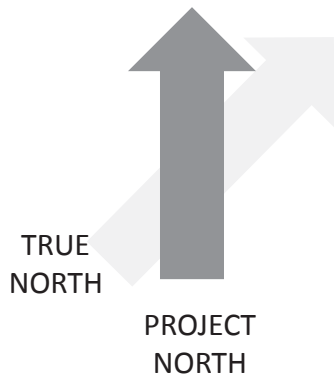




The **NEW** Inner Harbor... Underway !!!

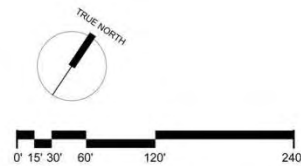


Architects: QPK Design & Dalpos Architects
Rendering: Spine 3D



KEY

1. MIXED-USE RETAIL / RESIDENTIAL
2. MIXED-USE RETAIL / RESIDENTIAL
3. LUXURY APARTMENTS - PARKVIEW
4. LUXURY APARTMENTS – WATERFRONT
5. RETAIL
6. MIXED-USE RETAIL / OFFICE
7. RETAIL / RESTAURANT
8. STARWOOD HOTELS
ALOFT & ELEMENT
9. WATERFRONT RESEARCH & EDUCATIONAL CENTER
SUNY ESF • ONONDAGA COMMUNITY COLLEGE • LEMOYNE
10. HARBOR MASTER'S HOUSE
11. MIXED-USE



NOVEMBER 14, 2014



INNER HARBOR DEVELOPMENT

SYRACUSE, NEW YORK

108,000 SF

CLASS A OFFICE

224,000 SF

RETAIL / RESTAURANTS

400+

RESIDENTIAL UNITS

34,000+ SF

EDUCATIONAL

1.2M SF

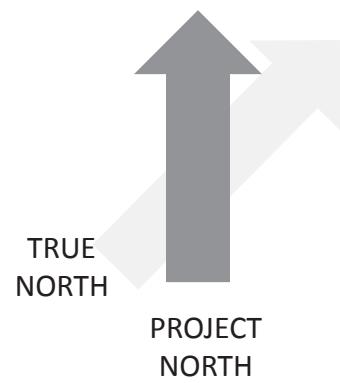
CONSTRUCTION

\$350M

INVESTMENT



INNER HARBOR BY THE NUMBERS



1

SUMMARY PER BUILDING

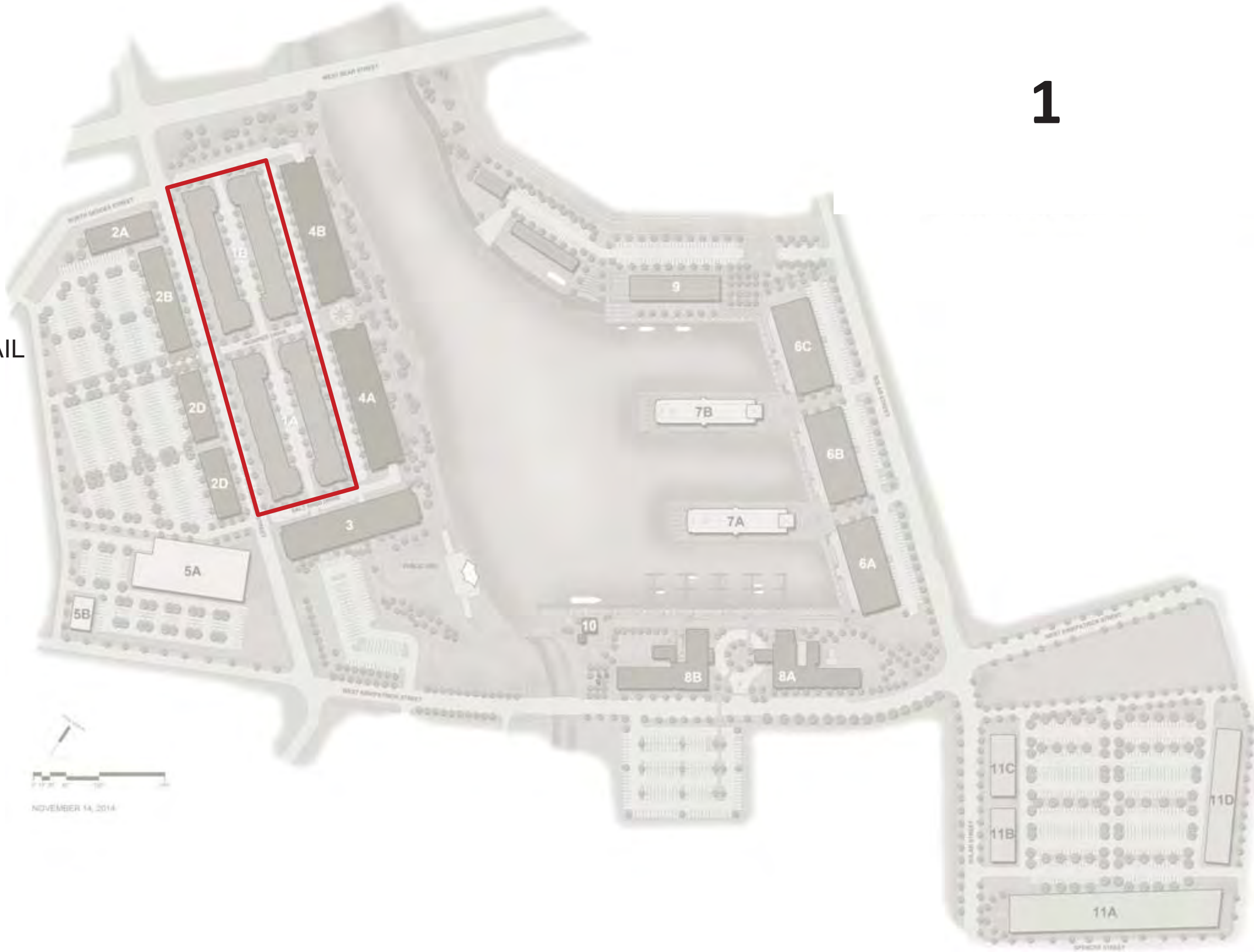
4 STORY
MIXED-USE APARTMENTS / RETAIL

185,000 Gross Square Feet
In 2 building per block

40,550 SF street level retail

108 Apartments in 3 upper floors
3 levels residential
43 1 bedroom units 855 SF typical
64 2 bedroom units 1,025 SF typical

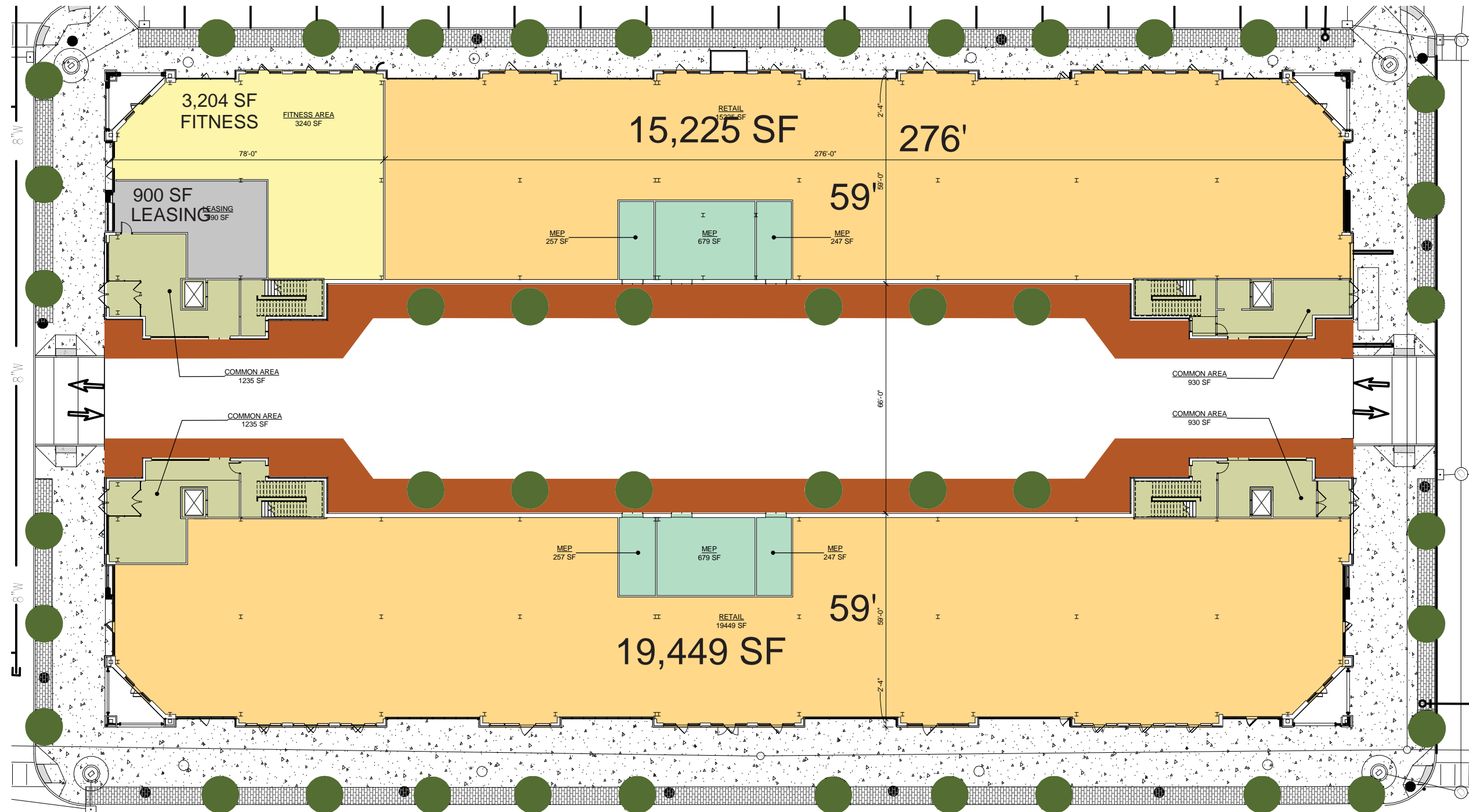
- Amenities:
- Common Laundry
 - Fitness Center
 - Rooftop terrace
 - Secure Lobby
 - Adjacent off-street parking



VAN RENSSELEAR EAST MIXED-USE
INNER HARBOR DEVELOPMENT







GROUND FLOOR AREAS

720 VAN RENSSELAER ST.

SYRACUSE, NY 13204

Sheet Number:
Sheet Name:
Scale:
Date:

1.1
GROUND FLOOR AREAS
1/16" = 1'-0"
11/14/14



| UNIT SUMMARY | |
|-----------------------------|------------------|
| (36) 1 BEDROOM UNITS | 765 SF TYPICAL |
| (12) 1 BEDROOM UNITS W/ DEN | 879 SF TYPICAL |
| (60) 2 BEDROOM UNIST | 1,077 SF TYPICAL |
| 108 APARTMENTS TOTAL | |



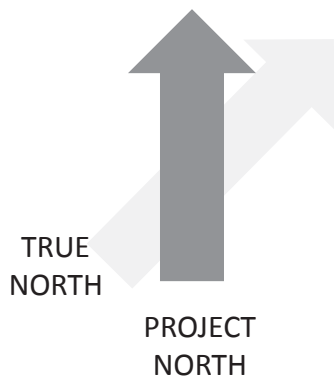
101 N. Clinton St. Suite 300
Syracuse, New York 13202
T. 315 422 0201
F. 315 422 0776
www.dalpos.com



540 Towne Drive
Fayetteville, New York 13066
T. 315 663 2100
F. 315 663 2109
www.corcompanies.com

2ND FLOOR AREAS
720 VAN RENSSELAER ST.
SYRACUSE, NY 13204

Sheet Number: 1.2
Sheet Name: 2ND FLOOR AREAS
Scale: As indicated
Date: 11/14/14



2

SUMMARY PER BLOCK

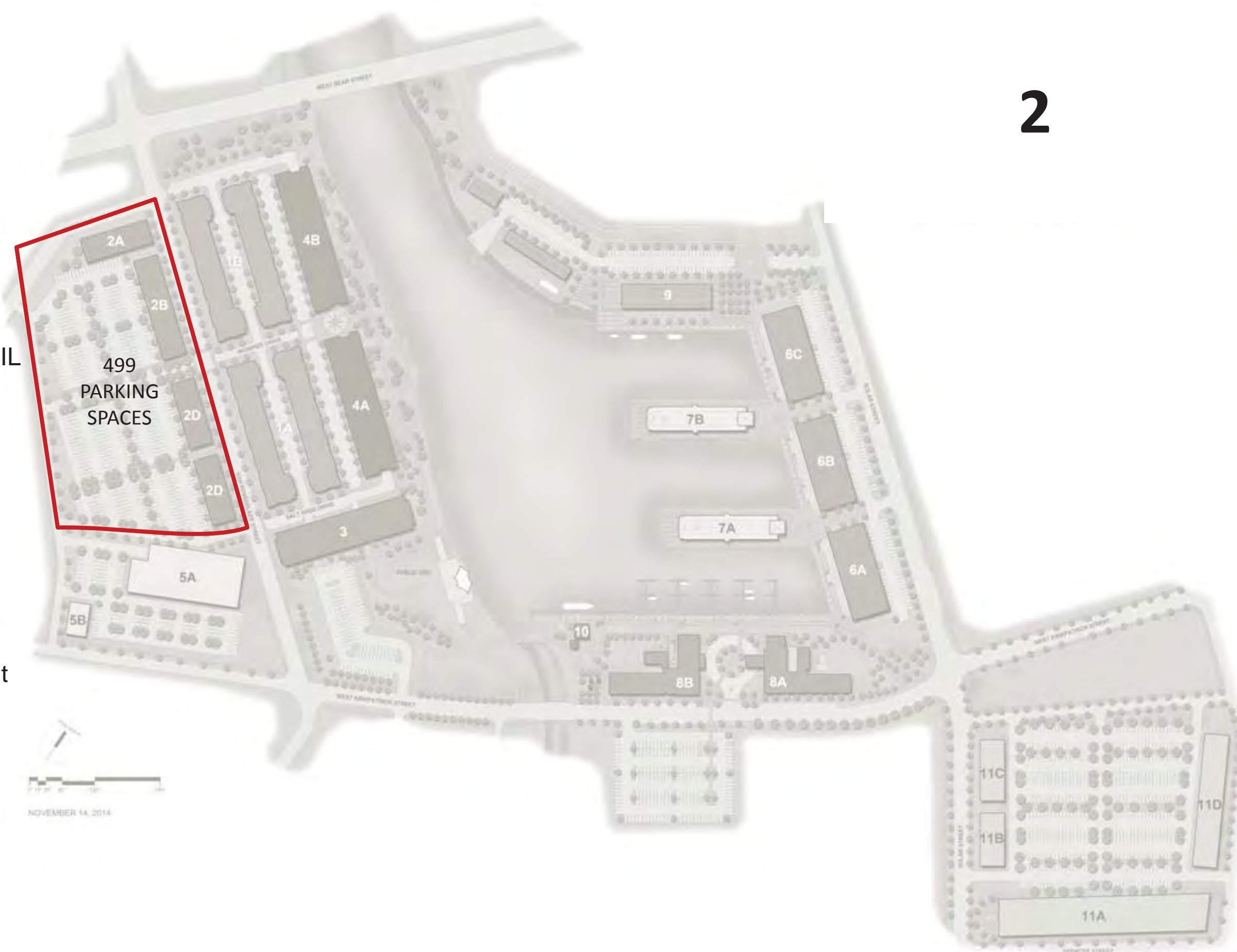
3 STORY
MIXED-USE APARTMENTS / RETAIL
4 BUILDINGS

±135,000 Gross Square Feet

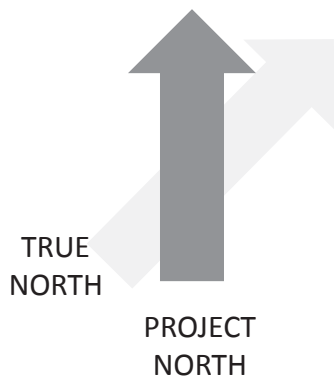
±40,500 SF street level commercial
9,000 SF – 13,500 SF per building

