

# FRANKLIN CENTER

OFFICE BUILDING FOR LEASE

**J|W|P**  
COMMERCIAL

JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
[jwp@jwpcommercial.com](mailto:jwp@jwpcommercial.com)

FOR LEASE | FRANKLIN CENTER  
EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate: \$22.00 - 23.00 SF/yr (MG)

Building Size: 55,000 SF

Available SF: 760 - 14,887 SF

Number Of Units: 10

Year Built: 2001

Renovated: 2001

Market: Franklin Square

### PROPERTY OVERVIEW

Four-story redevelopment Red Brick Warehouse into a Class A Office Building with easy access and onsite parking.

### PROPERTY HIGHLIGHTS

- Professionally Management Class A Office Building
- Heart of Franklin Square Location
- Excellent Interstate Access
- Onsite Property Manager
- Closed Loop Water Source Heat Pump HVAC System
- Large Field Onsite Parking
- Directly Adjacent to Onondaga Creekwalk
- Large Windows
- High-Ceilings

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# FRANKLIN CENTER PHOTOS



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# FRANKLIN CENTER AERIAL



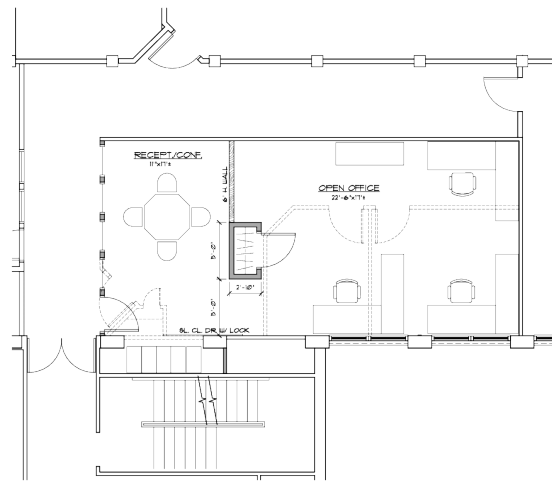
Google

Map data ©2020

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FOR LEASE | FRANKLIN CENTER  
**SECOND FLOOR PLAN**



**PARTIAL SECOND FLOOR PLAN**  
 1/4" = 1'-0"

**ZAUSMER · FRISCH  
 SCRUTON & AGGARWAL**  
 DESIGNERS / BUILDERS  
 1000 NORTH FRANKLIN STREET  
 SUITE 200  
 STRAUSBURG, PA 17558-1000  
 TEL: 717.261.1111  
 WWW.ZAUSMERFRISCHSCRUTON.COM

**SECOND FLOOR TENANT**  
 455 NORTH FRANKLIN STREET  
 STRAUSBURG, PA  
 THE PARTIAL SECOND FLOOR  
 RECORDED PLAN

RAYMOND B. SCRUTON,  
 ARCHITECT P.C.

THE ARCHITECT CERTIFIES THAT THIS PROJECT HAS BEEN DESIGNED BY THE ARCHITECT OR UNDER HIS SUPERVISION IN ACCORDANCE WITH THE ACTS, RULES AND REGULATIONS OF THE BOARD OF ARCHITECTS AND ENGINEERS OF THE COMMONWEALTH OF PENNSYLVANIA AND THE BOARD OF PROFESSIONAL ENGINEERS OF THE COMMONWEALTH OF PENNSYLVANIA.

