

FOR SALE

# THE GERE BUILDING

119-121 EAST WATER STREET

SYRACUSE, NY 13202



## PROPERTY FEATURES

### HISTORICAL BUILDING

Syracuse's Hanover Square is rich with architectural history, including The Gere Building, constructed in 1894. This building is being offered for sale.

- + 7,670 sq. ft., 5-story historic office building, plus basement
- + Floor plates of approx. 1,500 sq. ft. each
- + Top floor offers an oversized skylight providing an abundance of natural light to this loft-like space
- + Building is well suited for its current multi-tenant use, or it could easily accommodate a single tenant
- + Dry basement provides ample storage space

Visit [www.cbre.com/gere](http://www.cbre.com/gere)  
for more information

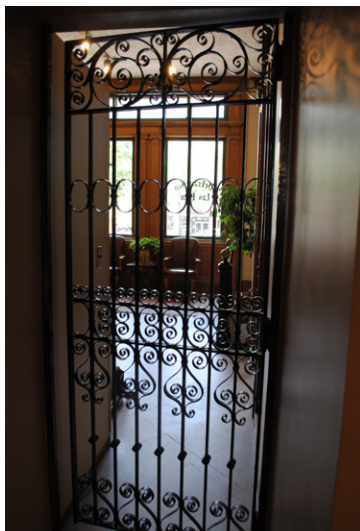
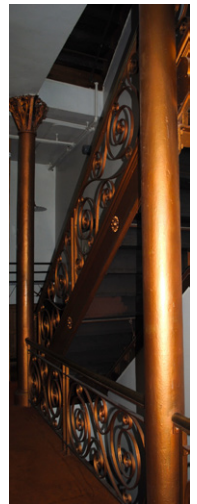


[www.cbre.com/syracuse](http://www.cbre.com/syracuse)

