

FOR LEASE



MPE OFFICE PRODUCTS BUILDING

709 Erie Boulevard West, Syracuse, NY 13204



PROPERTY DESCRIPTION

Gross lease includes utilities, general maintenance, custodial services, snow plowing and trash. Two adjacent suites can be leased together or independently. Suite 3 is 975 +/-SF and Suite 4 boasts 1,100+/-SF for a total of 2,075 +/- available square feet. Both spaces include direct entrance from main hallway, open work areas, private offices, a kitchenette and storage. Cable/Internet hookup available. Some furniture may also be available. Plenty of off street parking is available with extra parking available in the rear. Signage can be placed on front of building and on pylon. Additional short-term storage is also available.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,197	53,156	105,297
Total Population	14,893	142,178	265,652
Average HH Income	\$30,724	\$40,687	\$48,647

PROPERTY HIGHLIGHTS

- Convenient Location Close to Downtown
- Multiple Suites available
- Quality Buildout
- Private Entrance
- Plenty of Parking
- All-inclusive Lease

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Gross)
Available SF:	975 - 1,100 SF
Building Size:	8,240 SF

DAVIS YOHE

315.329.1328

davis@c21bridgeway.com

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COMMERCIAL.
Bridgeway Realty

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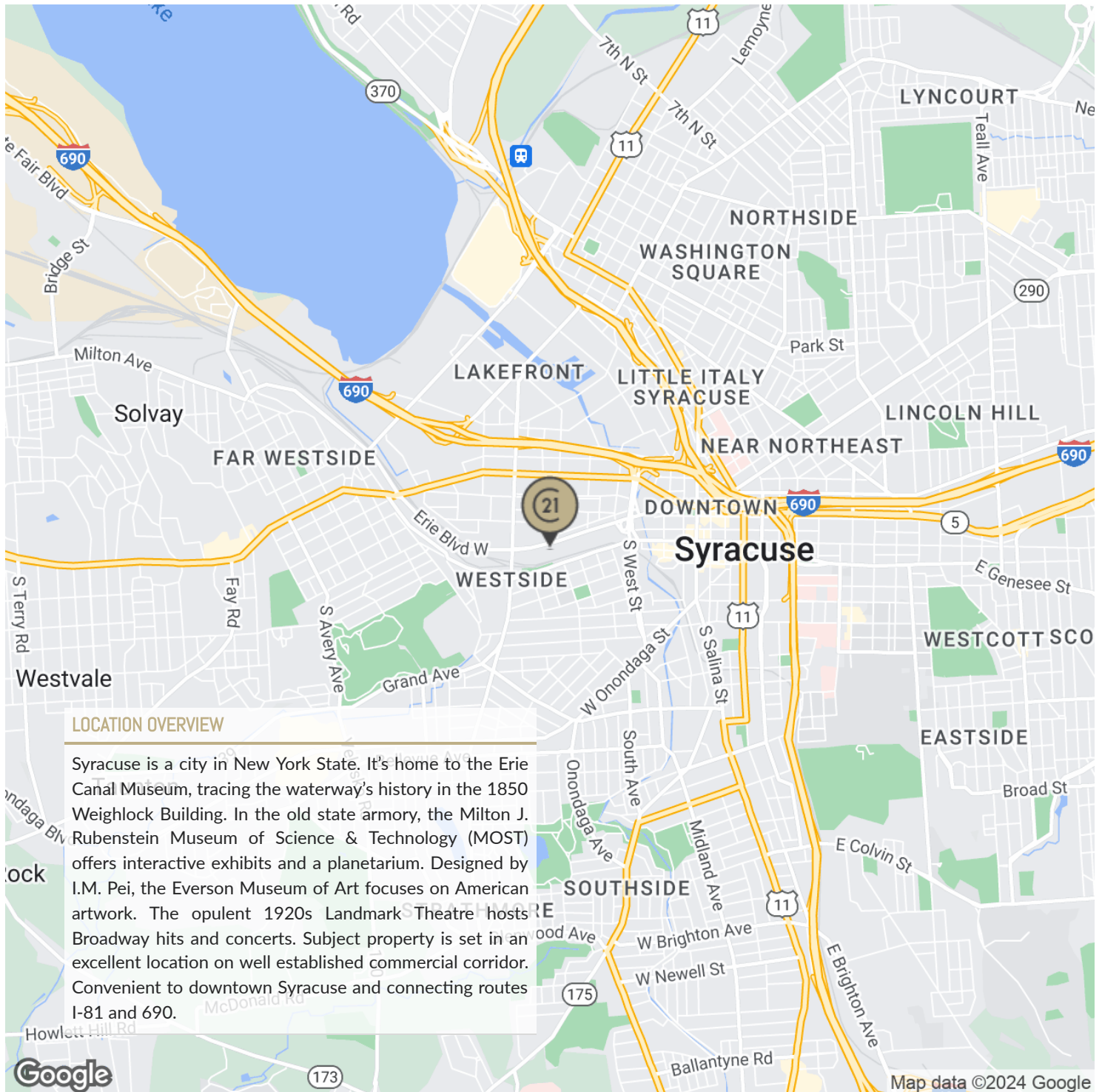
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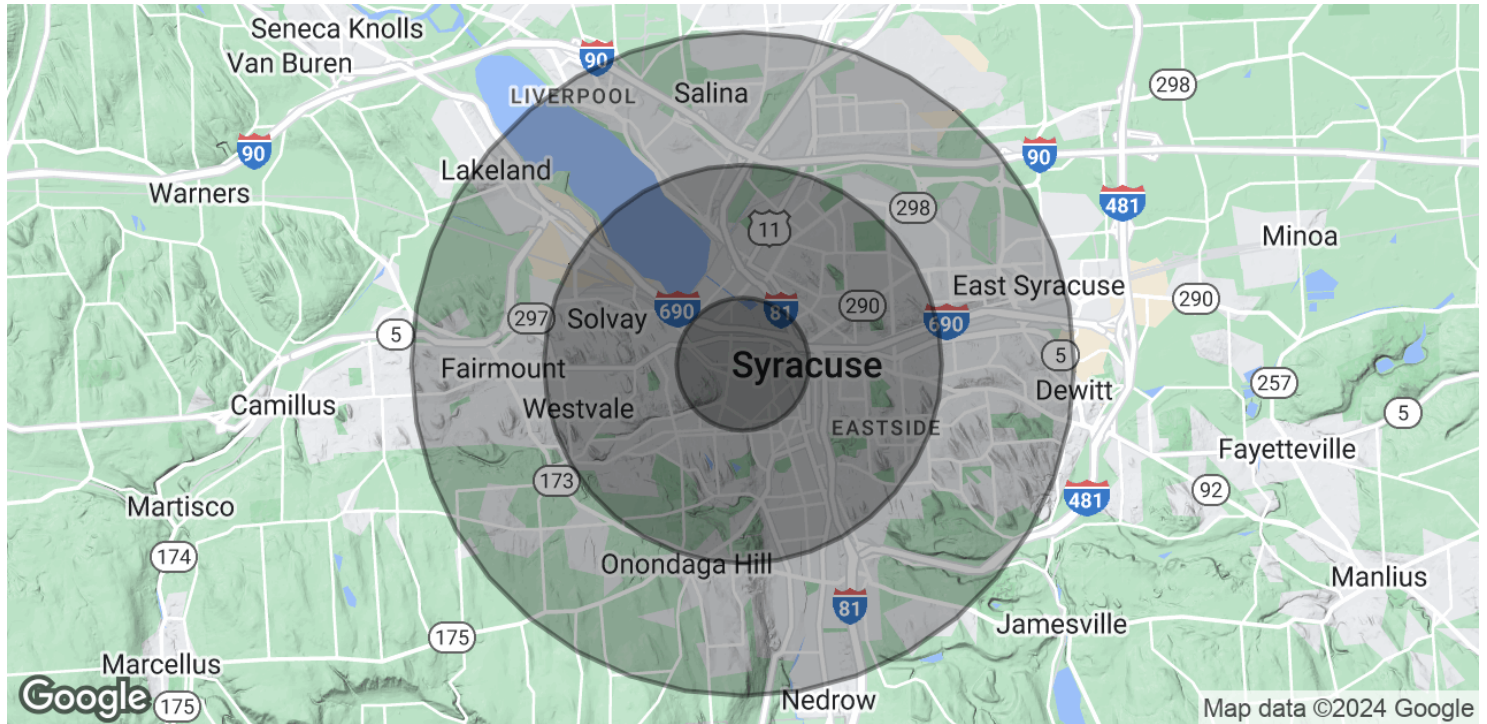


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,893	142,178	265,652
Average Age	29.9	31.1	34.9
Average Age (Male)	29.5	30.0	33.1
Average Age (Female)	30.3	32.4	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,197	53,156	105,297
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$30,724	\$40,687	\$48,647
Average House Value	\$79,226	\$111,430	\$126,048

* Demographic data derived from 2020 ACS - US Census

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