

PRIME SPACE AVAILABLE

1,300 TO 7,000 SQ. FT.

PIKE





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Nestled in the heart of Downtown Syracuse, the iconic buildings that make up Pike Block have been a hub of commerce since the early 1800's. With strong visibility, vibrant neighbors and historic charm, Pike Block offers its tenants an ideal urban environment.

BUILDING TYPE & SIZE

Mixed-Use Urban Development

- 50,000 SF - Commercial | Retail
- 150,000 SF - Residential (68 units)

LOCATION

300 Block
South Salina Street
Syracuse, NY 13202

FEATURES | HIGHLIGHTS

- Central Downtown Location
- S. Salina to S. Clinton Connection (see map)
- Geothermal HVAC System & LED Lighting
- Ample Parking (see parking map)

CURRENT TENANT MIX

- Boost Mobile
- CenterState CEO
- Original Grain
- Pathfinder Bank
- Scholars & Champs
- Gypsy Freedom



PIKE

TRADE AREA & DEMOGRAPHICS



Syracuse Metro Area Population = 662,577

Syracuse Metro Area Median Family Income = \$74,791

Median Age of Downtown Residents = 30.6

Total of Downtown Employees = 28,000

Downtown Residents Employed Full-Time = 80%

Total Monthly Spending Per Resident = \$520.60

60 Retail Businesses

80 Service-Based Businesses

80 Restaurants & Eateries

MARKET HIGHLIGHTS

1 Over twenty new businesses have come downtown since July 2018. In fact, Pike Block welcomed Boost Mobile and Scholars and Champs this past year.

2 With a growing residential population of 3,000+ people, Downtown Syracuse has welcomed 160 new residents and 90 new housing units per year in the last decade - that's a 70% increase each year!

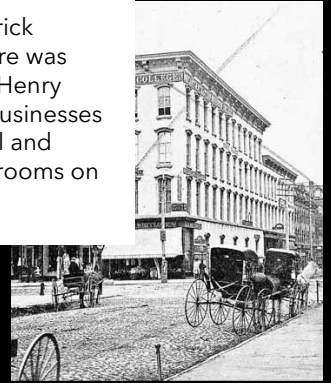
3 Currently, \$345 Million in investment and development activity is underway or planned throughout the Downtown Central Business District. NYS Main Street Grant is investing \$11 Million into Salina Street.

4 Tourism generates \$850 Million each year throughout Onondaga County. The top activities are dining, shopping, visiting friends and relatives, sightseeing and attending festivals and events.

FOUR HISTORIC BUILDINGS ONE BUSY BLOCK

THE WITHERILL

This four-story brick Italianate structure was built in 1855 for Henry Pike. It housed businesses at the street level and offices and classrooms on the upper floors.

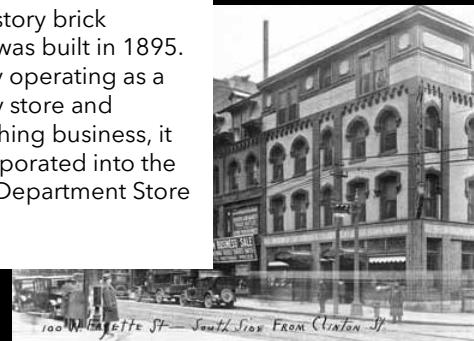


THE WILSON

Designed by Charles Erastus Colton, a prominent Syracuse architect, this seven-story building was constructed in 1898 after a fire destroyed an earlier building.

THE CHAMBERLIN

This five-story brick building was built in 1895. Originally operating as a stationery store and lithographing business, it was incorporated into the Witherill Department Store in 1937.



THE BOND

This three-story wood frame structure was built in the 1890s. In 1920, the building was renovated for the L. Vinney Company, opening it up to create one large space.

AVAILABLE SPACE

1,300 - 7,000 SQ. FT.

Pike Block's street level space can be customized to suit your requirements, offering endless potential for your business to thrive.



It's all about location.