**CBRE** | Syracuse

Part of the CBRE affiliate network

# FOR SALE THE GERE BUILDING



# 119-121 EAST WATER STREET SYRACUSE, NY

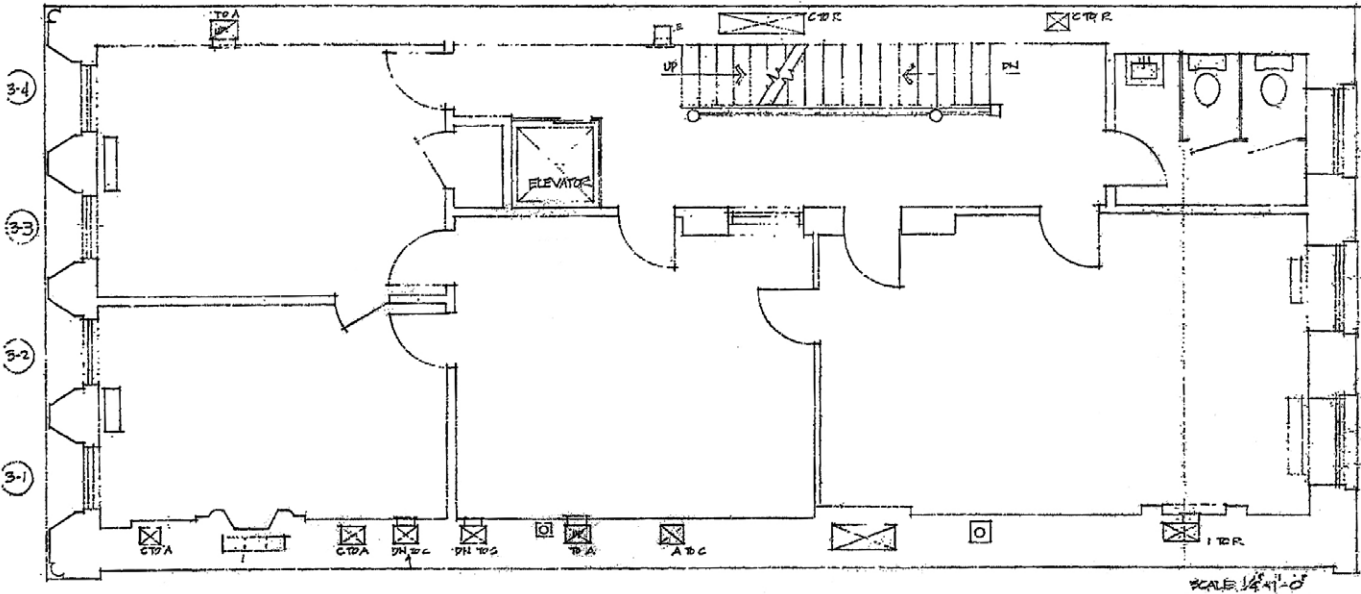


## FACTS & STATS

Category	Detail
Year Built:	1894
Size:	7,670 sq. ft.
Floor Plates:	1,500± sq. ft. each
Architect:	Charles Erastus Colton
HVAC:	Yes
Elevator:	OTIS 6-stop elevator
Restrooms:	4
Electric:	400 amps 5 submeters in place
Ceiling Height:	10'-12"
Sprinklers:	Yes
Windows:	Updated thermal pane



## TYPICAL FLOOR PLAN



# FOR SALE THE GERE BUILDING

119-121 EAST WATER STREET  
SYRACUSE, NY



## ARCHITECTURAL HISTORY

**GERE BUILDING, 1894**

**121 EAST WATER STREET**

**Architect:** Charles E. Colton, Syracuse

**Renovation:** 1974-75, Curtin Kane Gere and Ashley, Syracuse  
NRHP NRHD CSPD

Built as a bank for James J. Belden and named after his father-in-law, Robert Gere, the Gere Building has been hailed as Colton's finest design. The old fireproof bank vaults still exist underneath the sidewalk.

Since 1906, it has been occupied by various firms that enjoy an interior with marble flooring and wainscoting and the use of an open-screen elevator with a bronze well screen. Located on a narrow site between two adjoining office buildings, the Gere Building is distinguished by the design of the facade fronting Hanover Square. Here the architect uses the tripartite system of composition that corresponds to the classical column's base, shaft and capital. In this case the base is of gray granite and combines round-arched and rectangular openings in the style of Henry Hobson Richardson.

In the shaft, windows are grouped vertically beneath arches, and the richly ornamented terra cotta cornice acts as the capital. Terra cotta designs on spandrels



Photo Source: Library of Congress, Historic American Buildings Survey, HABS, NY, 34-SYRA, 22-1, featured on <http://syracusesthenandnow.org/>

between floor levels and underneath the cornice were inspired by Louis Henry Sullivan's ornamentations, his answer to European Art Nouveau, although they were more geometric than the European designs. Charles E. Colton was undoubtedly aware of buildings designed by Richardson and by Sullivan. They were frequently illustrated in architectural journals which were by then readily available.

Henry Hobson Richardson (1838-1886) was one of the most important and influential architects in the United States. He decisively influenced Louis Henry Sullivan (1856-1924), whose pursuit of a modern architectural style and love of ornament and functional form created a style named Sullivanese. Of this, the Gere Building is a good example. The building is listed in Marcus Whiffen's "American Architecture since 1780: A Guide to the Styles" (1969). It was one of the earliest

buildings on Hanover Square to be renovated.

When the building's architect, Charles Erastus Colton, died in 1914, he was hailed as having been "the most prominent architect in the city at the time." After he had worked in the office of Archimedes Russell, he established his own office in 1876. Colton was offered the position of state architect, which he declined because of pressing work.



## CONTACT US

**MARK RUPPRECHT, CCIM**

Senior Broker  
+1 315 422 4200  
[mark.rupprecht@cbre-syr.com](mailto:mark.rupprecht@cbre-syr.com)

**MARTY DOWD**

Senior Broker  
+1 315 422 4200  
[martin.dowd@cbre-syr.com](mailto:martin.dowd@cbre-syr.com)

**CBRE | SYRACUSE**

Nettleton Commons  
313 E. Willow St., Ste. 202  
Syracuse, NY 13203

© 2015 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/syracuse](http://www.cbre.com/syracuse)

**CBRE** | Syracuse

Part of the CBRE affiliate network