

THE POST



ARCHITECTURE
ENGINEERING
CONSTRUCTION
DEVELOPMENT

THE POST

Currently under redevelopment, The Post offers a professionally designed and newly renovated environment with views overlooking historic Clinton Square.

This prominent downtown location will become the corporate headquarters of VIP, a fully-integrated architectural, engineering, construction and development firm employing approximately 140 professionals.

Available off-street parking and two major interstates close by makes The Post an accessible and convenient location for business.

PROPERTY FEATURES & HIGHLIGHTS

- Office, Retail, Flex-Space Available (123,400 SF total)
- Up to 44,000 SF 1st Level
- Up to 11,850 SF 2nd Level
- Up to 67,550 SF Basement
- Two - 4,000AMP Services on North and South Side
- Four Loading Docks– Shared/Common
- Two Freight Elevators–Shared/Common
- 200 PSF - Live Floor Load
- Close Proximity to I-690 and I-81
- Bus Stop at South-East End of Building
- 120+ Parking Spaces
- Variety of nearby dining and entertainment



ENTREPRENEURIAL SPIRIT | HISTORIC CLINTON SQUARE

1806
Henry Bogardus bought the first lot in a newly formed settlement on the corner of Salina and Genesee Streets. He opened a corner tavern known as Bogardus Corners.

1825-1945
The Erie Canal once ran through the City of Syracuse, making Clinton Square the commercial, financial and governmental center of the community.

1950
Redevelopment of Block 81 begins, when Syracuse architectural firm, Webster, Crenshaw & Folley, designed the two-story, Streamline Moderne building.

1967
Investors submit a proposal to combine all of Block 81 and adjacent Block 77A, creating a super block on the north side of Clinton Square. 14 buildings needed to be demolished to make way for the future home of The Herald Company, publisher of The Post Standard.

1968
New York City architectural firm William Ginsberg Assoc. was chosen to design The Herald Company's new headquarters, located at 101 North Salina Street. The result was a 230,000 SF building encompassing most of the super block.



1972 - TODAY
Printing for The Post Standard newspaper begins.



2017
VIP Structures purchases 101 North Salina Street and begins redevelopment, ensuring printing remains operational for The Post Standard.



1825
Erie Canal construction completed, connecting commerce between cities from the Great Lakes to cities on the Hudson River and the Atlantic Ocean.



1946
Property "Block 81" sold to holding company.

1964
A group of Syracuse and out-of-town investors buy the property, which changed ownership three times since 1950.

2013
The Post Standard publisher moves staff to new building, while maintaining printing operations at 101 North Salina. Property for sale.

2022
101 North Salina Street is currently under redevelopment, making way for the future home of VIP.

LIVE | WORK | PLAY | DOWNTOWN

An urban setting that offers it all. Experience the prime location and visibility of The Post, immersed in the heart of Downtown Syracuse overlooking historic Clinton Square.



CLINTON SQUARE

The Downtown neighborhood is one of the two-fastest growing residential population centers in Onondaga County with a total of 4,300 residents. In total, 28,000 people are employed Downtown.

Residents, employees, and visitors can expect to pass 23 shops and restaurants and at least one park in a 5-minute walk.

Downtown's continued growth is evidenced with new developments such as the Salt City Market, 300 West Washington, Common Space, and the recently announced City Center, as well as major renovations at the Oncenter and Landmark Theatre. These types of investments are the catalyst for a strong urban core for the greater Syracuse region.

For more information visit: downtownsyracuse.com | centerstateceo.com | visitsyracuse.com



AVG DAILY TRAFFIC INTO DOWNTOWN: 67,473 VEHICLES



DOWNTOWN HOUSING OCCUPANCY: 99 PERCENT



DOWNTOWN WALKABILITY SCORE: 86 PERCENT

(HIGHEST OF ANY NEIGHBORHOOD IN SYRACUSE, WALKSCORE.COM)

