

Bridgewater Place

500 Plum Street Syracuse,
New York 13204





This prestigious Class A office building is situated in the historic Franklin Square neighborhood of Syracuse, NY and offers sweeping views of downtown, the newly renovated Onondaga Creek walk path, Onondaga Lake, and the Inner Harbor. Currently available is Suite 303 at 7,054 RSF with a 300 car parking garage. 500 Plum Street is host to a number of institutional, corporate and governmental tenants.

Located in the heart of historic Franklin Square with convenient access to I81 and downtown Syracuse.

Property Highlights

- + On-site fitness center
- + Close to Onondaga Creekwalk
- + Ample parking
- + Lobby attendant
- + Beautiful, natural light
- + Lease Rate: \$20/SF Modified Gross

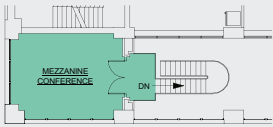
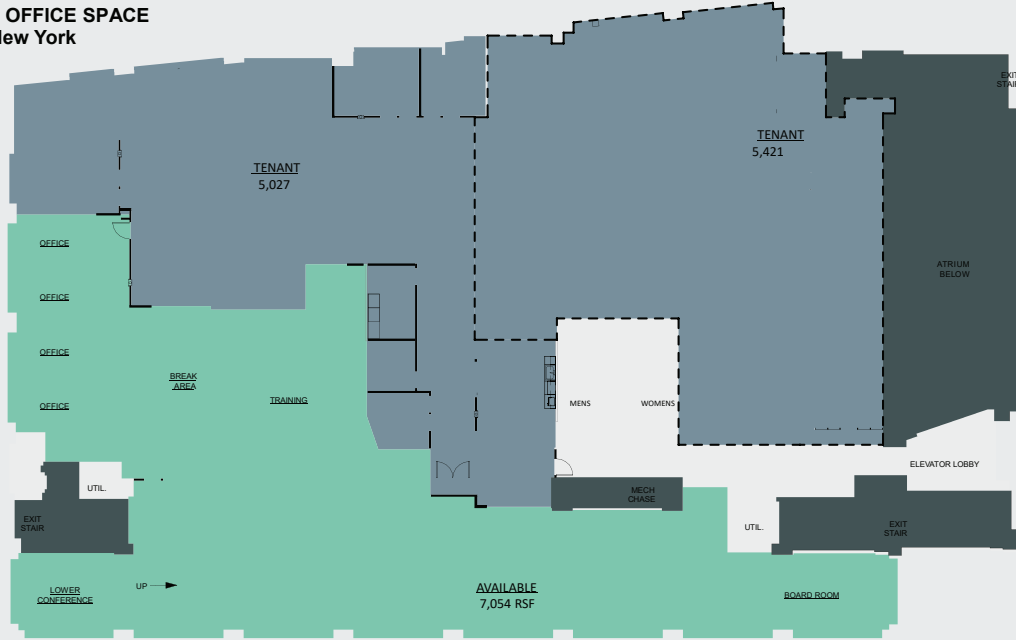


Area Demographics	0.5 mi.	1 mi.	5 mi.
Total Population	2,649	20,867	231,636
Avg. Household Income	\$95,000	\$58,019	\$79,345

500 PLUM STREET

AVAILABLE OFFICE SPACE
Syracuse, New York

Drawing Name: E:\Projects\500\2611 - 500 Plum\2611-001-11_Marketing Plans\ARC\FRE\TYT\3rd Floor Leasing Update.rvt
Date Plotted: 7/16/2025 1:01:02 PM



- KEY:**
- AVAILABLE AREA REQUIRES RENOVATION
 - AVAILABLE AREA READY TO LEASE OCCU-
 - PIED AREA BUILDING SERVICE AREA MAJOR
 - VERTICAL PENETRATIONS
 -
 -

PIONEER
COMPANIES
Michael Falcone
Chairman & CEO
mf@pioneerco.com
T: (315) 200-1940
333 West Washington St., Suite 600
Syracuse, NY 13202

