the 22-story State Tower stands tall with a mix of residential, office and retail spaces behind its decorative terra-cotta and brick façade.*

## THE OFFERING

Multiple office spaces ranging in size from 605 to 5,285 SF contiguous are available for lease in the iconic 173,000 SF State Tower in Syracuse's Hanover Square. Aside from office space this mixed-use property features 61 high-end residential units on floors 8 through 21 and ground floor retail.

Amenities include 24/7 lobby attendant, bike racks, attached parking garage, on-site restaurant, conference rooms with state-of-the-art technology, on-site management and maintenance staff.



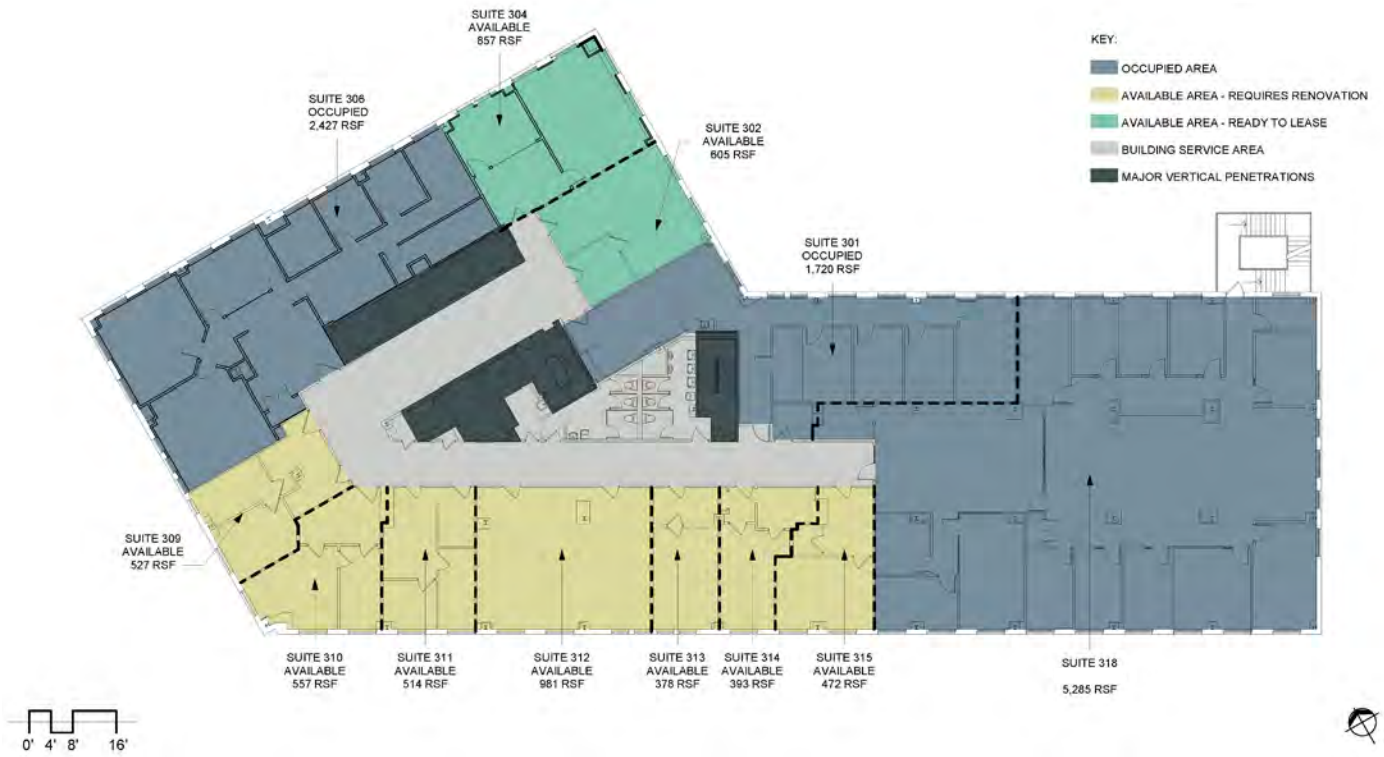
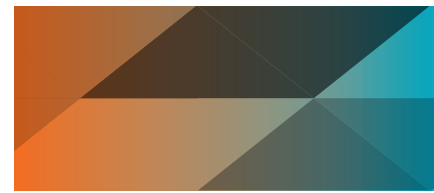
## PROPERTY HIGHLIGHTS