CLINTON SQUARE TODAY

DOWNTOWN SYRACUSE

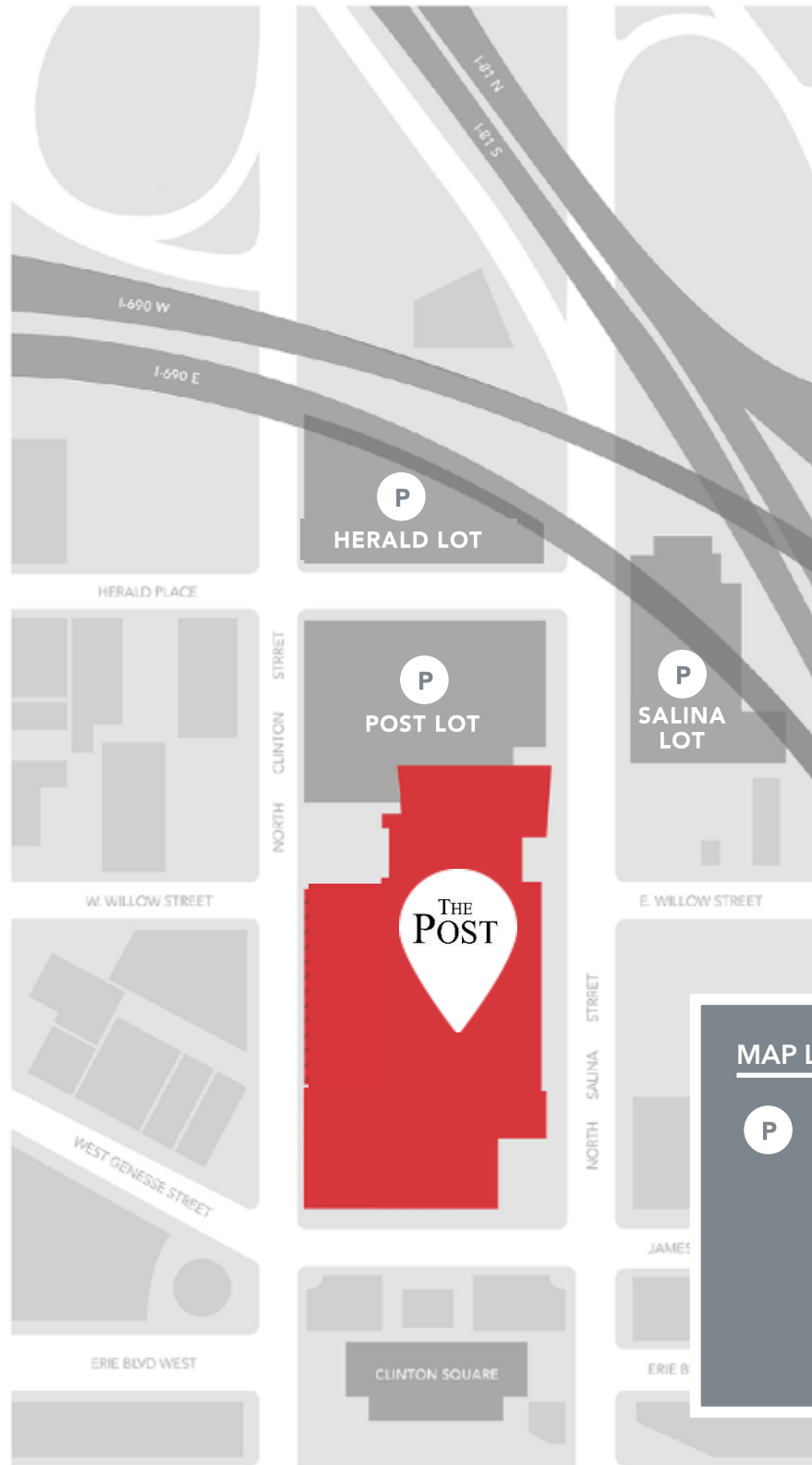
Much like its rich history, Clinton Square is the heart of the community today, with bustling activities throughout the year including numerous festivals, the farmers market, public skating in the winter months, Christmas tree lighting (attracting thousands of residents since 1933), concerts and much, much more.

