



**Atrium Building
Syracuse, NY**

Atrium Building- 2 Clinton Square

This 170,000 SF three story multi-tenanted building was built in 1975 and was home to the Syracuse Mall and Edwards Department Store. It has since been converted to Class A Office Space and is home to some of Syracuse's most successful organizations. Located immediately adjacent to Clinton Square Park, Tenants can enjoy the year-round entertainment that the Park has to offer. With three parking options all within one block, this building is a must-see for any office user looking to be Downtown.



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Lobby renovation completed in 2020

In Q4 2020, The Atrium Building owners spent \$1.7M on a complete Lobby renovation that transformed the core of the building. The renovation included removal of the escalators and replacement with new steel staircases, new ceiling tiles, new carpet flooring, new paint and a new elevator. In 2023, the owners added the finishing touch by installing new film along the glass perimeter walls for the entire floor.



Exterior Balcony and Building Signage Available



The owners have hired an architect to provide the following rendering of an exterior balcony facing Clinton Square Park. This could be negotiated into a Lease, and the outdoor component could separate this space from all other Class A spaces in the market! The Atrium logo signage also faces the park and could potentially be changed out for a building Tenants logo. This would provide incredible exposure to anyone driving downtown.

Atrium Building Amenities



Security Guard



Common Conference Room Available



On Site Restaurant

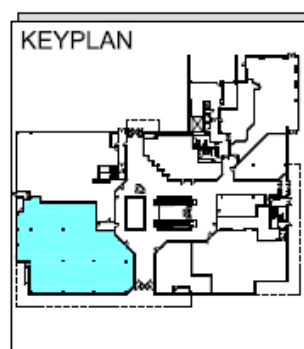
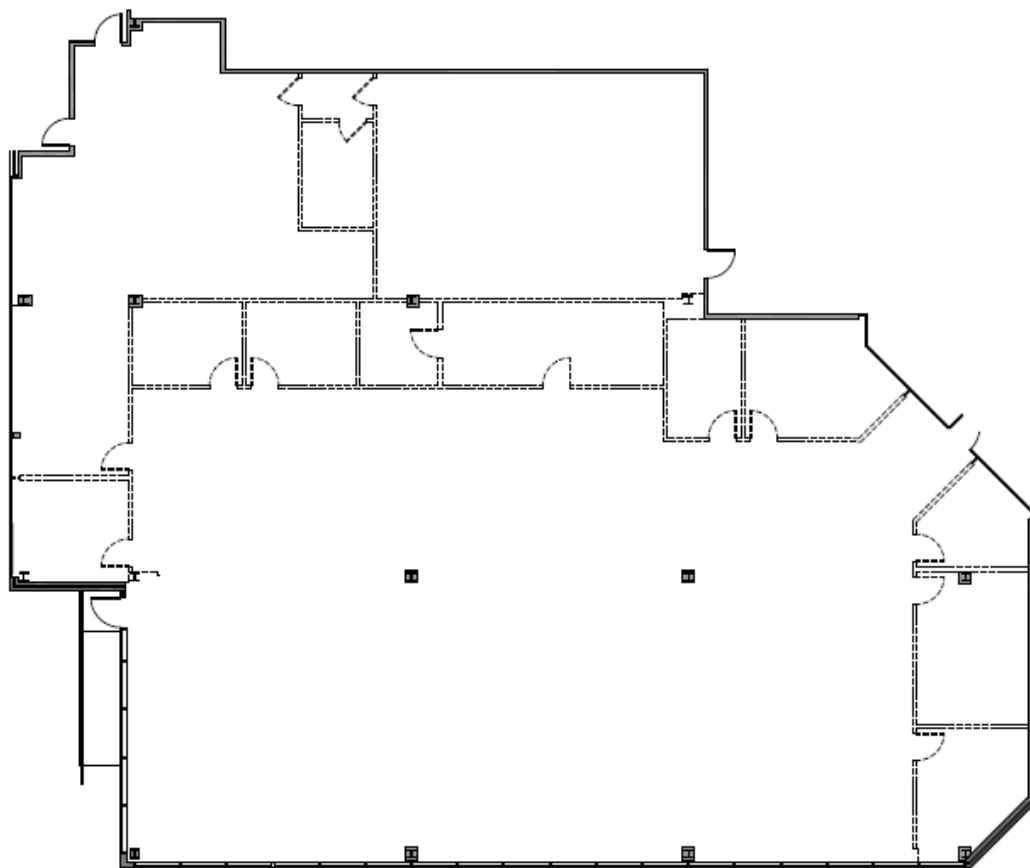