- 0.5 mi. to access I-81 and I-690
- Abundant natural light and stunning city views
- Operable windows within each suite
- Common conference room
- Entire building is heated and cooled by a high-efficiency heat pump system
- Notable Hanover Square area employers include: M&T Bank, KeyBank, City of Syracuse, LeMoyne College Department of Occupational Therapy, Melvin & Melvin Law Firm, and FustCharles LLP



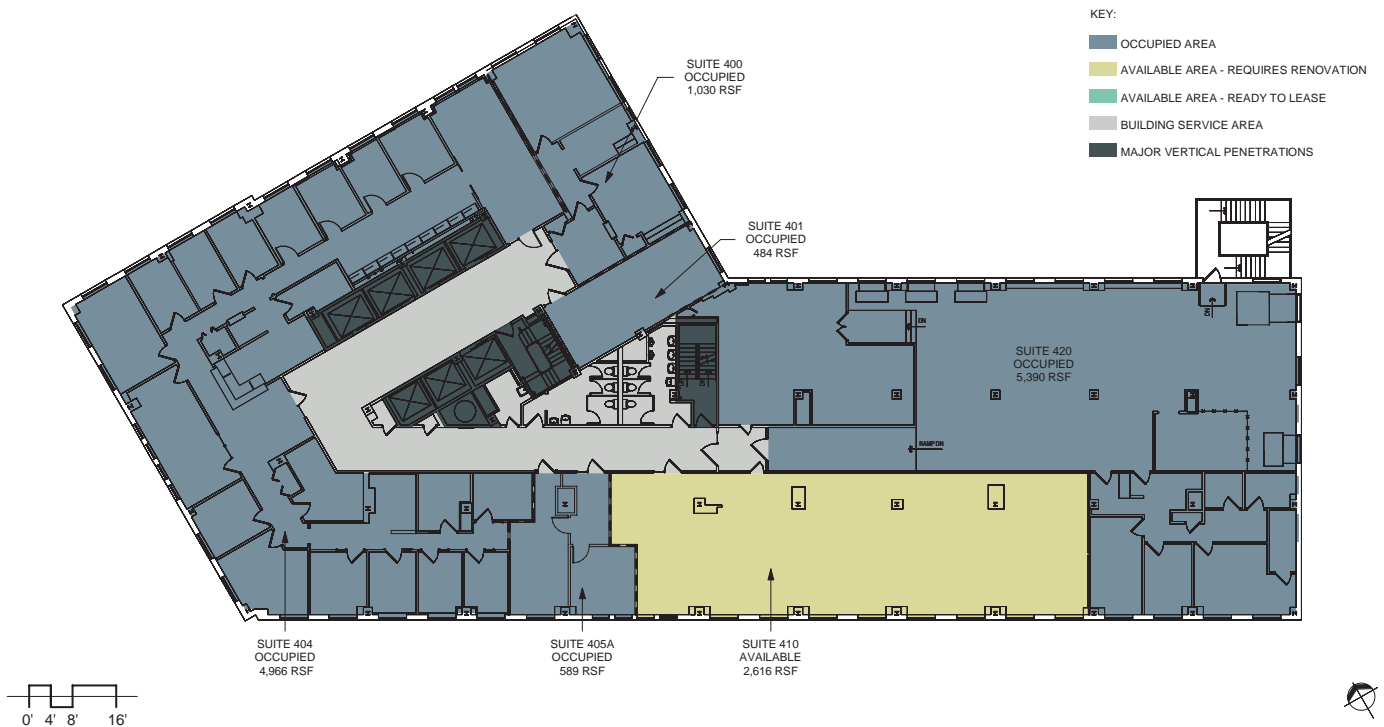
### 3rd Floor

378 to 10,569 SF Available



### 4th Floor

2,616 SF Available



## 5th Floor

2,332 SF Available



KEY:

- OCCUPIED AREA
- AVAILABLE AREA - REQUIRES RENOVATION
- AVAILABLE AREA - READY TO LEASE
- BUILDING SERVICE AREA
- MAJOR VERTICAL PENETRATIONS

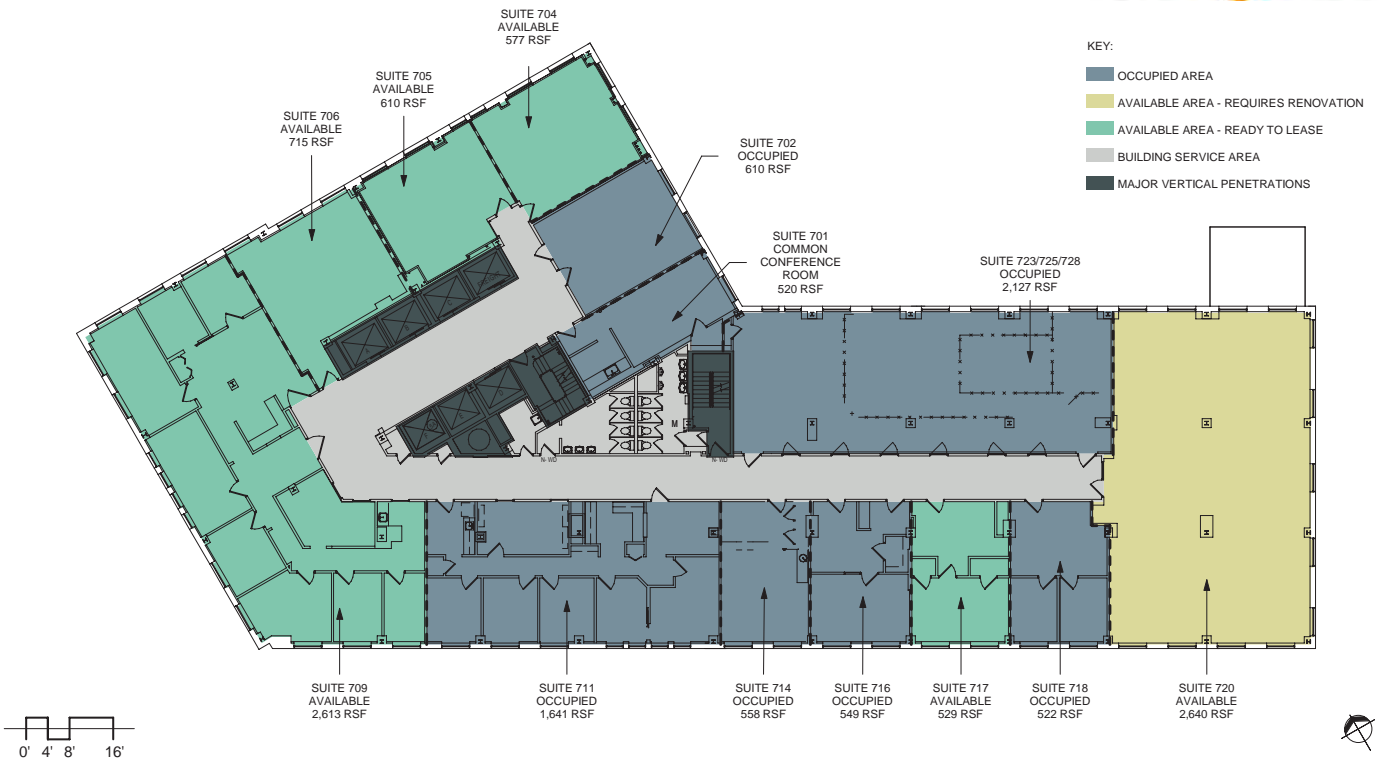


## 7th Floor

529 to 7,684 SF Available

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