OVER 450,000 VISITORS ANNUALLY



PARKING AREA MAP

PARKING LOTS OWNED BY LANDLORD



MAP LEGEND

- P** TOTAL PARKING
- HERALD LOT: 86
- POST LOT: 107
- SALINA LOT: 87
- REMAINING PARKING AVAILABLE: 120+

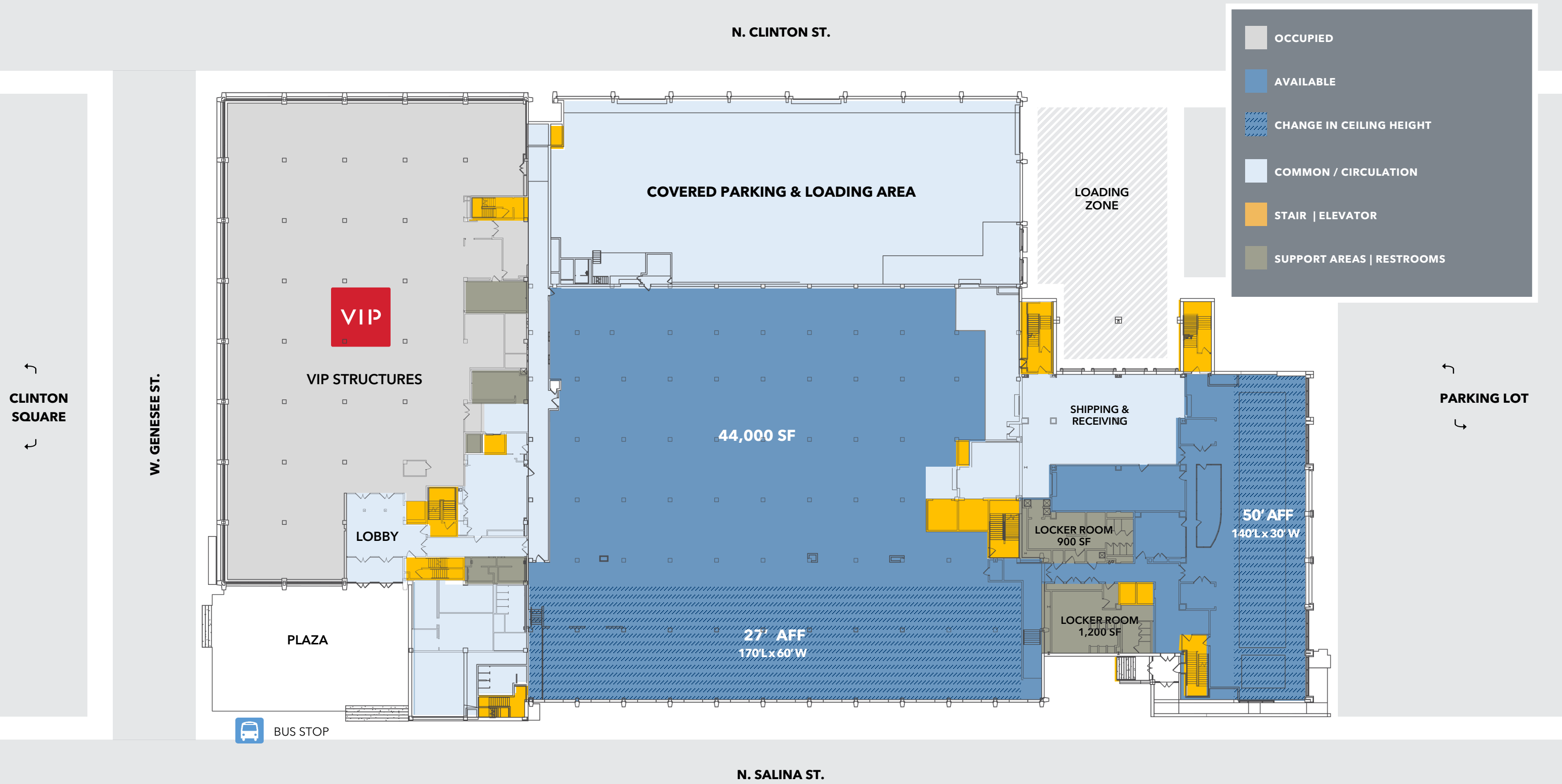
***NOT TO SCALE**

DOWNTOWN PARKING

- THE POST