±88 Apartments in 2 upper floors

±500 Public parking spaces adjacent



VAN RENSELEAR WEST MIXED-USE & PUBLIC PARKING



3+4

SUMMARY PER BUILDING

4 STORY APARTMENTS WITH INTERNAL PARKING

TYPE 4, WATERFRONT

110,115 GSF

4 stories; 1 level parking, 3 levels residential

96 covered secure parking spaces

48 Apartments

20 1 BR/Den units 1,086 SF typical

28 2 bedroom units 1,620 SF typical

AMENITIES

Indoor Parking, 2 spaces per unit, on site

In-unit Laundry

Guest half bath typical

Direct water view – 30 units

Rooftop terrace – 18 units

Secure lobby

Fitness Center

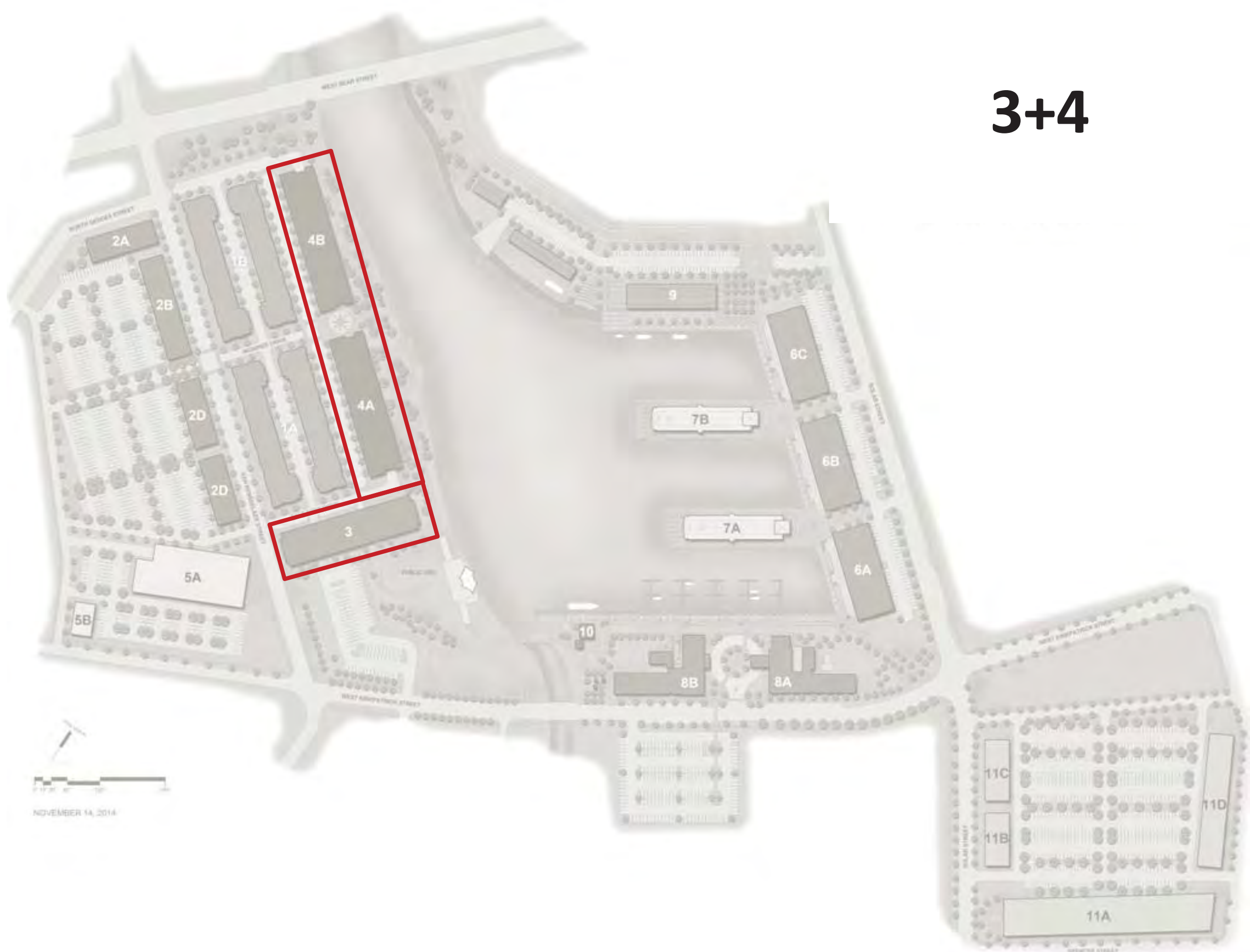
TYPE 3 – SIMILAR, PARKVIEW

±82,500 GSF

4 stories; 1 level parking, 3 levels residential

±72 covered secure parking

±36 Apartments



WATERFRONT LUXURY APARTMENTS

INNER HARBOR DEVELOPMENT



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SYRACUSE, NY

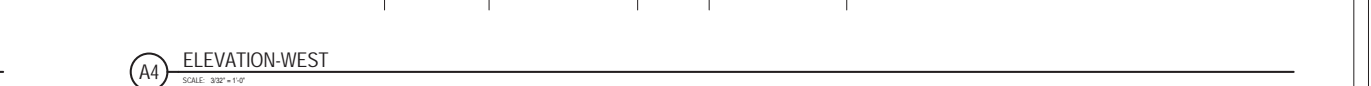
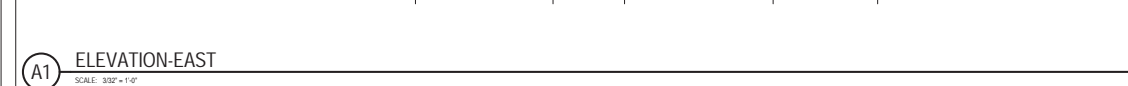
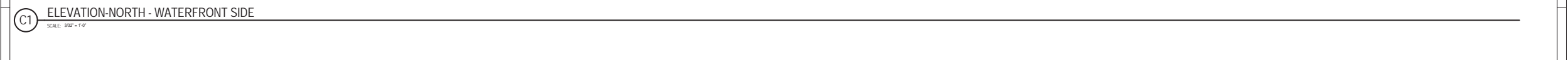
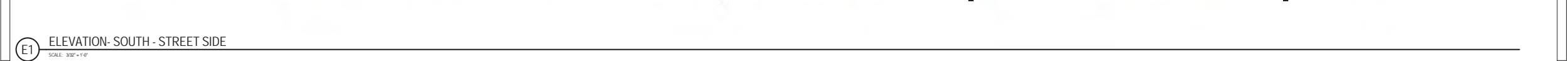
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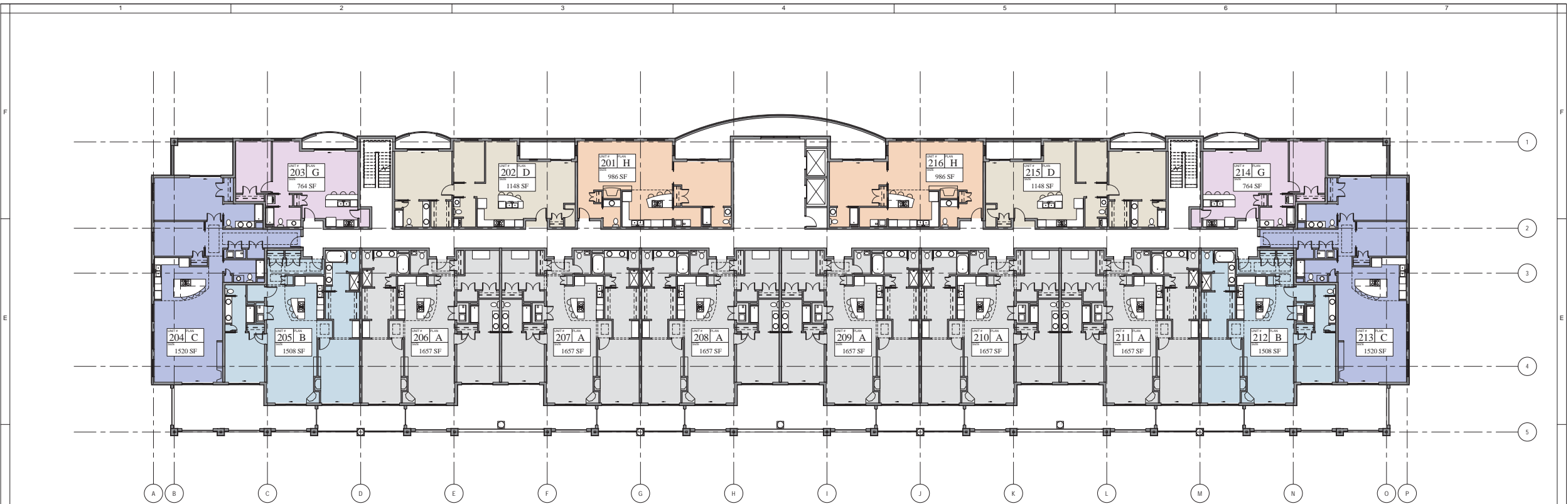
| PROJECT | STATUS |
|---------|--------|
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|-----------------------|
| P R O J E C T N U M |
| 210280.07 |
| D A T E |
| AUGUST 21, 2014 |
| S H E E T T I T L E |

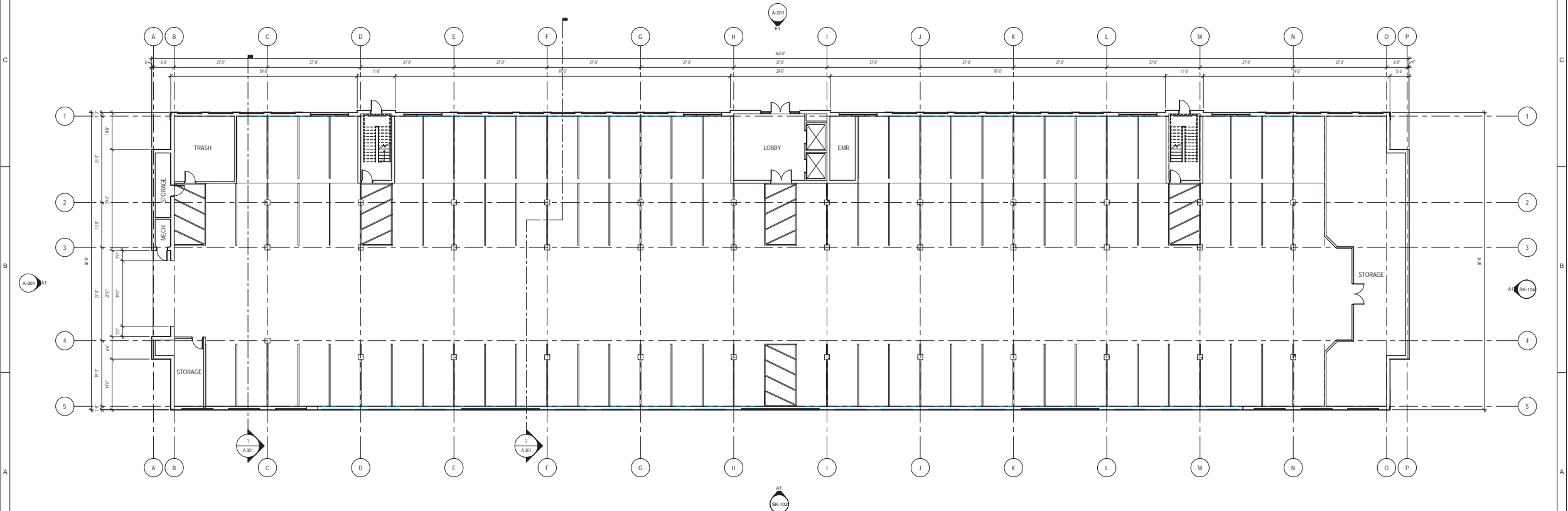
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A-201





D1 FLOOR PLAN - LEVEL 2
SCALE: 3/32" = 1'-0"



A1 FIRST FLOOR PLAN - GROUND LEVEL
SCALE: 3/32" = 1'-0"



**QPK
DESIGN**
ARCHITECTURE
ENGINEERING
SITE & PLANNING

450 SO. SALINA ST. PO BOX 29
SYRACUSE, NEW YORK 13201-0029
TEL: 315.472.7800 FAX: 315.472.7800

NOT FOR CONSTRUCTION

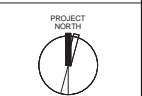


**INNER HARBOR
REDEVELOPMENT**

COR DEVELOPMENT

SYRACUSE, NY

PROJECT STATUS



| REVISIONS |
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PROJECT NUM

210280.07

D A T E

AUGUST 21, 2014

SHEET TITLE

**FLOOR PLAN-
GROUND & 2ND
LEVEL**

A-101



QPK
DESIGN
ARCHITECTURE
ENGINEERING
SITE & PLANNING

450 SO. SALINA ST. PO BOX 29
SYRACUSE, NEW YORK 13207-0029
TEL 315.472.7800 FAX 315.472.7800

NOT FOR CONSTRUCTION



INNER HARBOR
REDEVELOPMENT

COR DEVELOPMENT

SYRACUSE, NY

PROJECT STATUS



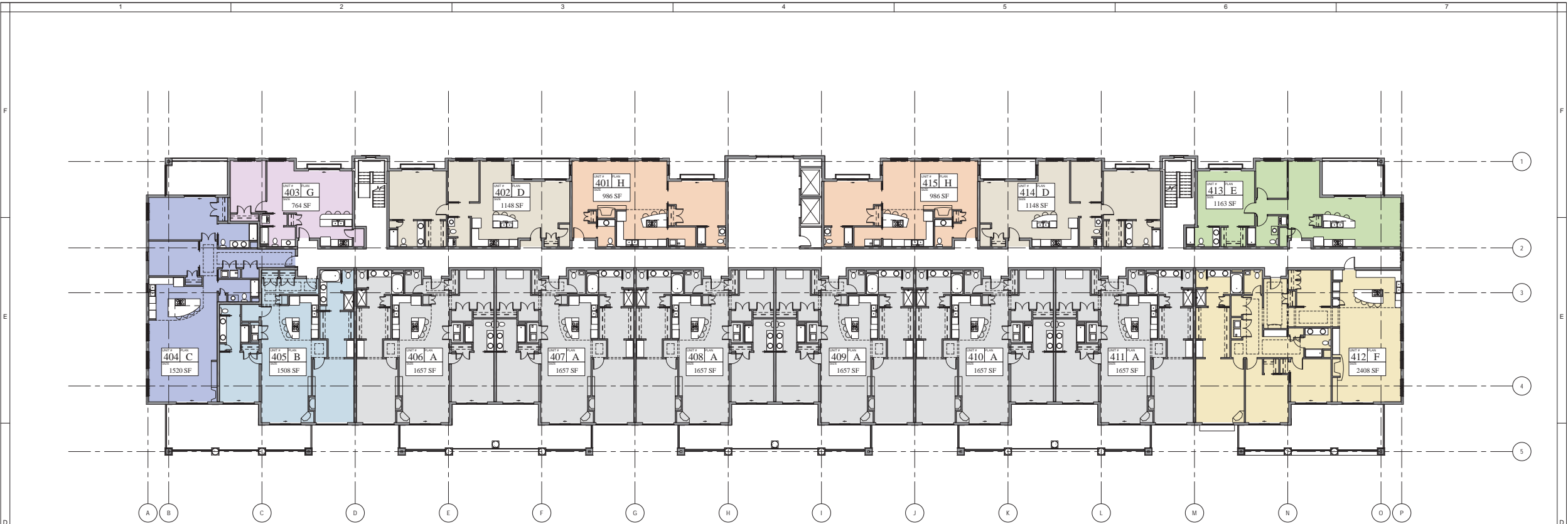
| REVISIONS |
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PROJECT NUM
210280.07