REGISTERED ARCHITECT  
 NAME: RAYMOND B. SCRUTON  
 BY REG. NO.: 10000  
 DATE: 10/1/14

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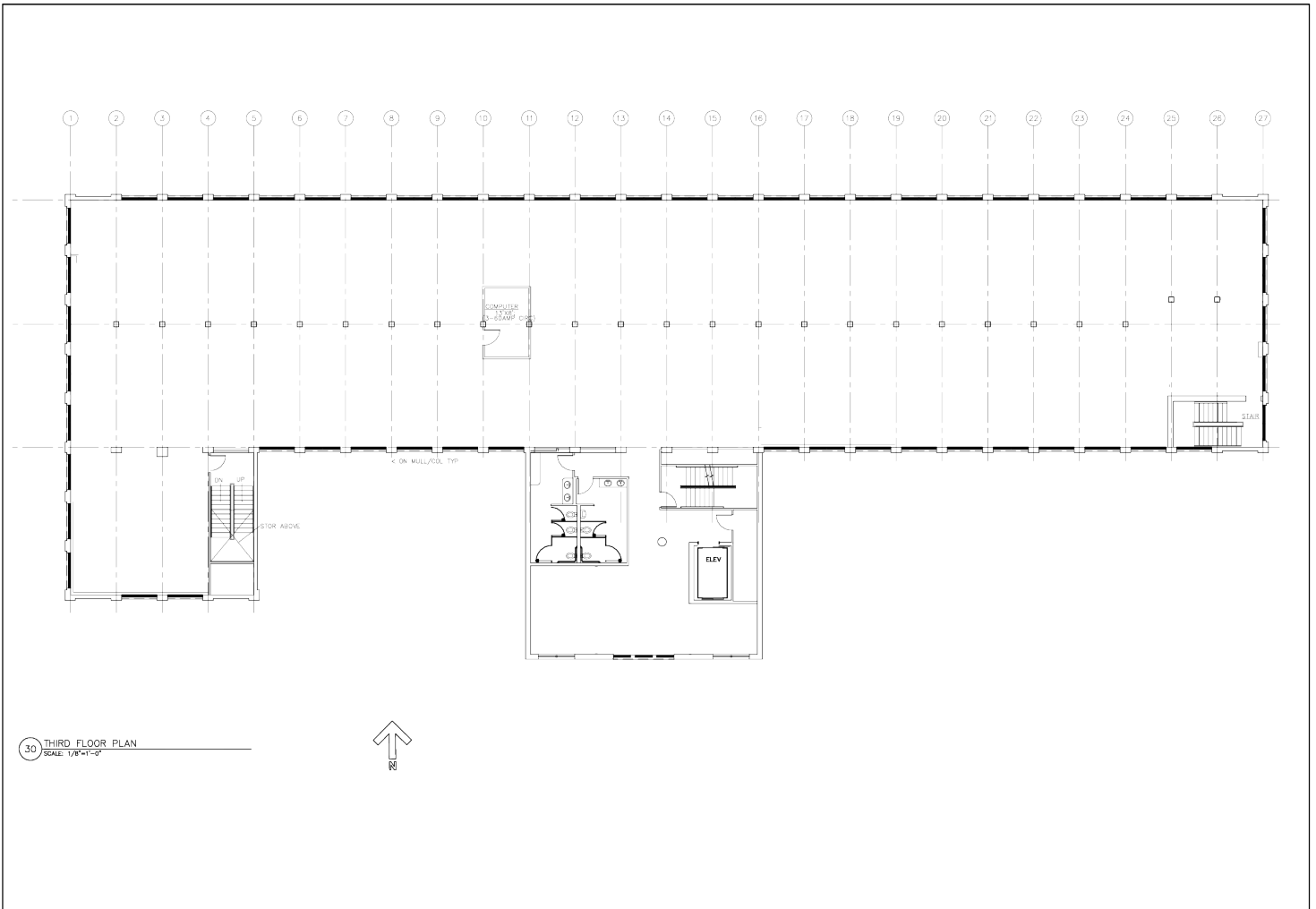
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 PROJECT: "REAR"  
 DRAWING NO.: 140281

SHEET NUMBER  
  
 REVISION:  
 02/2/14

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FOR LEASE | FRANKLIN CENTER

# THIRD FLOOR - FULL FLOOR PLAN



**macknight  
architects**

212 n. franklin st.  
springfield, new york 13302  
p. 315.424.0018  
f. 315.472.3756  
macknightarchitects.com



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443 NORTH FRANKLIN STREET  
SPRINGFIELD, NY 13204