- LANDLORD LOT
- PARKING GARAGE
- SURFACE LOT



FLOOR 01



CLINTON SQUARE

PARKING LOT

W. GENESEE ST.

N. CLINTON ST.

N. SALINA ST.

BUS STOP

BLOCK 1

BLOCK 2

BLOCK 3

*NOT TO SCALE

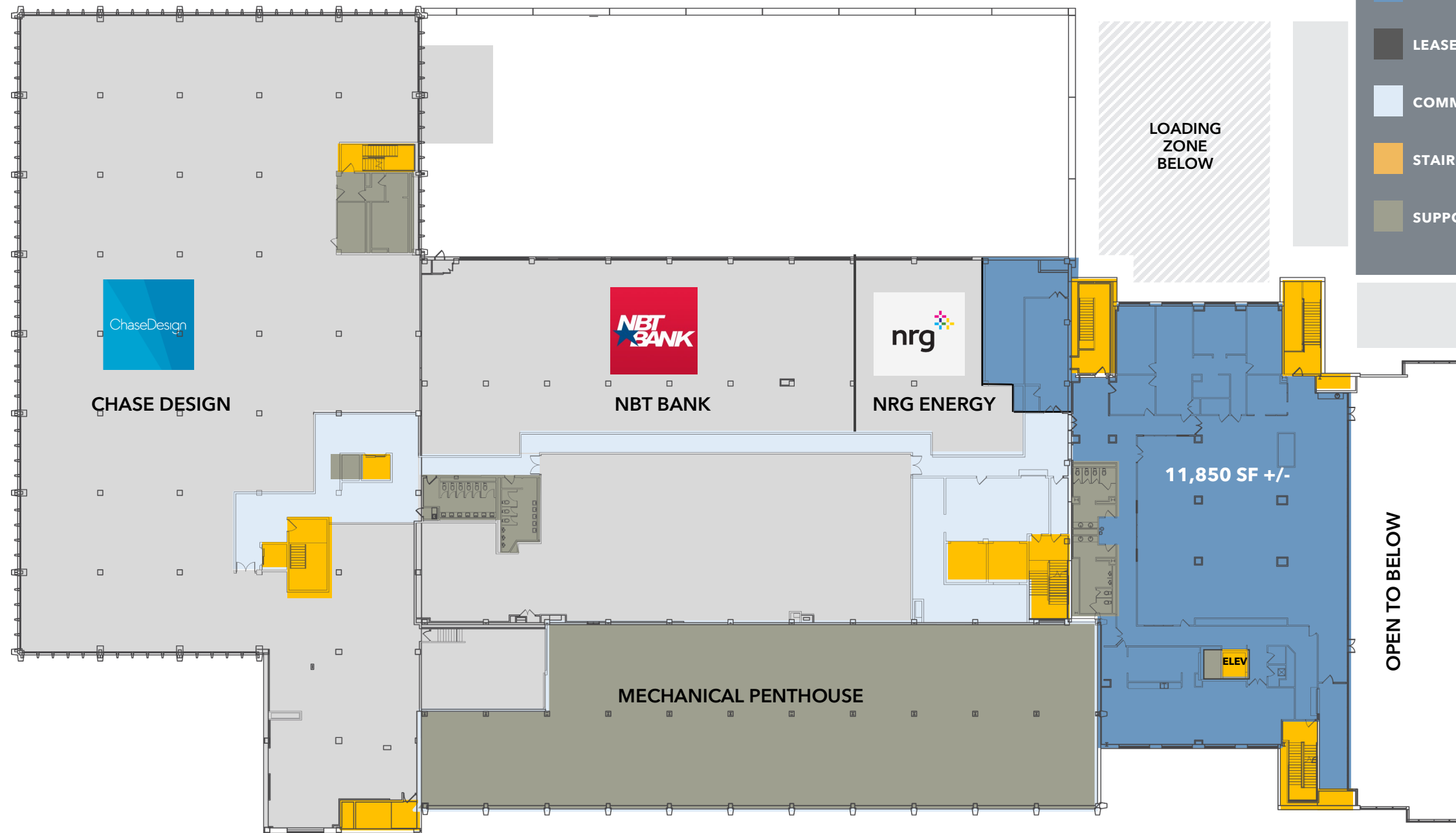
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FLOOR 02