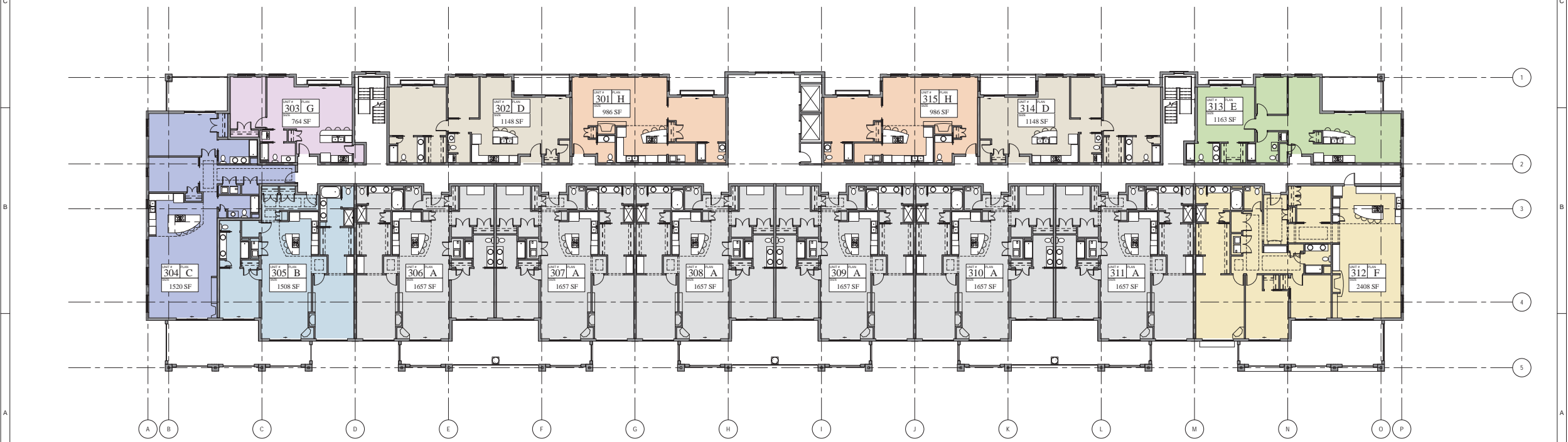
DATE
AUGUST 21, 2014

SHEET TITLE
FLOOR PLAN - 3RD &
4TH LEVELS

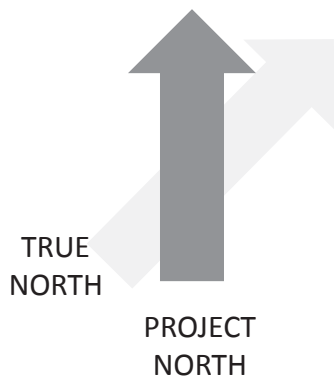
A-102



D1 FLOOR PLAN LEVEL 4
SCALE: 3/32" = 1'-0"



A1 FLOOR PLAN - LEVEL 3
SCALE: 3/32" = 1'-0"



