



115 West Fayette Street, Syracuse, NY 13202  
 www.downtownsyracuse.com  
 315.422.8284

## 1<sup>st</sup> QUARTER 2014 ECONOMIC DEVELOPMENT REPORT

Summarized below are the 1<sup>st</sup> Quarter 2014 Economic Development Survey results for Downtown Syracuse. If you have any questions, please contact Adria Finch at (315) 470-1958 or [afinch@downtownsyracuse.com](mailto:afinch@downtownsyracuse.com).

### PRODUCT SUMMARY

		Class A*	Class B	Class C	Armory Square	Retail
Leased (sf)		2,339,707	2,119,218	230,026	213,250	601,627
Sublet (sf)		47,635	0	0	0	7,749
Available (sf)		296,205	399,081	125,326	18,222	203,607
Total (sf)		2,683,547	2,518,299	355,352	231,472	812,983
Occupancy		88.96%	84.15%	64.73%	92.13%	74.96%
Vacancy		11.04%	15.85%	35.27%	7.87%	25.04%
Change in Vacancy	Quarter	(1.26%)	(6.53%)	2.01%	(1.57%)	3.73%
	Year to Date	(1.26%)	(6.53%)	2.01%	(1.57%)	3.73%
Net Absorption (sf)	Quarter	33,779	(8,988)	0	0	(7,936)
	Year to Date	33,779	(8,988)	0	0	(7,936)

\* Class A buildings include 414,892 sf in Franklin Square

### SUMMARY BY USE

#### Class A\*

- This group consists of 22 properties representing over 2.6 million sf of office space.
- The vacancy rate decreased 1.26% this quarter, from 12.30% at the close of the 4<sup>th</sup> Quarter 2013 to 11.04% at the close of the 1<sup>st</sup> Quarter 2014.
- Buildings with the largest amount of office space available are AXA Towers (90,207 sf) and One Park Place (45,000 sf).

- Tenant activity this quarter includes: Centerstate CEO absorbed 13,500 sf in the Pike Block, 115 W. Fayette Street; The Tech Garden absorbed 4,500 sf in AXA Towers, 100 Madison Street; Pioneer Companies absorbed 1,712 sf in Washington Station, 333 West Washington Street; SUNY Oswego Metro Center absorbed 2,000 sf and Fair Health vacated 8,600 sf in the Atrium Building, 2 Clinton Square.
- Rent Range = \$15.50 to \$21.00 psf; Average rent = \$18.15 psf

### Class B

- This group consists of 41 properties representing over 2.5 million sf of office space.
- The vacancy rate decreased 6.53% this quarter, from 22.38% at the close of the 4<sup>th</sup> Quarter 2013 to 15.85% at the close of the 1<sup>st</sup> Quarter 2014.
- Buildings with the largest amount of office space available are the 500 Building (60,733 sf) and Onondaga Tower (45,000 sf).
- Total Class B space decreased due to the reclassification of 223,695 sf of office space in the former Sibley's building; 201 East Jefferson Street; and 572 S. Salina Street as a result of building development plans.
- Tenant activity this quarter includes: Christopher & McQuillan absorbed 6,650 in 430 Park Plaza, 430 E. Genesee Street; Ticor vacated 3,112 sf in 201 E. Jefferson Street; Centerstate CEO vacated 24,000 sf in 572 S. Salina Street.
- Rent Range = \$9.00 to \$18.00; Average rent = \$13.16 psf

### Class C

- This group consists of 35 properties representing over 350,000 sf of office space.
- The vacancy rate increased 2.01% this quarter from 33.26% at the close of 4<sup>th</sup> Quarter 2013 to 35.27% at the close of 1<sup>st</sup> Quarter 2014.
- Buildings with the largest amount of office space available are 351 S. Warren Street (25,000 sf) and the 499 Building (21,000 sf).
- Total Class C space decreased due to the reclassification of 36,800 sf of office space in 235 E. Water Street and Herald Commons.
- Rent Range = \$3.75 to \$14.40 psf; Average rent = \$10.46 psf

### Class AS (Armory Square)

- This group represents all buildings within the Armory Square district, consisting of 23 occupied properties representing over 231,000 sf of office space.
- The vacancy rate decreased 1.57% this quarter from 9.44% at the close of 4<sup>th</sup> Quarter 2013 to 7.87% at the close of the 1<sup>st</sup> Quarter 2014.
- Buildings with the largest amount of office space available are the Millpond Landing Building (8,222 sf) and the Seneca Building (4,000 sf.)
- Total AS space decreased due to the reclassification of 4,000 sf of office space in 321 S. Clinton Street.
- Rent Range = \$6 to \$16 psf; Average rent = \$12.09 psf

### Retail

- Retail space in downtown Syracuse accounts for over 812,000 sf of property.
- The vacancy rate increased 3.73% this quarter from 21.31% at the close of 4<sup>th</sup> Quarter 2013 to 25.04% at the close of 1<sup>st</sup> Quarter 2014.
- Total retail space increased due to the reclassification of 28,526 sf of space in the former Sibley's building and 321 S. Clinton Street.
- New businesses this quarter include: Jimmy John's (105 W. Fayette Street); Bamboo House (252 W. Genesee Street); The Square Deli and Tobacco (317 W. Fayette Street); Cugini Pizza (230 W. Genesee Street); Vibez (318 E. Fayette Street)
- Closed businesses this quarter include: Chicken Palace (207 E. Jefferson Street); Elsbeth Rose (191 Walton Street); Eva's Boutique (266 W. Jefferson Street); The Taste (318 E. Fayette Street)

For more information on real estate in Syracuse's Central Business District, please visit:

<http://www.downtownsyracuse.com/business/real-estate/>