REVISIONS

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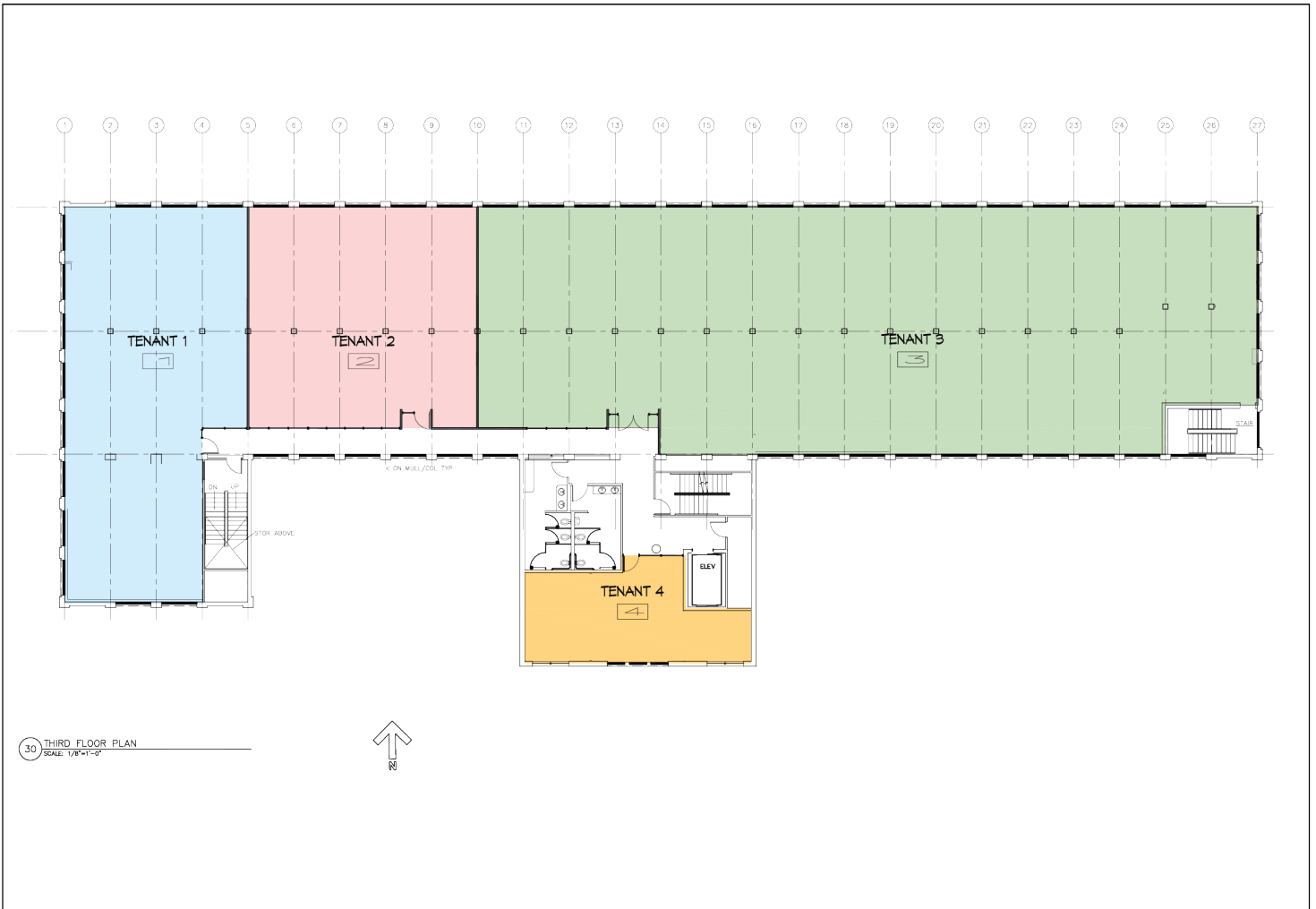
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DRAWN --  
PROJ. --  
TITLE

FLOOR PLAN  
**A-103**

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# THIRD FLOOR - CONCEPT PLAN #1



**macknight  
architects**

212 n. franklin st.  
spring, new york 13122  
p. 315.424.0018  
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macknightarchitects.com