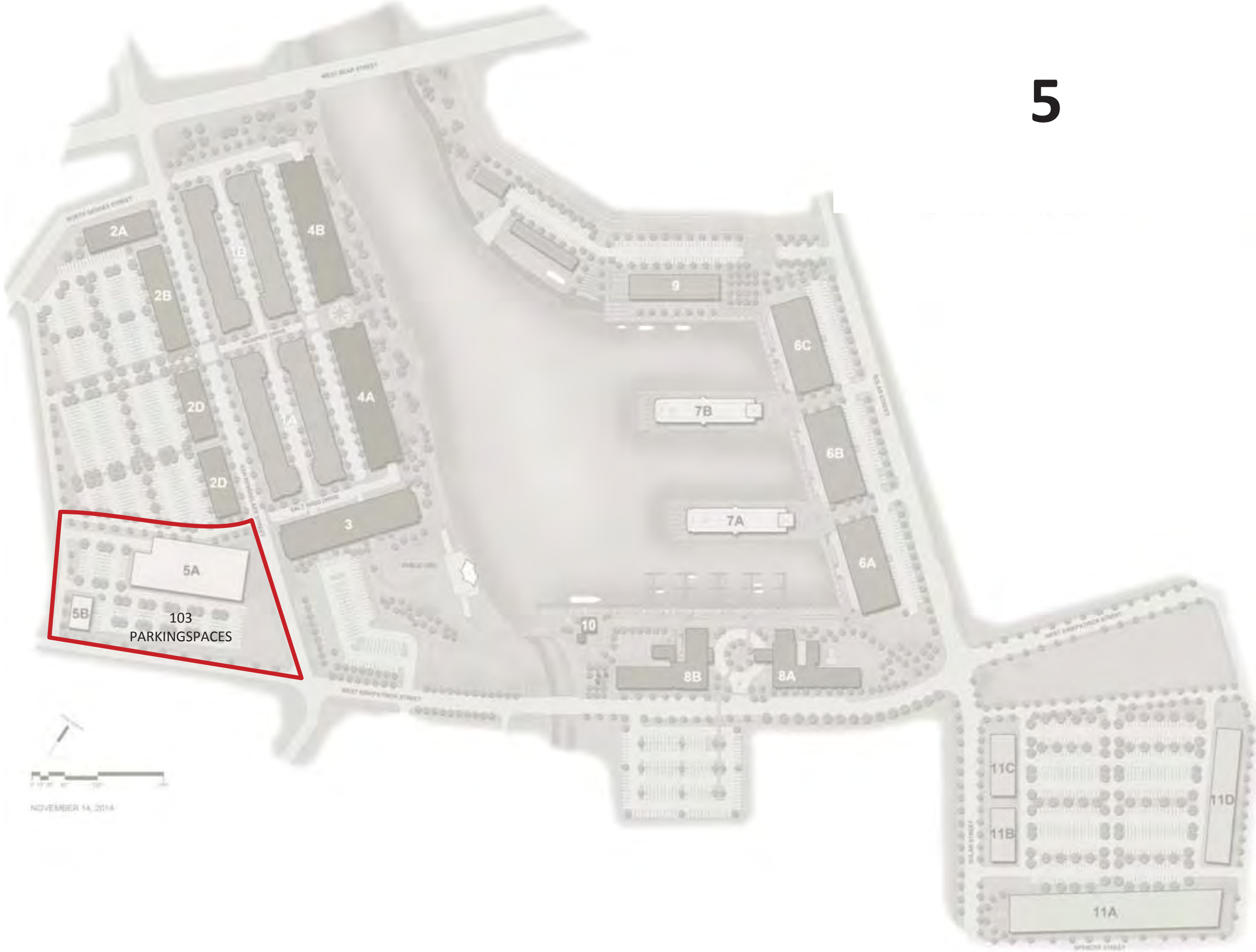
5

SUMMARY PER BLOCK

1STORY RETAIL
2 buildings

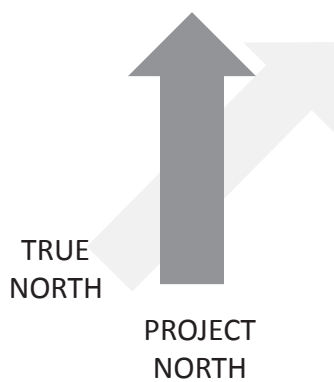
±30,000 Gross SF
±4,000 Gross SF

On-Site Parking ± 103 spaces



WATERFRONT LUXURY APARTMENTS

INNER HARBOR DEVELOPMENT



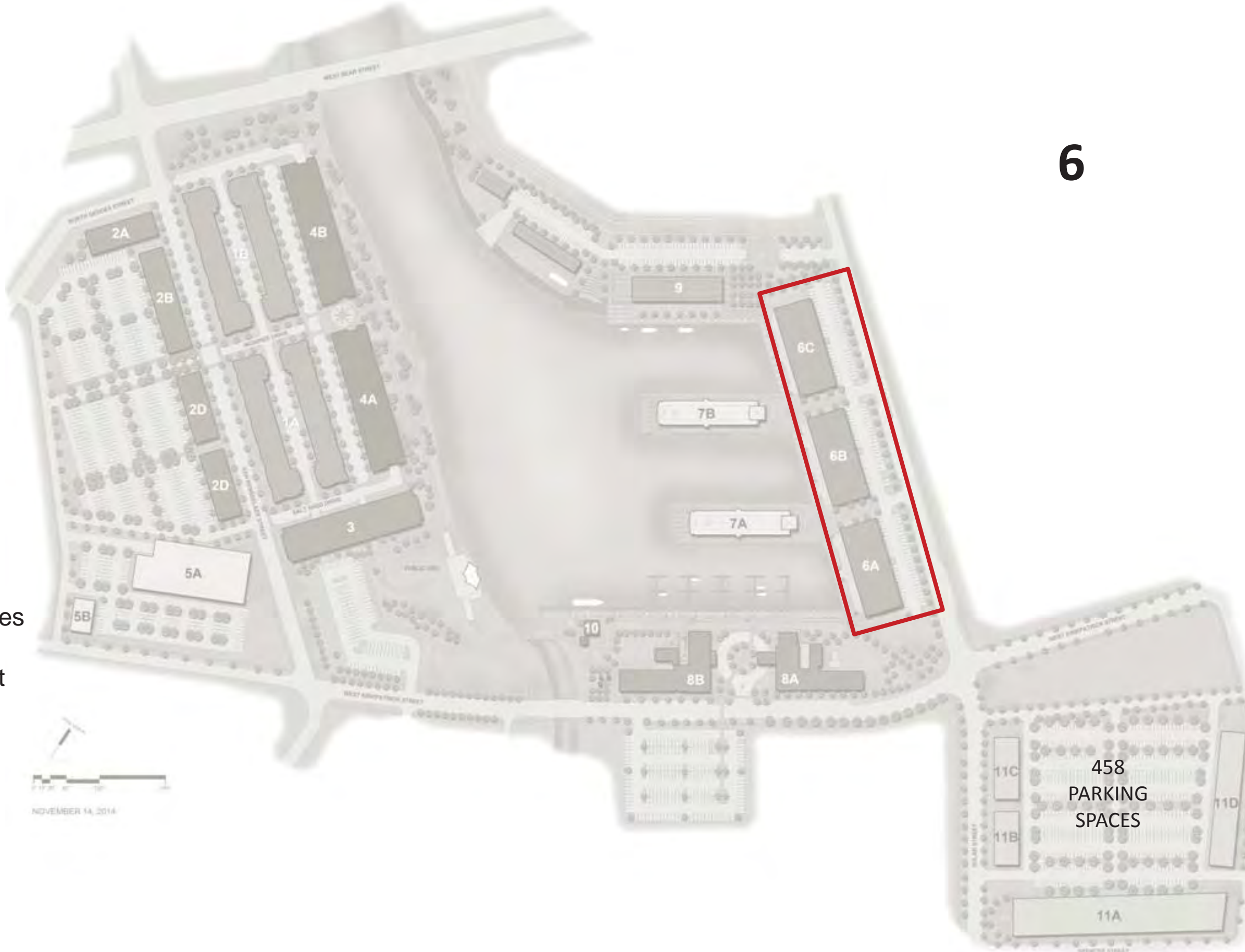
SUMMARY PER BUILDING

3 STORY
MIXED-USE RETAIL / OFFICE
50,770 Gross SF per building

13,600 SF street level Retail
31,195 SF upper 2 floors office
±15,000 SF/Floor

Parking required: 104 spaces
Parking available on site: ± 50 spaces

Additional parking 1 block southeast
458 public parking spaces



SOLAR STREET MIXED-USE
INNER HARBOR DEVELOPMENT



INNER HARBOR DEVELOPMENT, SYRACUSE NEW YORK
CONCEPT SKETCH • SOLAR STREET MIXED USE RETAIL / OFFICE

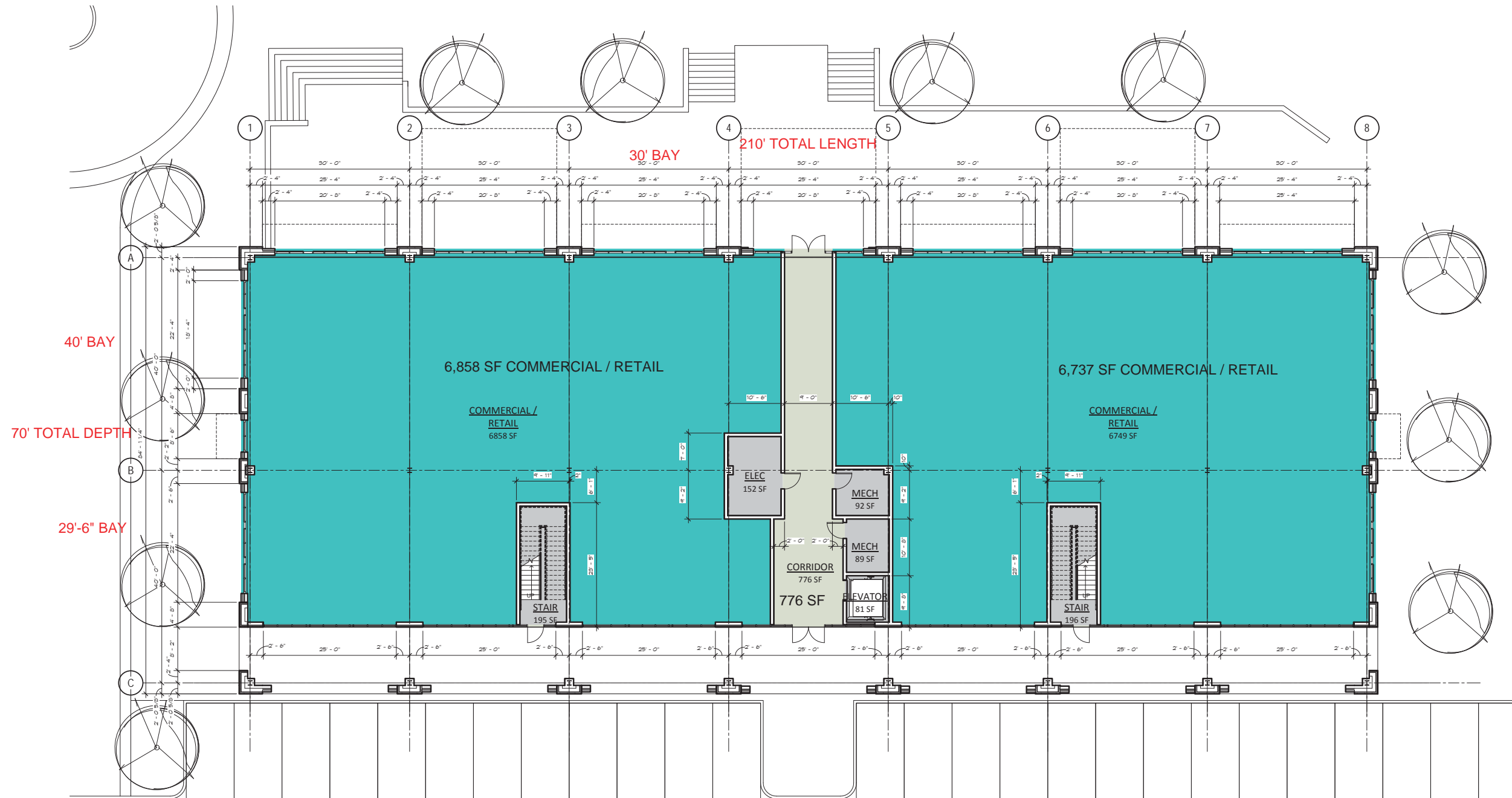


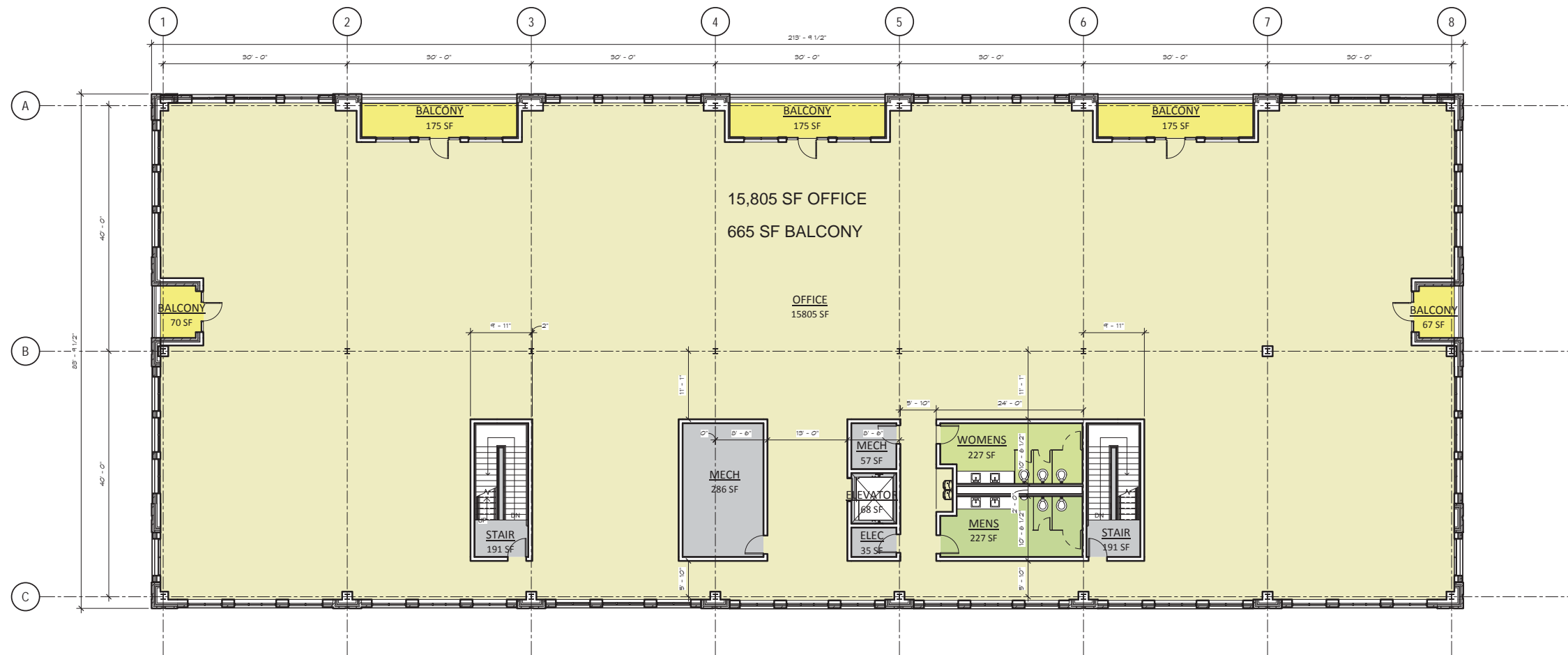
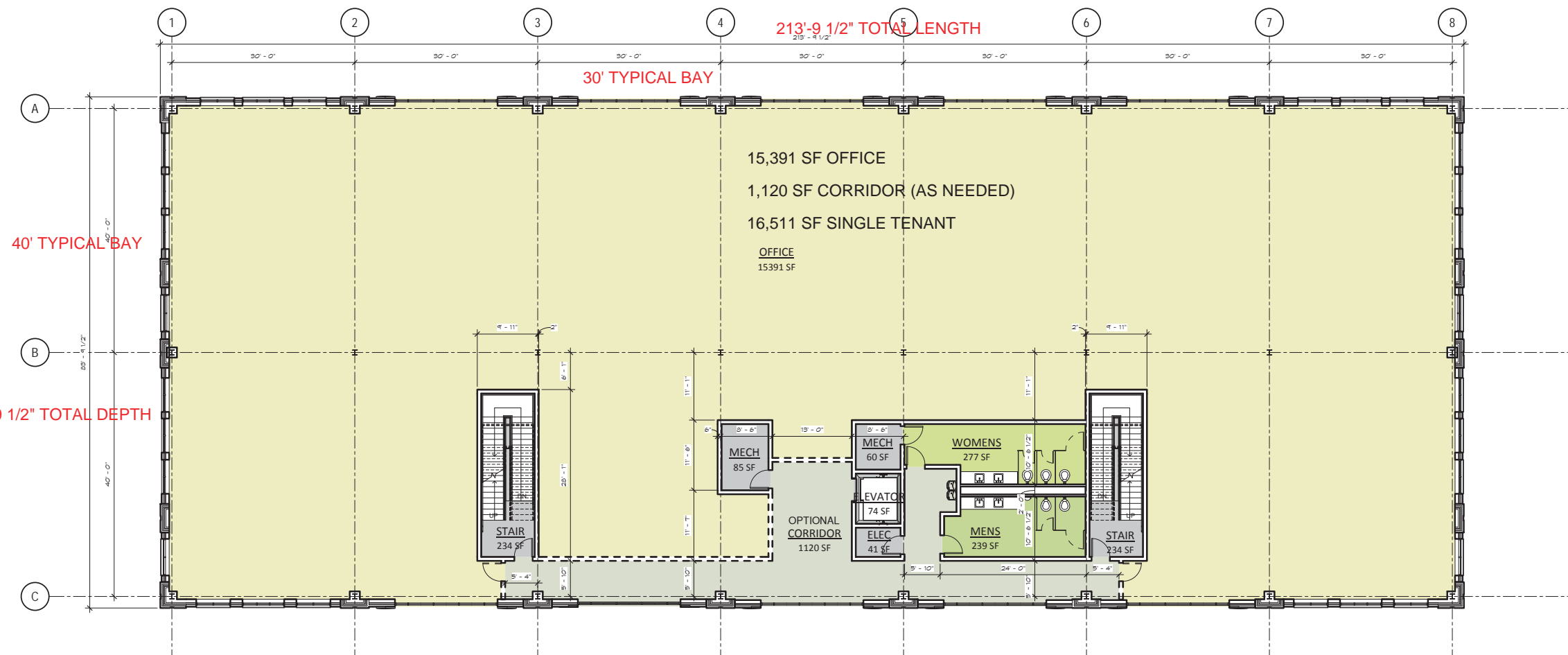
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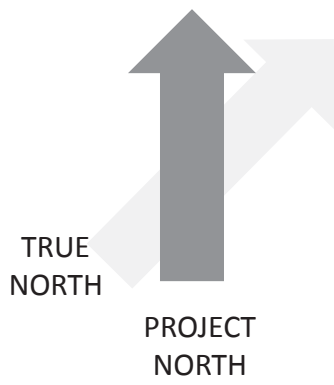
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|-------------|--------------|
| DRAWN BY: | JNJ |
| CHECKED BY: | JRP |
| PROJ. NO.: | 12102 |
| DATE: | 02/17/14 |
| SCALE: | 1/8" = 1'-0" |
| TITLE: | |

