



250 Harrison Street Syracuse, NY 13202

Office/Retail Space for Lease



Property Information

This six story 36,000 square foot building recently sold to developers that are in the process of transforming the former office building to 35 modern apartments. There is 1,958 square feet of commercial space available on the ground floor.

Facts and Features

- Directly across from the new Inspyre Innovation Hub and surrounded by other recent development and investment (see page 4)
- Ale 'n' Angus (7-time NYS Best Burger Award) will remain in the first-floor corner space
- Space will be built to suit and can be subdivided down to as little as 839 square feet

Exclusive Listing Agents:

Payten Shirley
Real Estate Salesperson

Office: 315-472-2020 ext. 104
Cell: 315-380-4326
Email: pshirley@jfrealestate.com

Matt Funciello
Associate Real Estate Broker

Office: 315-472-2020 ext. 105
Cell: 315-430-1827
Email: mattf@jfrealestate.com



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The Atrium
2 Clinton Square, Suite 120
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Development Underway

250 Harrison was built in 1929 as a 110-room hotel. High Tide Capital, a development group from Bangor, Maine purchased the building in 2024. They have hired a local firm to build 35 apartments on floors 2-6 including 5 studios, 25 one-bedrooms and 5 two-bedrooms. Construction is expected to be completed Q2 2026. The popular Ale 'n' Angus restaurant will remain on the first-floor corner during renovations and beyond.



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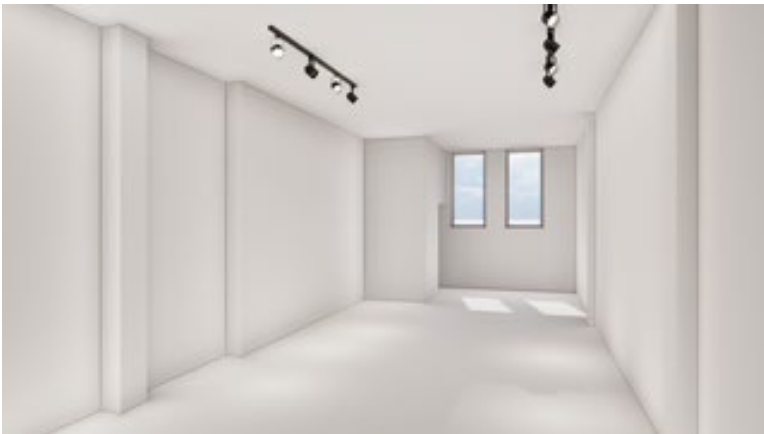
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Available Space Renderings



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Positioned in the center of economic activity

- 1) **MOST**- 35,000 square foot interactive exhibits to explore science and technology
- 2) **Landmark Theatre**- 3,000 seat historic theatre
- 3) **City Center**- \$40 million mixed use development (2023)
- 4) **Salt City Market**- 24,000 sf development with 10 food vendors and a grocery store (2021)
- 5) **Hotel Syracuse**- 261-room Marriott Hotel. \$76 million renovation (2016)
- 6) **Inspyre**- Innovation Hub and coworking space, top 5 largest incubator facilities in the country. \$32 million renovation (2025)
- 7) **War Memorial**- 7,000 seat multi-purpose venue, home to Syracuse Crunch
- 8) **Everson Museum**- Home to more than 10,000 works of American art
- 9) **Chimes Building**- 152-unit apartment development underway (2026)
- 10) **OnCenter**- A three-city-block facility for meeting, convention and event space
- 11) **STEAM School**- SCSD and BOCES classrooms. \$89 million renovation (2025)