N. CLINTON ST.

CLINTON SQUARE

W. GENESEE ST.



- OCCUPIED
- AVAILABLE
- LEASE PENDING
- COMMON / CIRCULATION
- STAIR | ELEVATOR
- SUPPORT AREAS | RESTROOMS

PARKING LOT

N. SALINA ST.

BLOCK 1

BLOCK 2

BLOCK 3



*NOT TO SCALE

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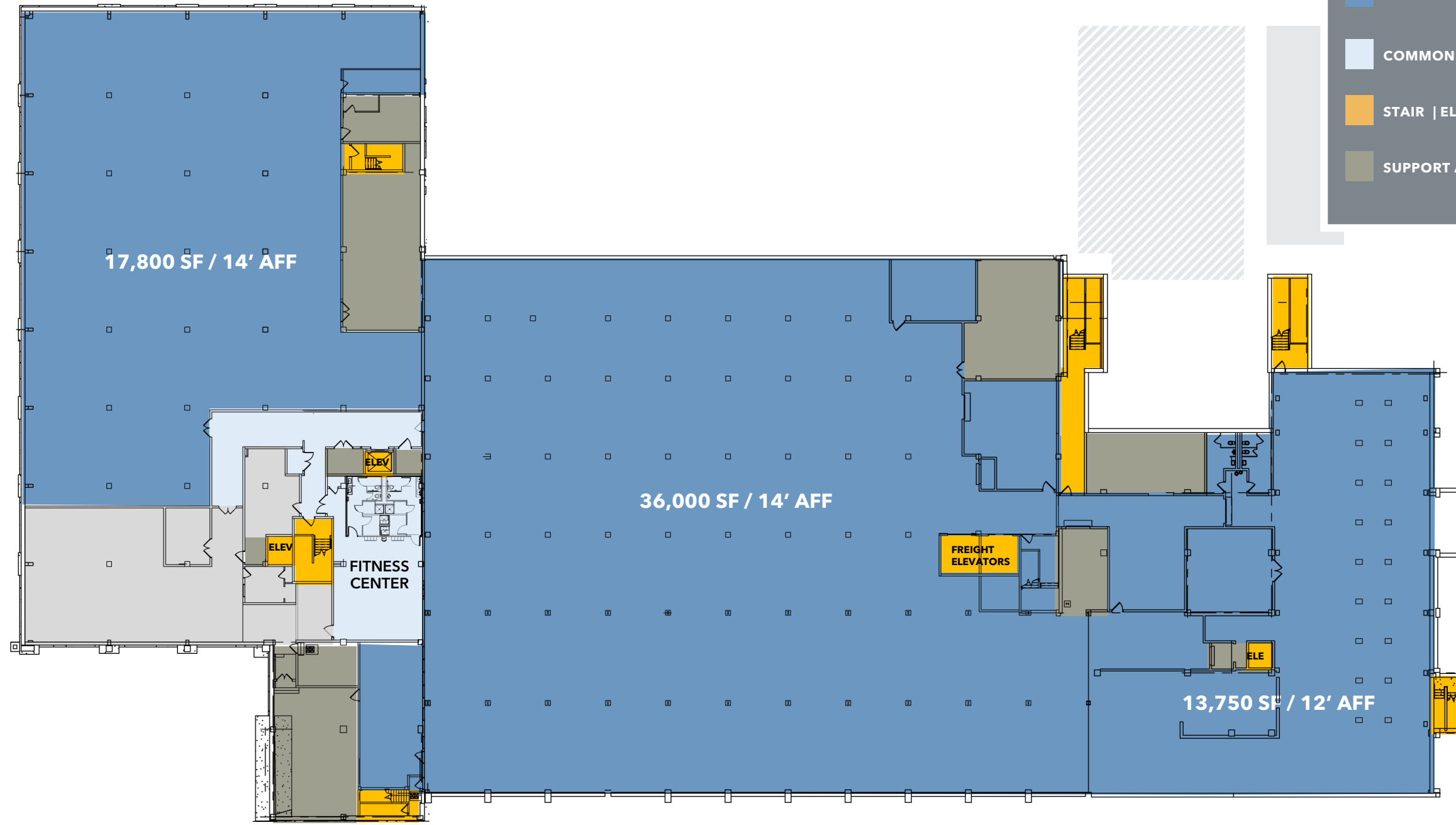
LOWER LEVEL

N. CLINTON ST.

-  OCCUPIED
-  AVAILABLE
-  COMMON / CIRCULATION
-  STAIR | ELEVATOR
-  SUPPORT AREAS | RESTROOMS

CLINTON SQUARE

W. GENESEE ST.



PARKING LOT

N. SALINA ST.

 *NOT TO SCALE

BLOCK 1

BLOCK 2

BLOCK 3

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