LEVEL ONE LEASE PLAN

L 1



[illegible]



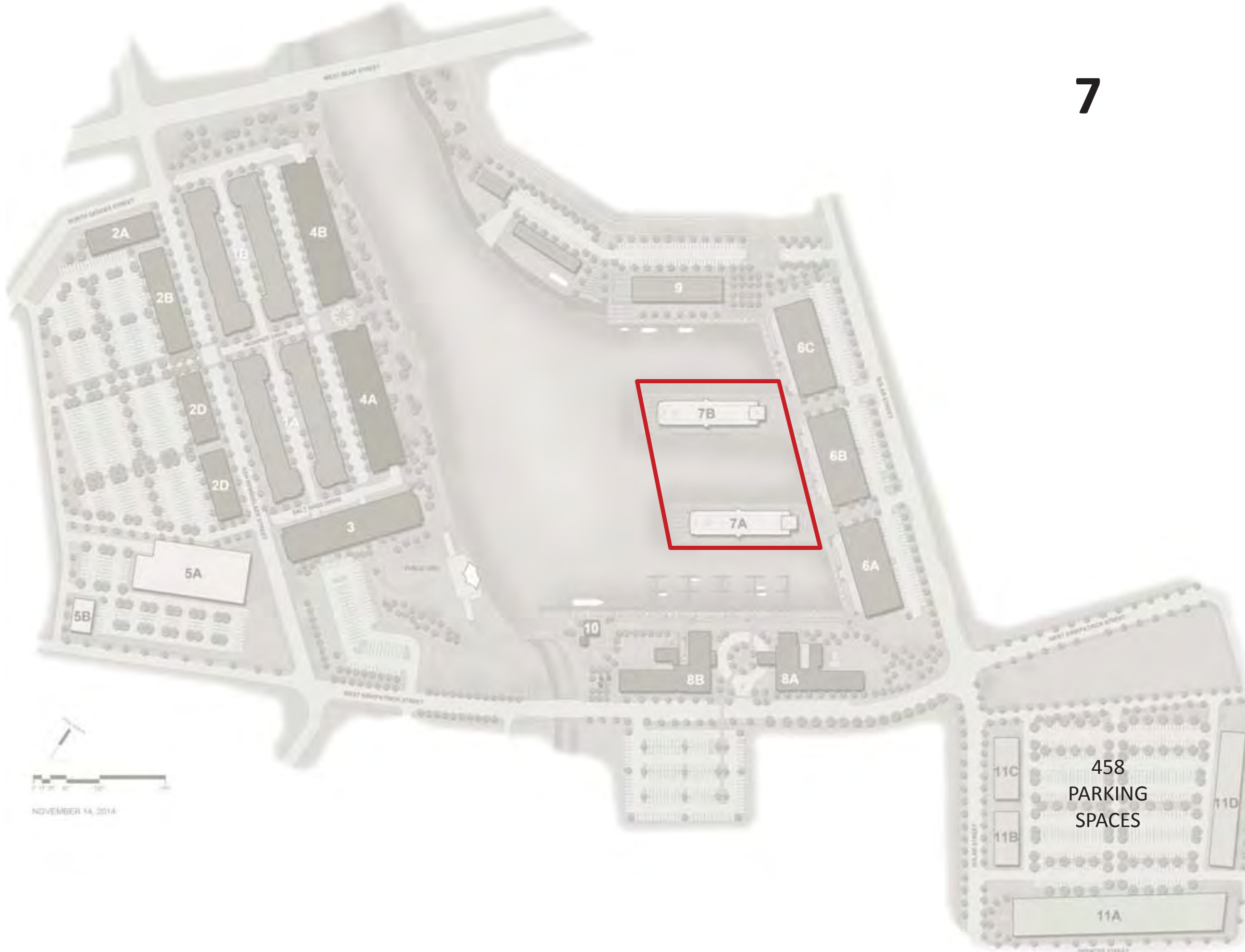
SUMMARY PER BUILDING

1 STORY
RETAIL / RESTAURANTS

12,400 GSF
1 level retail/restaurant

Parking required: 36 spaces

Parking available 1 block southeast
458 public parking spaces



PIER RESTAURANTS
INNER HARBOR DEVELOPMENT



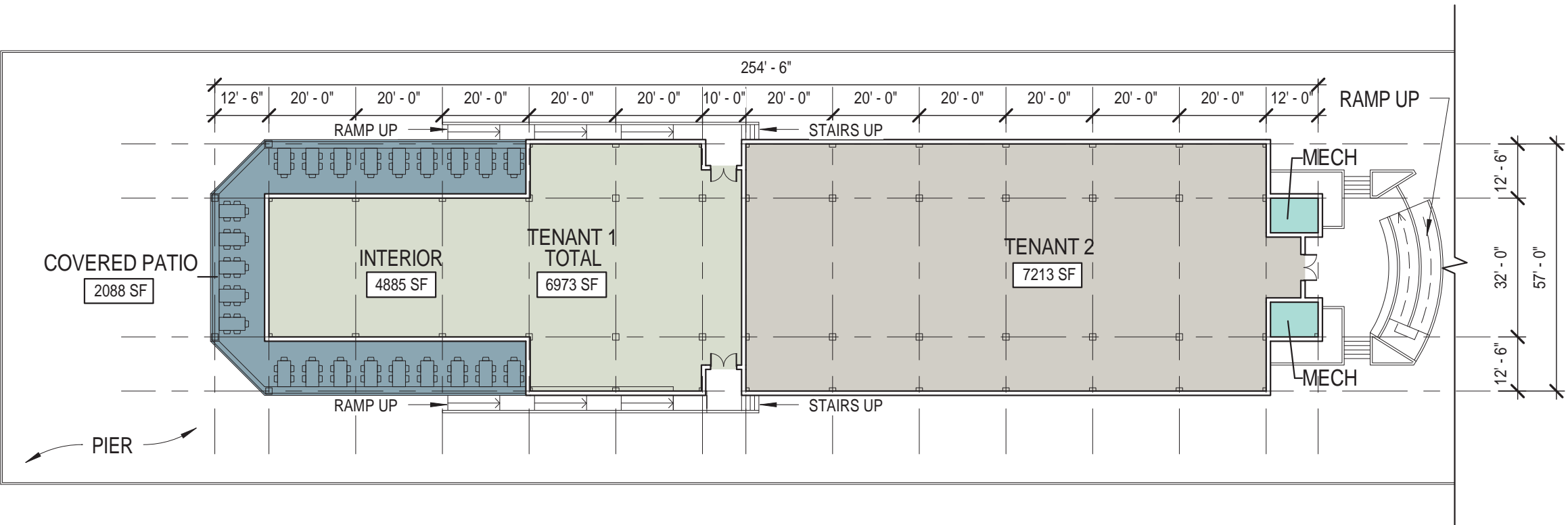
RENTABLE SPACE:

GROSS SQUARE FOOTAGE

GROUND FLOOR: 12,435 SF
TOTAL GSF: 12,435 SF

GROSS LEASABLE AREA

RETAIL GLA - GROUND FLOOR: 14,186 SF
TENANT 1 (INCLUDES OUTDOOR PATIO) 6,973 SF
TENANT 2 7,213 SF



A1 PLAN - GROUND FLOOR
SCALE: 1" = 30'-0"