FRANKLIN STREET



ARMORY SQUARE

WALTON STREET

WEST FAYETTE STREET

CHAMBERLIN

WITHERILL

WILSON

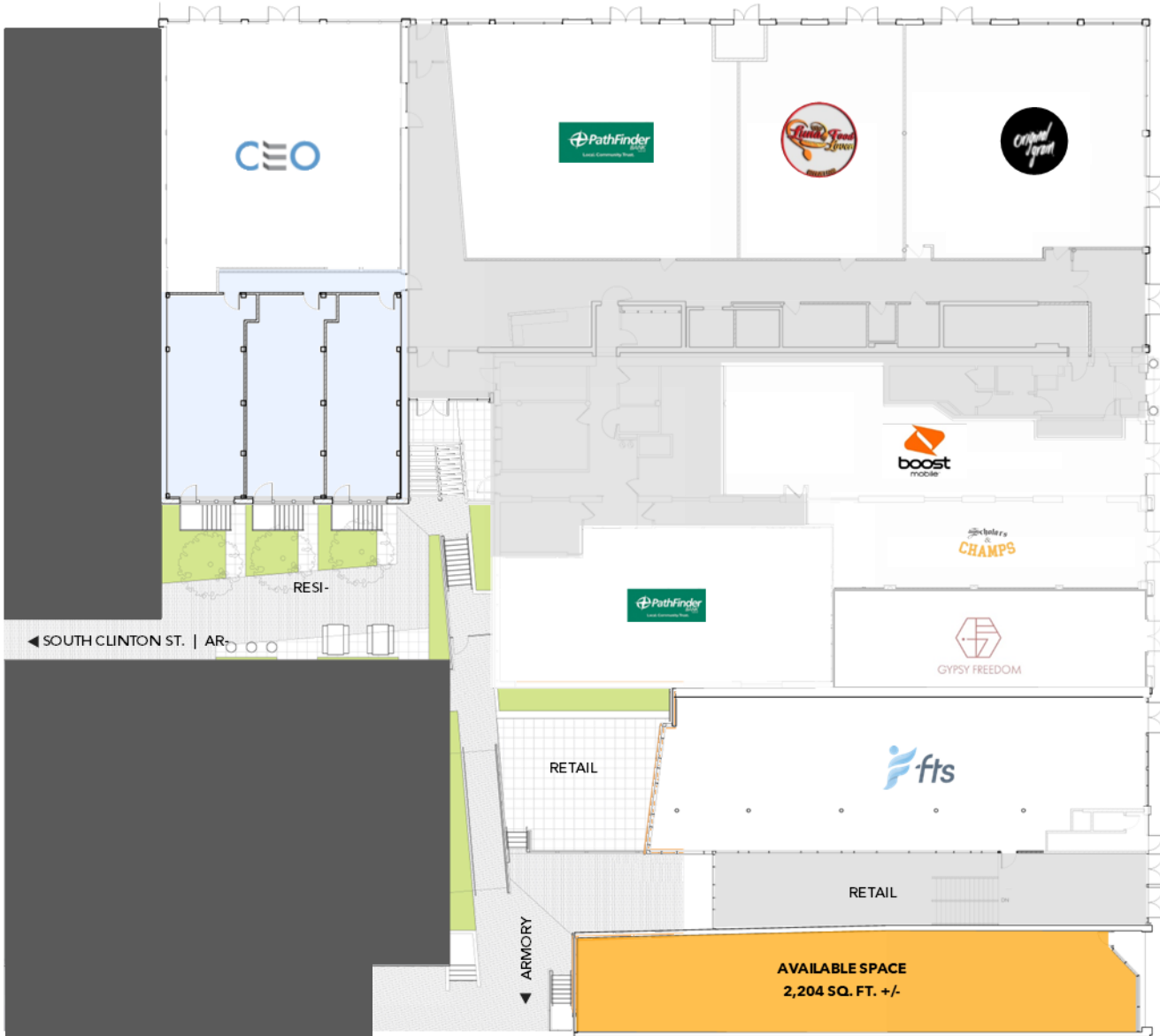
BOND

SOUTH SALINA STREET

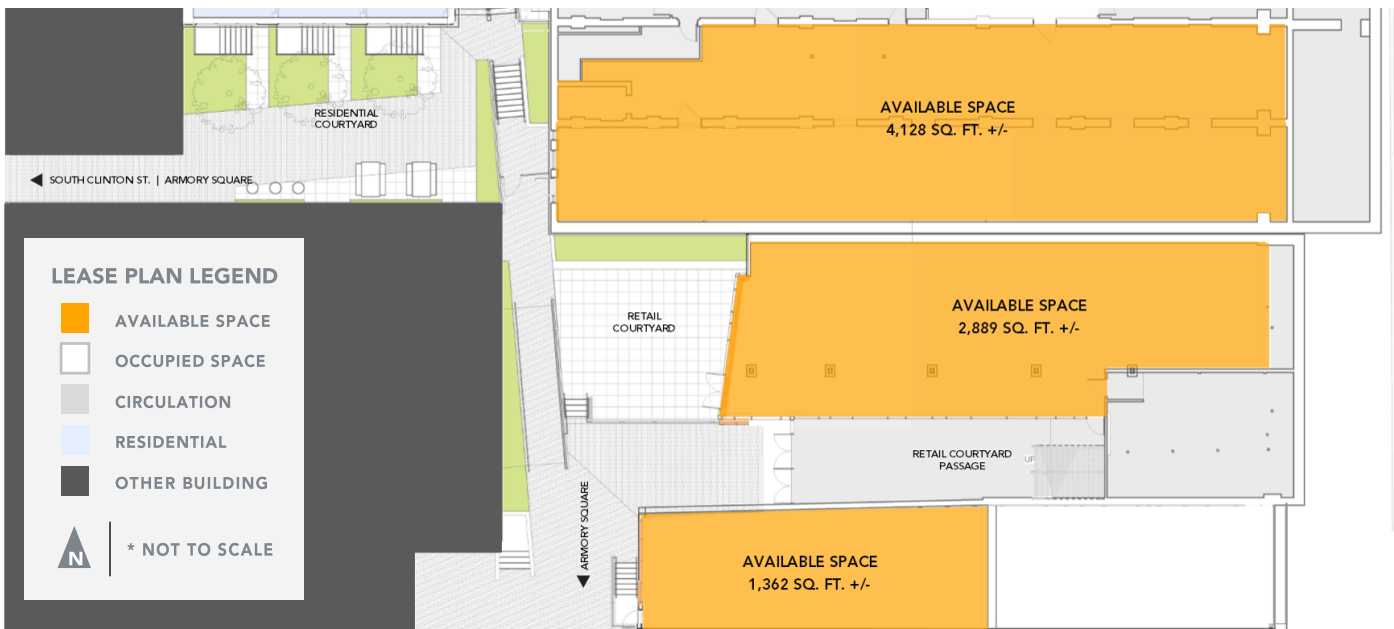


Situated between historic Armory Square and the Central Business District, Pike Block interconnects downtown with a unique system of corridors, merging the energy of Armory Square with the visibility of South Salina Street.

PIKE



STREET LEVEL



COURTYARD LEVEL

PARKING

Parking may be one of the first questions your company has when exploring Downtown Syracuse as a potential location.

Downtown offers ample parking that can accommodate whatever needs your business might have.

