

# ONE PARK PLACE



**FOR LEASE**  
**CLASS A OFFICE SPACE**  
**300 SOUTH STATE STREET**  
**SYRACUSE, NEW YORK 13202**



*Presented on Behalf of Zamir Equities*



*For further information please contact:*

**KERRY MANNION, SIOR or BRIAN MAHER**

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COR CNY Brokerage, LLC

542 Towne Drive, Fayetteville, New York 13066

315-663-2110

[www.corcompanies.com](http://www.corcompanies.com)

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300 SOUTH STATE STREET  
SYRACUSE, NEW YORK 13202**

## **PROPERTY HIGHLIGHTS**

### **Up to 115,000 +/- SF CLASS A OFFICE SPACE AVAILABLE**

- Located at the busy intersection of South State Street and East Fayette Street in the heart of downtown Syracuse.
- Ample Surface, covered parking and on street parking
- On site café and news stand
- First class conference center
- Within walking distance to Armory Square, Hanover Square, Clinton Square, County Courthouse, Civic Center and City Hall
- Amenities nearby include restaurants, retail shops, hotels, banks and convention center.
- Full floors of +/- 33,000 SF available
- LEED Silver Certification
- On site property management, staffed security guards and day porter services
- Substantial capital improvements throughout the building, including new roof system, elevator upgrades, common area/lobby renovations and more



Proposed Common Area and Lobby Renovations



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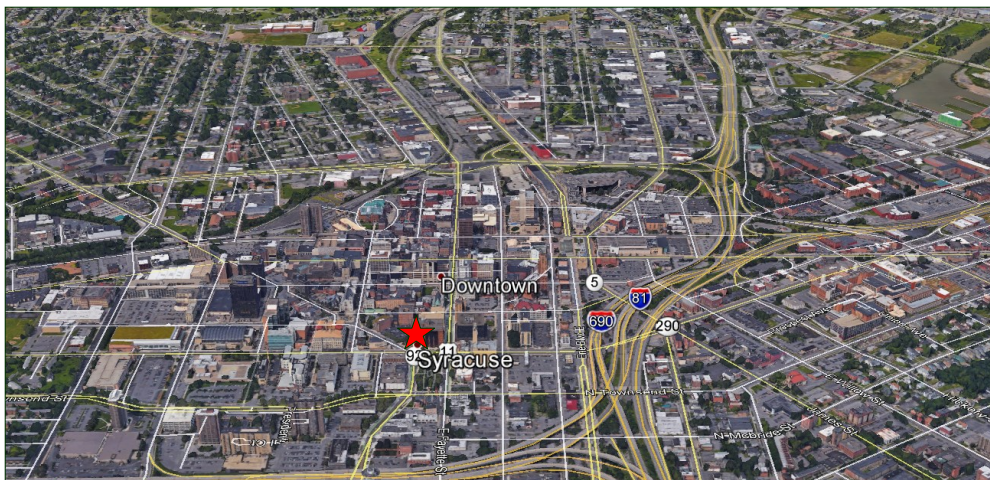
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**AERIAL OF  
DOWNTOWN SYRACUSE**



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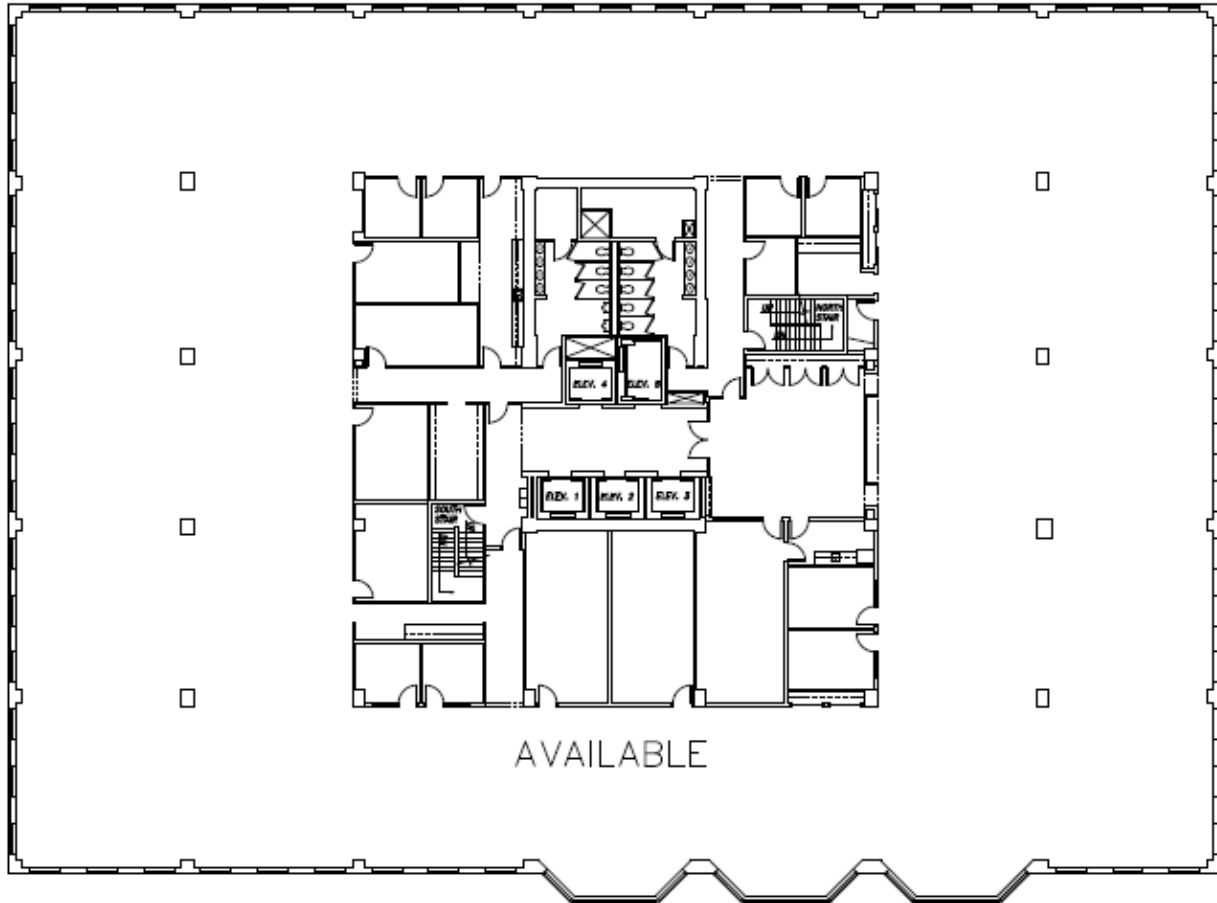


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**TYPICAL  
FLOOR PLAN  
APPROX. 33,000 SF**



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