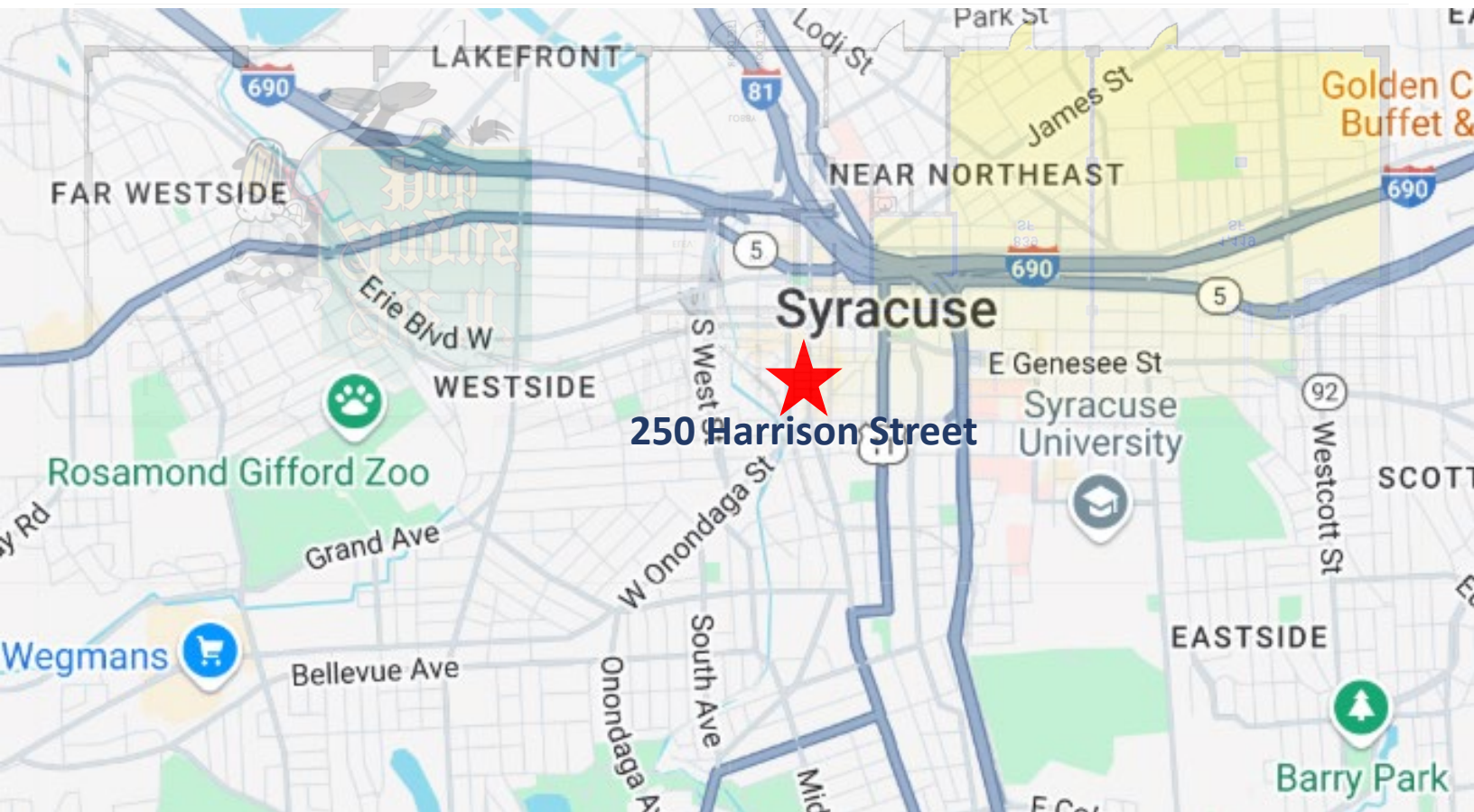
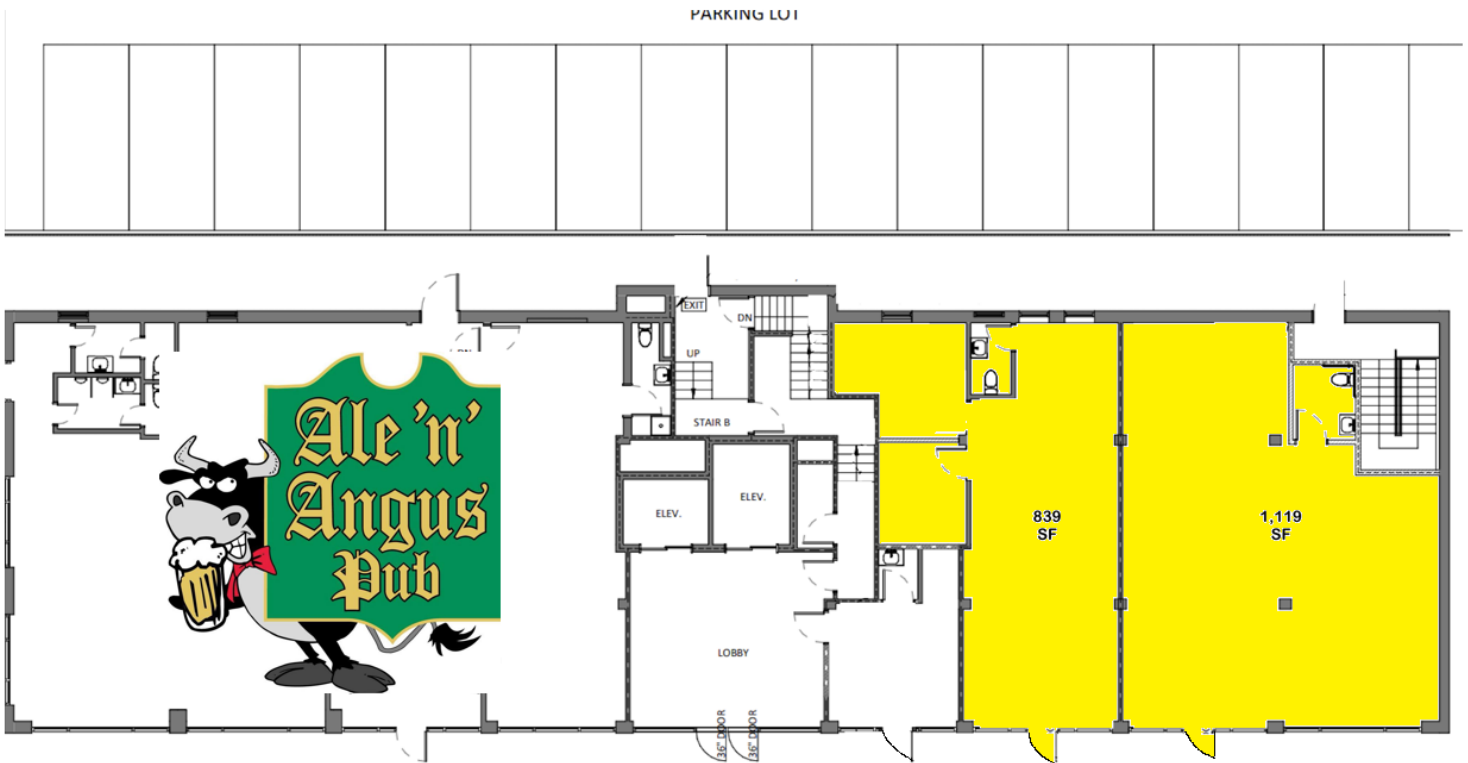
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