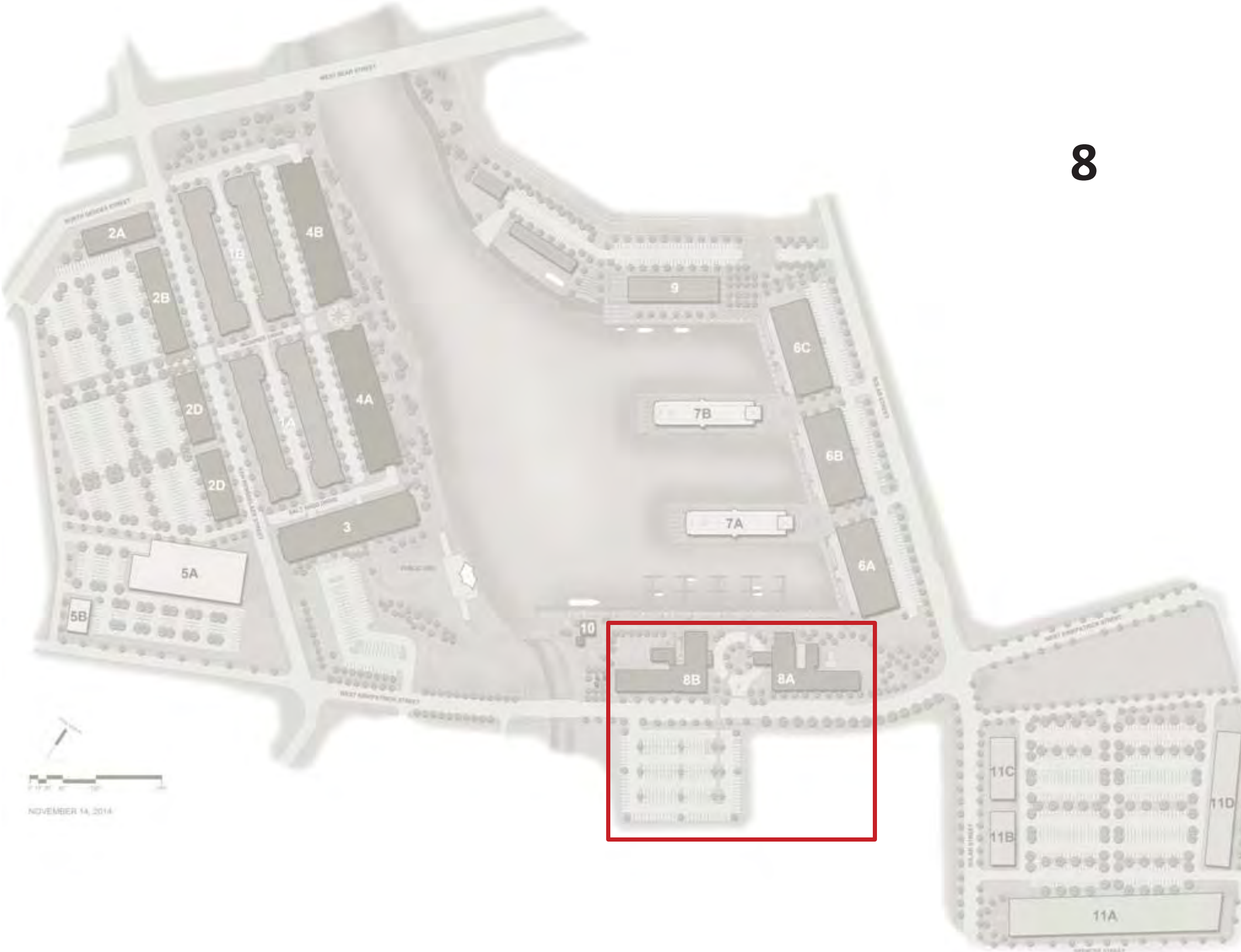
| | |
|---|--------------------|
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| INNER HARBOR REDEVELOPMENT | |
| SYRACUSE, NY | |
| RFI: | |
| CCD: | |
| ASI: | |
| PR: | |
| CO: | |
| NUM: | |
| PROJECT NO: | 210280.08 |
| DATE: | 09/05/14 |
| SHEET TITLE: | CONCEPT FLOOR PLAN |
| T-1 | |

SUMMARY PER BUILDING

134 KEY STARWOOD
Aloft Hotel
Select Service



123 KEY STARWOOD
Element Hotel
Extended Stay

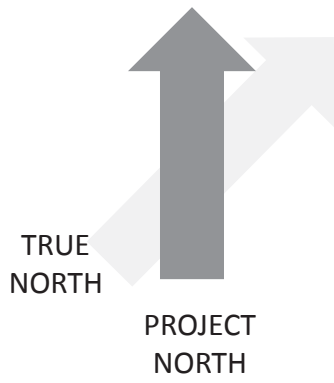












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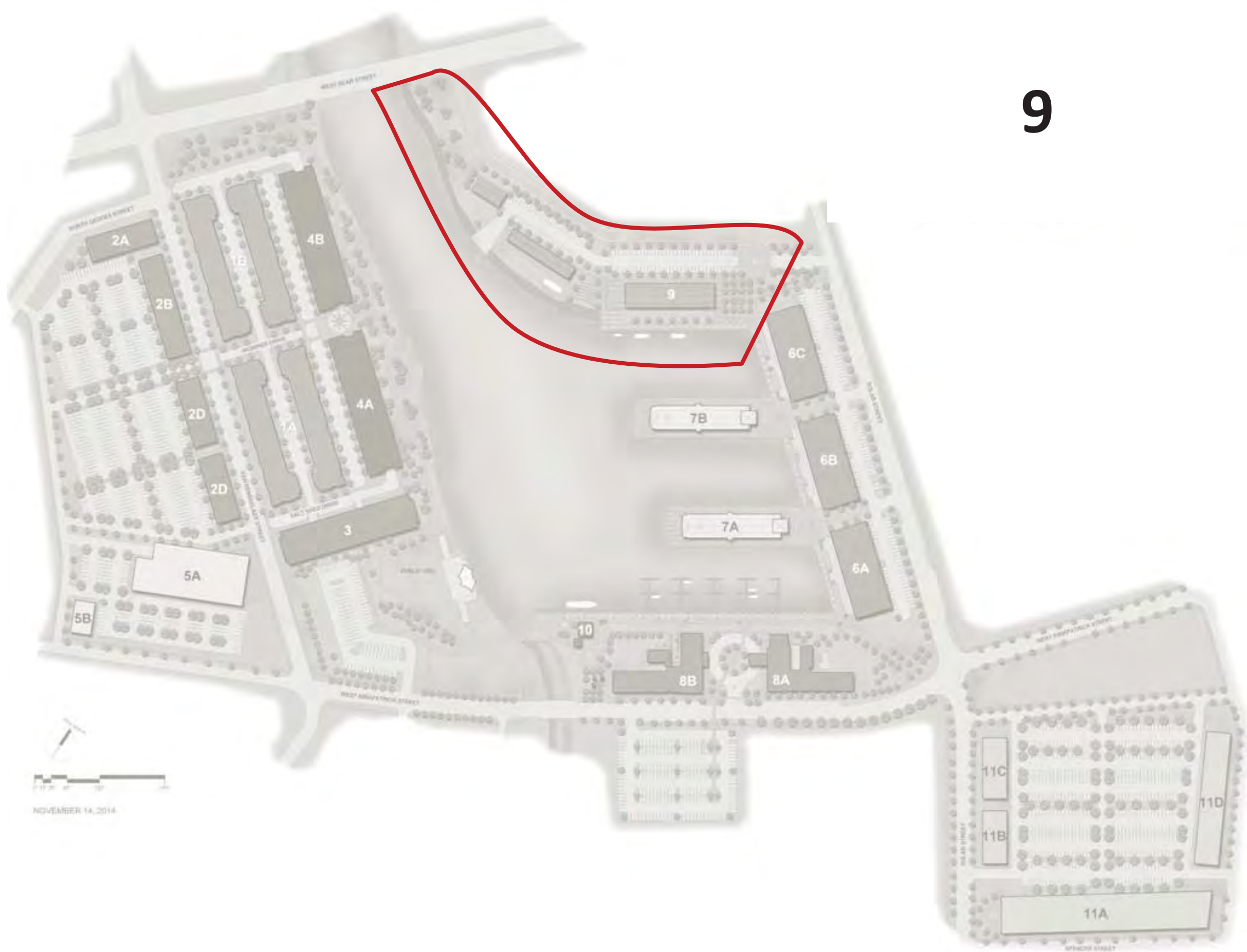
SUNY WATER RESEARCH AND EDUCATION CENTER

ESF

State University of New York
College of Environmental Science and Forestry

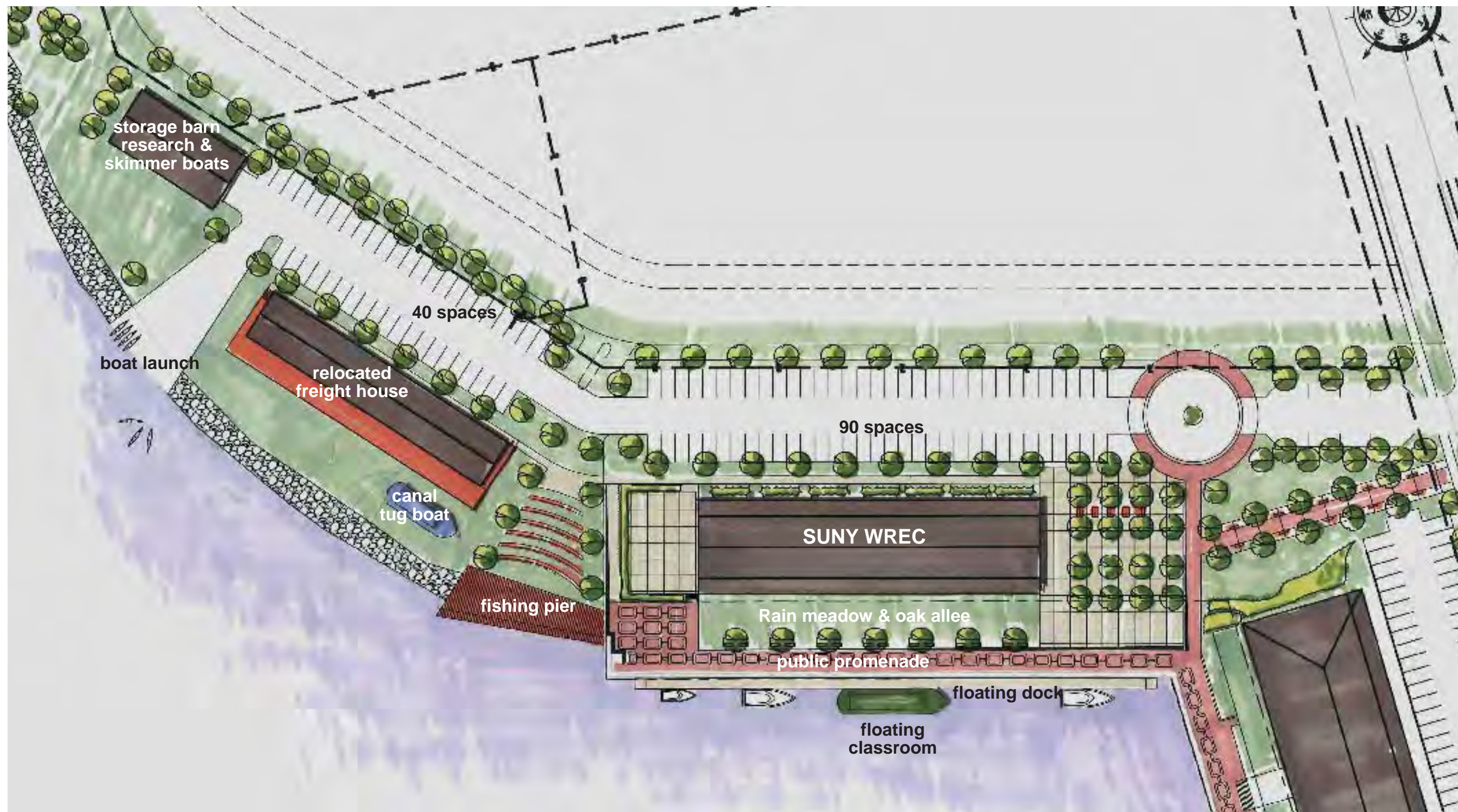


STARTUP NY



SUNY ESF WATER RESEARCH & EDUCATION CENTER

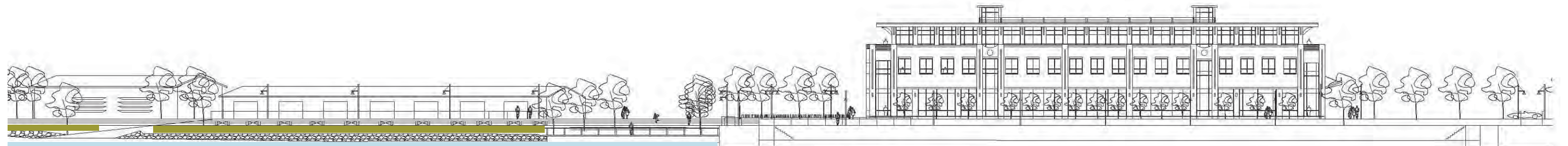
INNER HARBOR DEVELOPMENT



**SUNY ESF WATER RESEARCH & EDUCATIONAL CENTER at Onondaga Lake
INNER HARBOR DEVELOPMENT, Syracuse, New York**



SUNY WREC concept elevation (south)