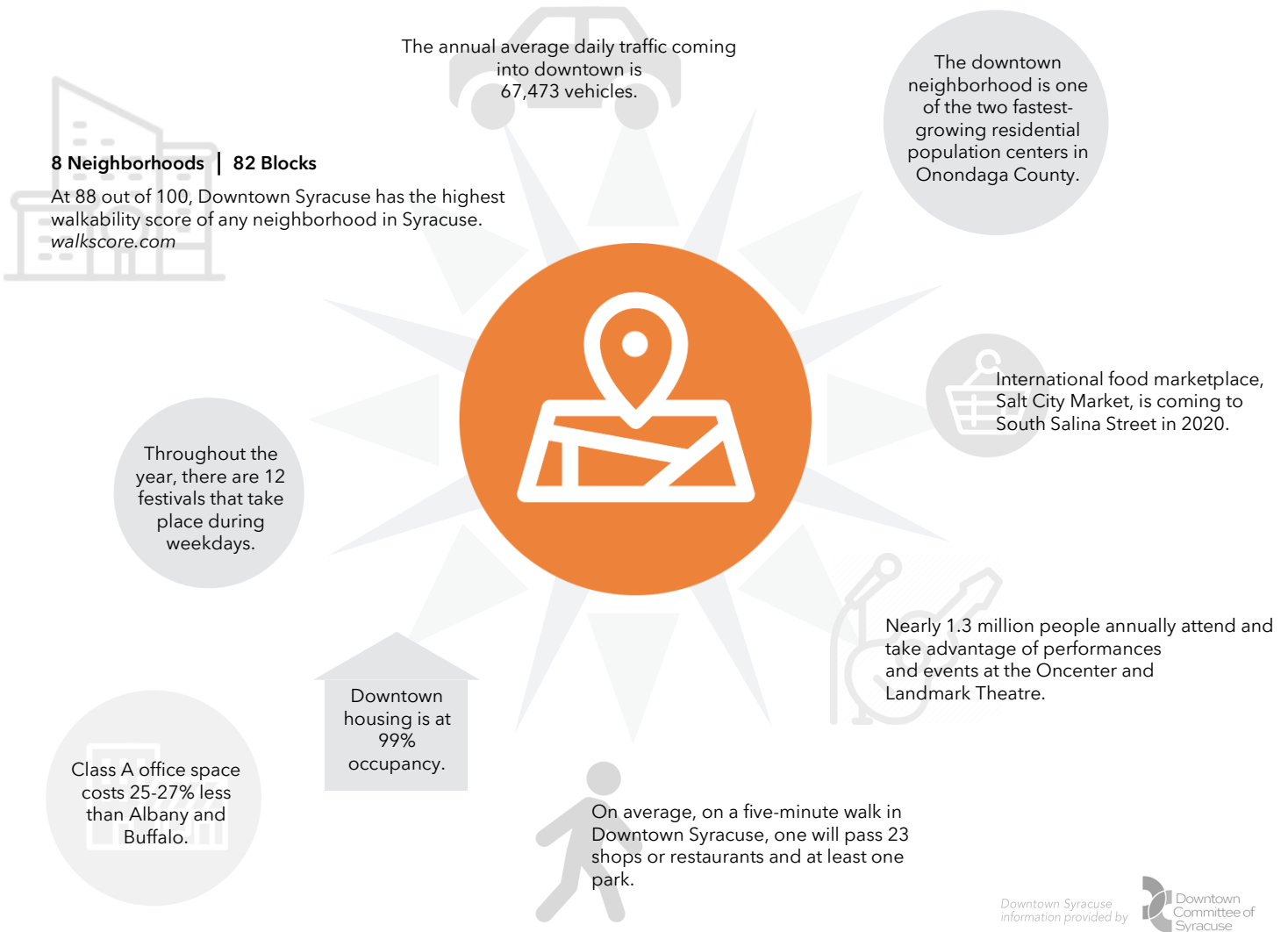


MAP LEGEND

- PIKE BLOCK
- PARKING GARAGE
- SURFACE LOT
- *NOT TO SCALE

- | | | |
|------------------------------|-------------------------------|---------------------------------|
| 1. NATIONAL GRID LOT | 15. CITY HALL LOT | 29. GALLERIES LOT |
| 2. HERALD COMMONS LOT | 16. LEWIS & TANNER LOT | 30. SALINA-ONONDAGA-CLINTON LOT |
| 3. ONE HERALD PLACE LOT | 17. CENTER ARMORY GARAGE | 31. AXA GARAGE |
| 4. 100 CLINTON SQ. | 18. FAYETTE-CLINTON LOT | 32. COUNTY LOT "B" |
| 5. WARREN STREET LOT | 19. CLINTON STREET GARAGE | 33. HOTEL SYRACUSE GARAGE |
| 6. WASHINGTON ST. GARAGE | 20. BARCLAY DAMON GARAGE | 34. HARRISON STREET GARAGE |
| 7. FEDERAL LOT | 21. WARREN PARKING GARAGE | 35. SYRACUSE BUILDING GARAGE |
| 8. M&T BANK PARKING CENTER | 22. FAYETTE STREET LOT | 36. MONTGOMERY LOT #2 |
| 9. STATE TOWER GARAGE | 23. FAYETTE STREET GARAGE | 37. CONVENTION CENTER LOT |
| 10. STATE/WATER LOT | 24. ONE PARK PLACE LOT | 38. HARRISON CENTER |
| 11. MCBRIDE/WATER STREET LOT | 25. PRESIDENTIAL PLAZA LOT | 39. SYRACUSE BUILDING LOT |
| 12. ATRIUM GARAGE | 26. TROLLEY LOT | 40. MONTGOMERY LOT #1 |
| 13. CITY LOT #21 | 27. JEFFERSON CLINTON COMMONS | 41. CONVENTION CENTER GARAGE |
| 14. KEY BANK LOT | 28. GALLERIES GARAGE | |

DO BUSINESS. BE DOWNTOWN.



Downtown Syracuse information provided by  Downtown Committee of Syracuse

REVITALIZING DOWNTOWN

Nestled in the heart of Downtown Syracuse, at the corner of South Salina and West Fayette Streets, sit four historic interconnected buildings; the Chamberlin, Witherill, Wilson and Bond. Since 1855, this prominent intersection has played a central, visible role in the development of the City of Syracuse.

VIP was given a great opportunity to reimagine and revitalize these historic buildings, renovating them back to their true character. Completed in 2014, Pike Block is a mixed-use development comprised of 68 luxury apartments and retail/commercial space.

Sustainable elements include a rainwater collector, geothermal HVAC system for commercial spaces, low emitting materials, energy efficient lighting and tenant bicycle storage.

Pike Block has received a number of honors and awards including: AIA CNY Design Award, Downtown Committee of Syracuse Award of Excellence, 2014 Paul Malo Award, and State Historic Preservation Office: Preservation Award 2015.



Pike Block is a development of Syracuse based firm VIP Structures. Learn more at vipstructures.com

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