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK

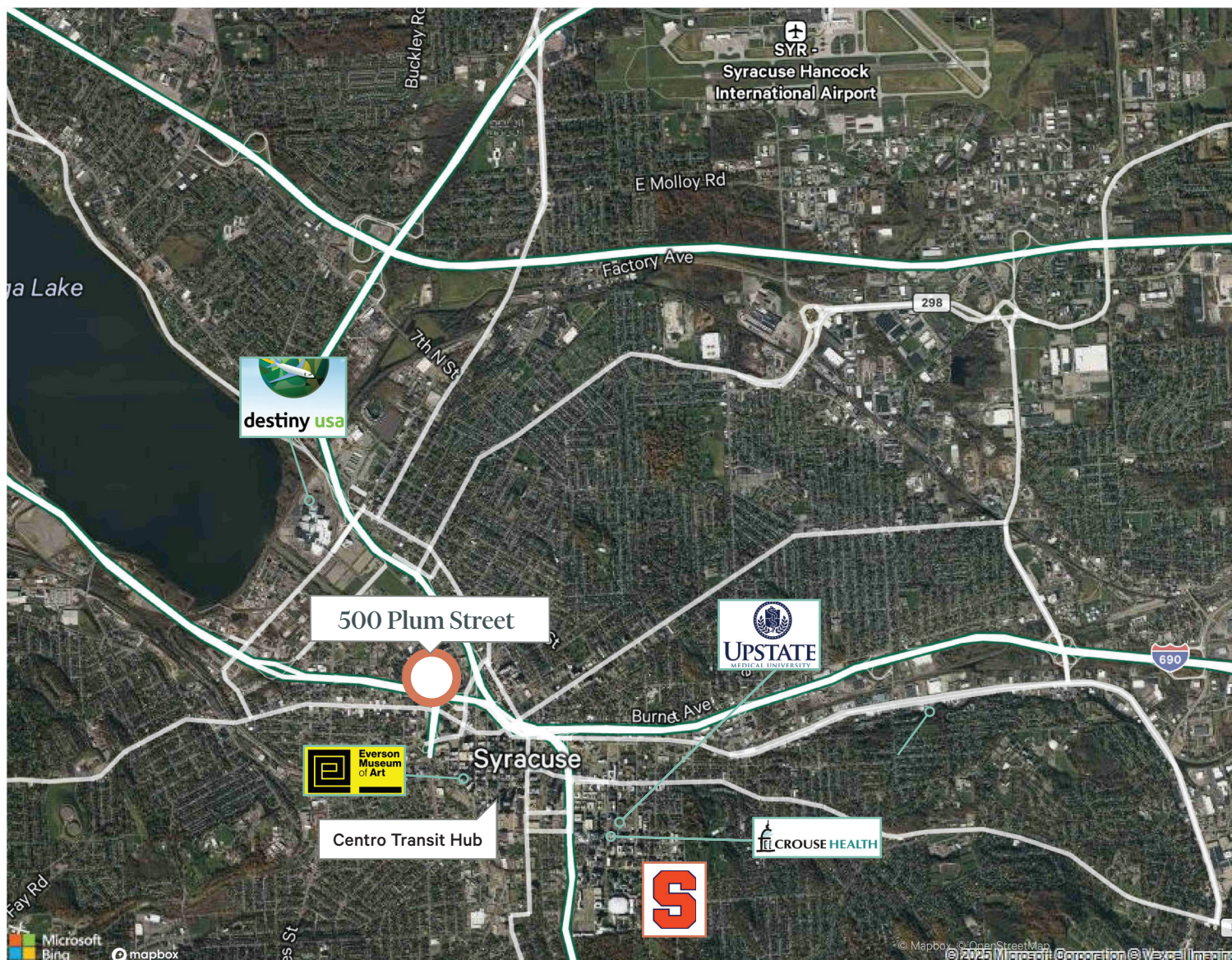
AVAILABLE LEASING MARKETING PLAN
THIRD FLOOR
07/16/25

For leasing information contact: Cory LaDuke
cory.laduke@cbre.com
(315) 422 4200, tel. | (315) 877 3591, cell



Property Highlights

- + On-site fitness center
- + Close to Onondaga Creekwalk
- + Ample parking
- + Lobby attendant
- + Approximately 1 mile west of Syracuse University, Crouse Hospital, VA Medical Center, and SUNY Upstate Medical University
- + 7,054 RSF available
- + Beautiful, natural light
- + Lease Rate: \$20/SF Modified Gross
- + 0.5 mi. to I-81 (via Adams St.)



Contact Us

Cory LaDuke, SIOR

Lic. Associate Real Estate Broker
+1 315 422 4200 x 321
cory.laduke@cbre-syr.com

CBRE Upstate NY

500 Plum Street, Suite 402
Syracuse, New York 13204
+1 315 422 4200

© 2025 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.