


FOR LEASE

5,787± SF OFFICE SPACE

Property Highlights

- A Tenant can lease the entire building, or the space can be divided into 2 suites
 - Suite 1: 3,469 SF
 - Suite 2: 1,539 SF
- The building includes numerous private offices, conference rooms, clean room/research space, common area break room and restrooms
- Existing office furniture is negotiable
- Ownership is willing to make improvements based on lease terms
- Located in the Griffiss Business and Technology Park home to over 75 employers and growing
- The building has great visibility and easy access
- Ample paved parking
- Area amenities within 1-mile include restaurants, banking, walking trails, personal services, outdoor recreation, and more

Demographic	3 Mile	5 Miles	10 Miles
Population	26,503	35,286	70,748
Households	11,967	15,264	29,417
Average H.H. Income	\$67,224	\$73,905	\$87,663
Daytime Employees	13,506	18,402	29,975

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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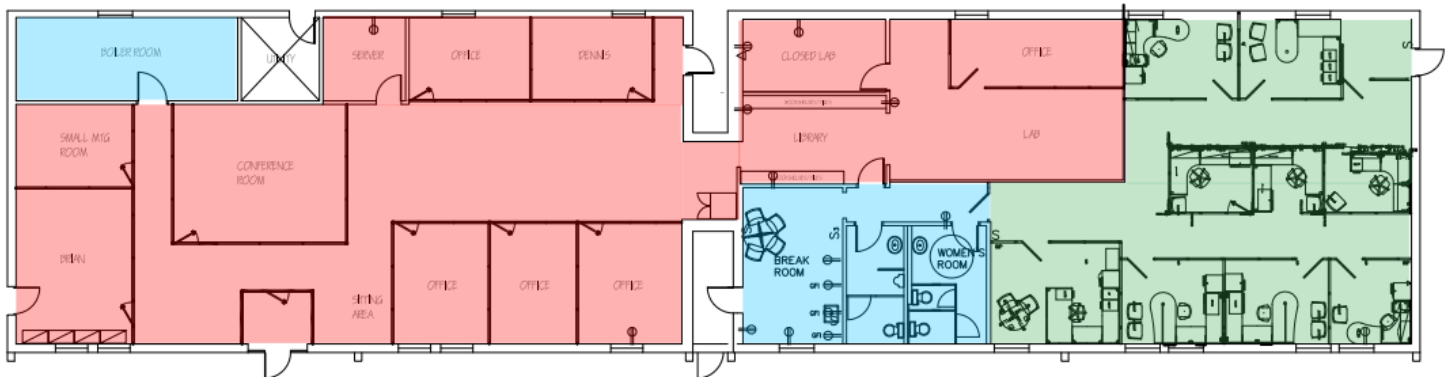
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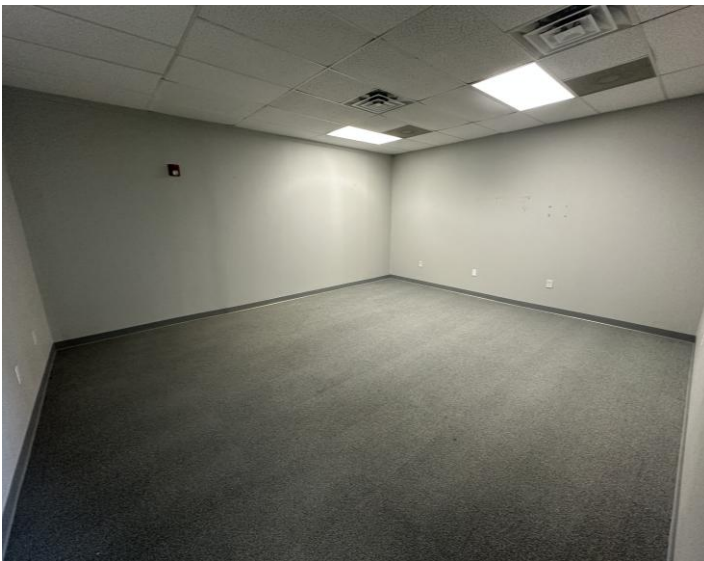


Approximate plot lines, subject to verification of survey

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- Available: 3,469± SF
- Available: 1,539± SF
- Common Space: 779± SF





Chobani is coming to Rome, New York!



An aerial view of Chobani's yogurt plant in South Edmeston. (Provided photo) Chobani

Chobani to invest \$1.2 billion into building a 1.4 million square-foot dairy processing plant at Griffiss Business and Technology Park — the largest investment in natural food manufacturing in the United States. The Triangle Site, measuring around 332 acres at Griffiss International Airport, will house the new Greek yogurt manufacturing facility. Chobani aims to create more than 1,000 jobs in Oneida County, nearly doubling Chobani's New York State workforce.



"Chobani seeing rising demand, plans giant factory in New York" - The New York Times

"Why Chobani is doubling down in Upstate NY: the milk, booming sales and the people"- Syracuse.com



"A new era of opportunity begins with Chobani in Rome" - The Rome Sentinel