Parking Lot and Garage



Shared Seating Area

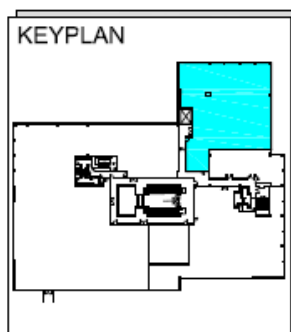
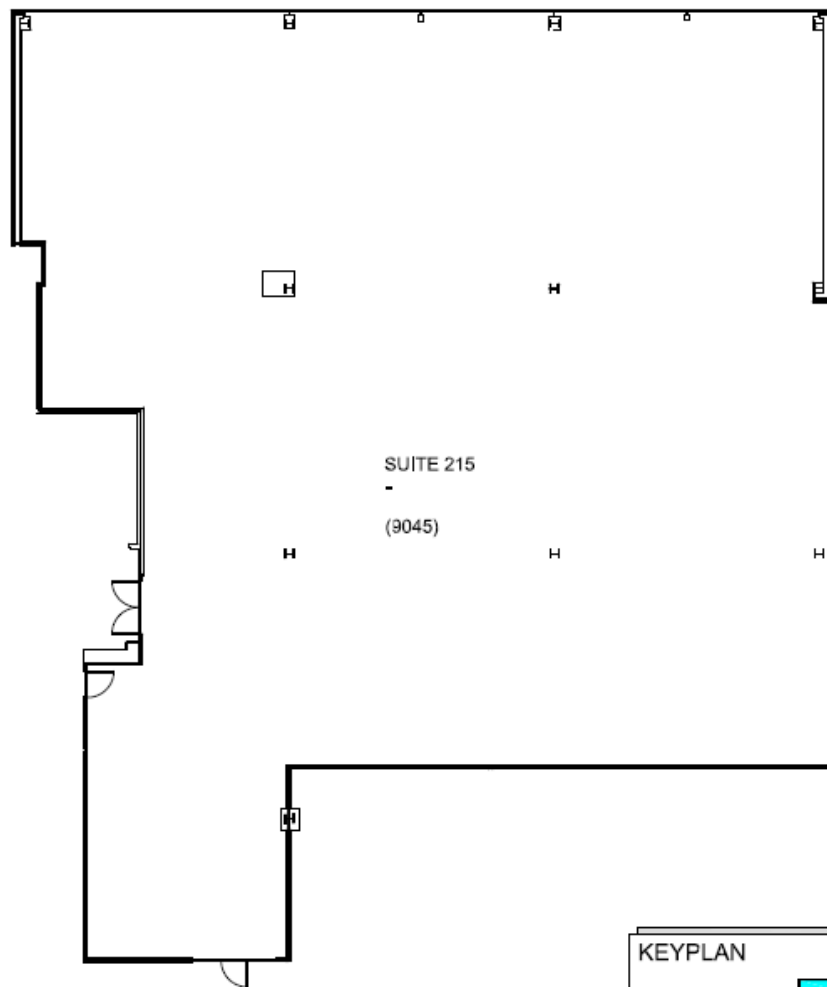