**JWP**  
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443 NORTH FRANKLIN STREET  
SPRINGHOUSE, NY 13204

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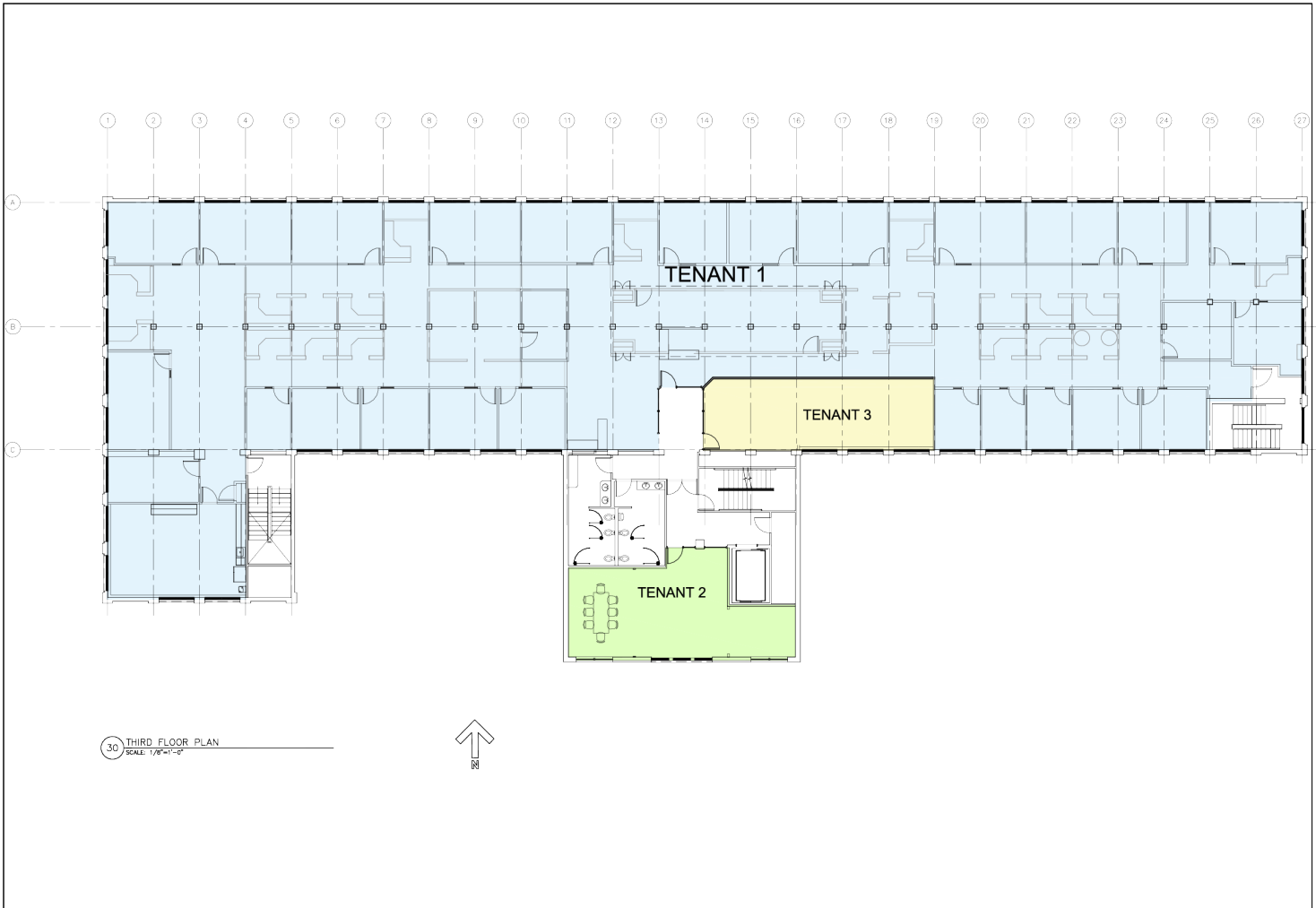
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PROJ.  
TITLE

FLOOR PLAN  
**A-103a**

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FOR LEASE | FRANKLIN CENTER

# THIRD FLOOR - CONCEPT PLAN # 2



**macknight architects**

225 West Jefferson St  
Syracuse, NY 13202  
P: 315.424.9018  
F: 315.472.3756  
macknightarchitects.com

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SYRACUSE, NY 13204

**REVISIONS**

NO.	DATE	BY

DATE 7/17/19

SCALE 1/8"=1'-0"

DRAWN

PROJ --

TITLE

FLOOR PLAN

**A-101**

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FOR LEASE | FRANKLIN CENTER  
CREEKWALK PERGOLA



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## JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

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### PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

### EDUCATION

Fayetteville-Manlius Schools, Manlius, New York  
Lawrenceville School, Lawrenceville, New Jersey  
Hobart and William Smith Colleges, Geneva, New York

### MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)  
CCIM (Certified Commercial Investment Member)

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