Boat launch

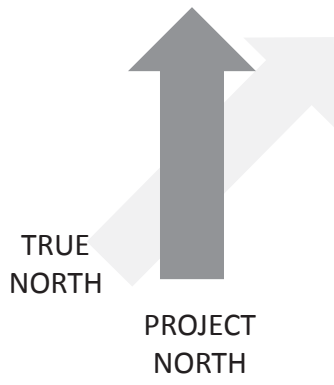
Relocated freight house

fishing pier

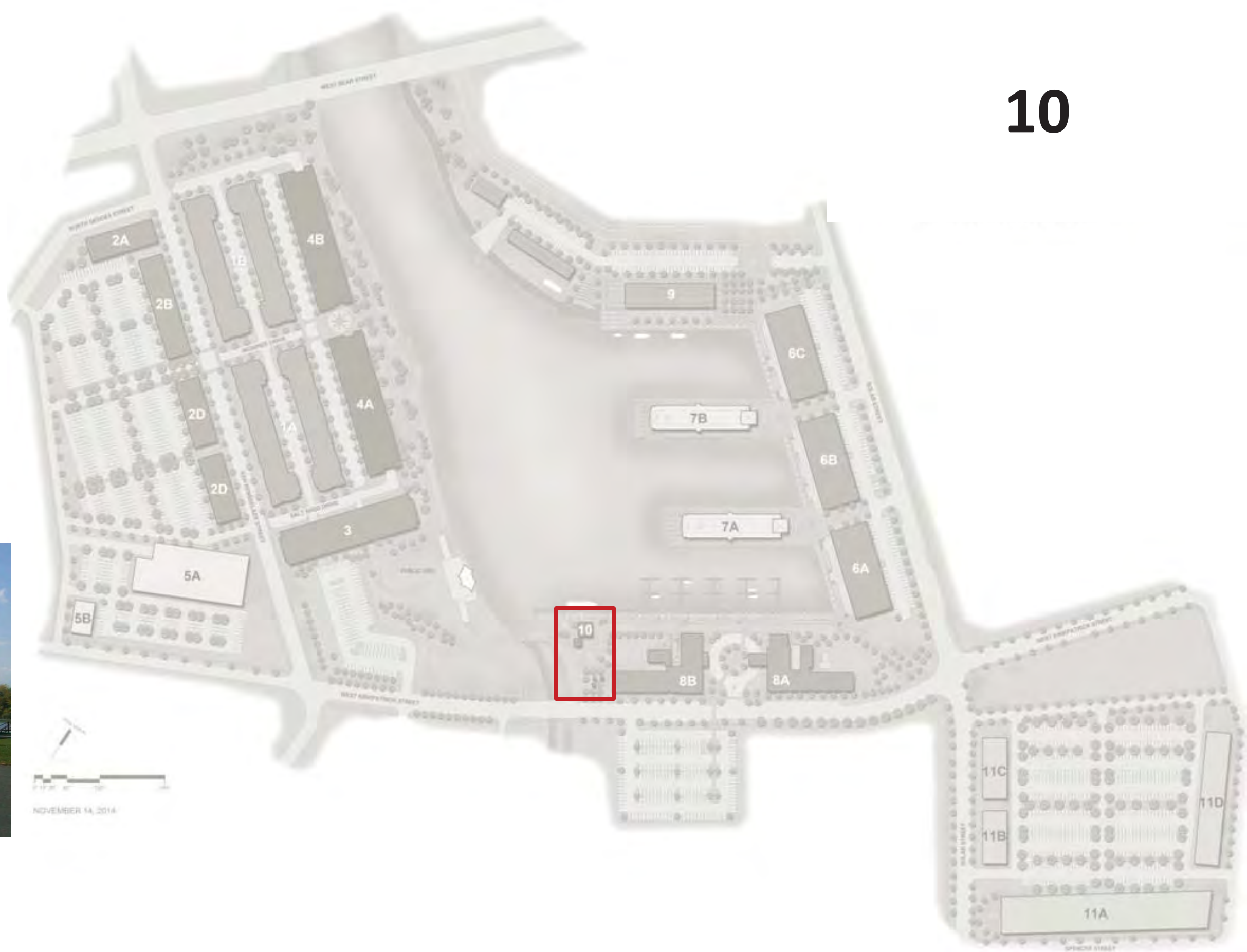
WREC at Onondaga Lake



SUNY ESF WATER RESEARCH & EDUCATIONAL CENTER at Onondaga Lake
INNER HARBOR DEVELOPMENT, Syracuse, New York



EXISTING HARBOR MASTER’S HOUSE

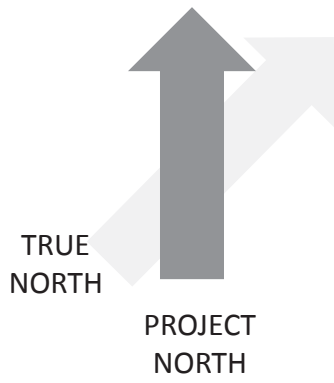


10



HARBOR MASTER HOUSE

INNER HARBOR DEVELOPMENT

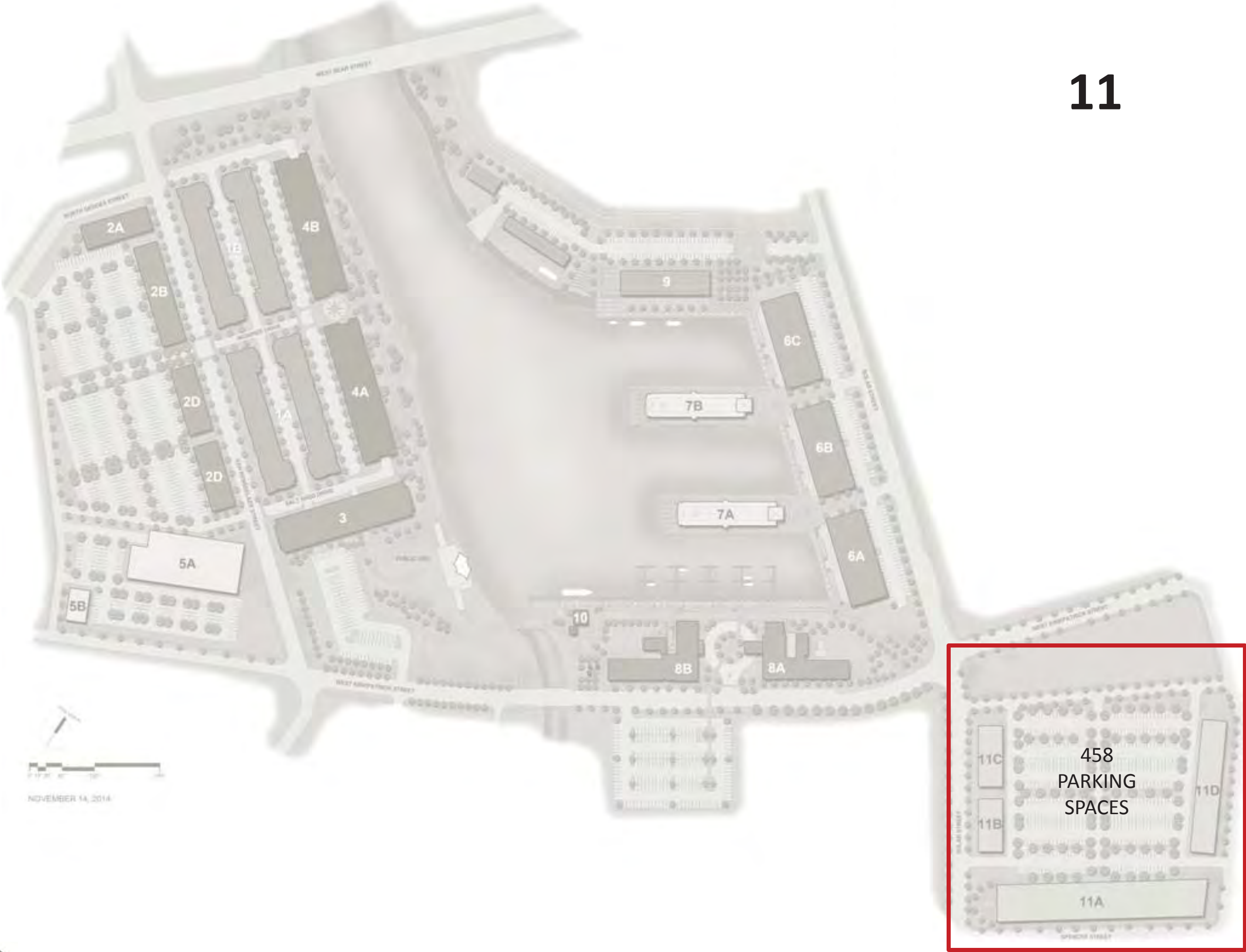


SUMMARY PER BLOCK

11A - 2 STORY
ADAPTIVE REUSE
MIXED-USE

11B,C & D
2 STORY MIXED-USE

458 public parking spaces



MIXED USE AND PUBLIC PARKING
INNER HARBOR DEVELOPMENT