First Floor Availabilities

Suite 105

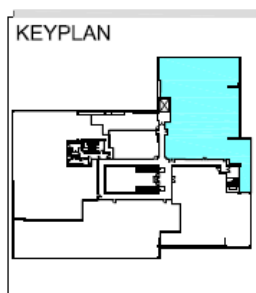
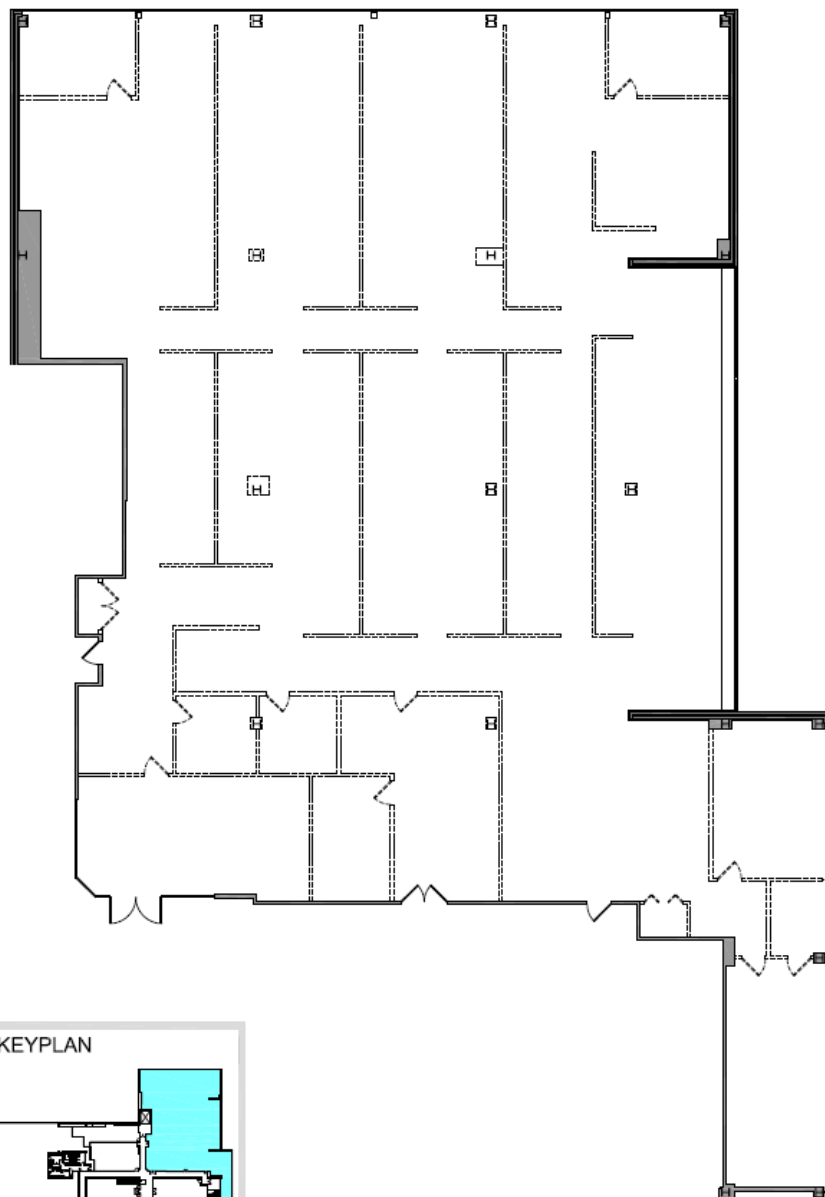
9,225 SF



Second Floor Availabilities

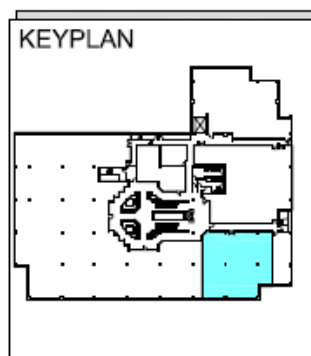
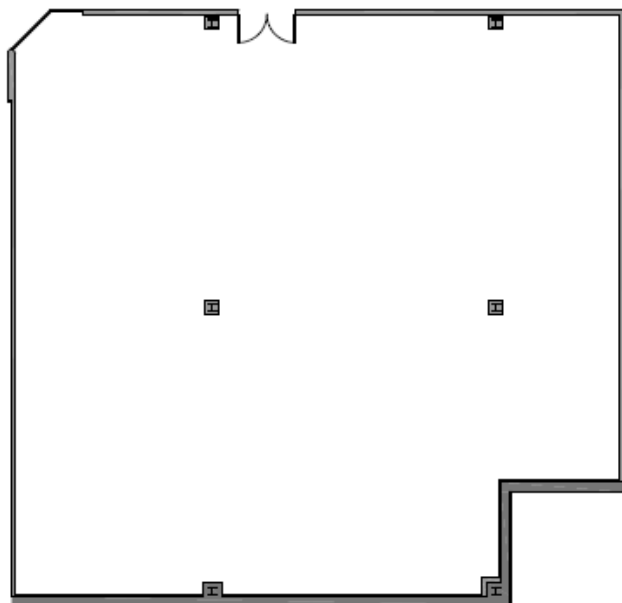
Suite 215

9,045 SF



Third Floor Availabilities

Suite 350	12,186 SF
Suite 325	1,989 SF



Lower Level Availabilities

Suite L50	8,511 SF
Suite L10	3,833 SF

- ESTATE**

 - 6.9 miles from Syracuse Hancock International Airport
 - 6.4 miles from Amazon Fulfillment Center
 - 13.9 miles from Micron Chip Fabrication Facility
 - 4.4 miles from LeMoyne College
 - 1.0 mile from Syracuse University
 - 1.8 miles from Destiny USA
 - 4.9 miles from Onondaga Community College
 - 1.3 miles from Crouse Hospital
 - 1.3 miles from SUNY Upstate Medical Center
 - 0.8 miles from St. Joseph's Hospital





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