

FOR LEASE | OFFICE SPACE

430 Court Street, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Available Space: 1,868 ± SF, 3,024 ± SF and 3,443 ± SF

Parking Spaces: 118 ±

Sprinkler: Yes

Zoning: Central Business District

Lease Price: \$12.00 SF

Lease Type: NN

Comments: Adjacent to The Wynn Hospital of the Mohawk Valley Health System, which is expected to open in 2023. In close proximity to State, County & Municipal office buildings. Fully renovated building with state-of-the-art building systems. Building security, parking and property management on site.

[READY TO MAKE A DEAL? CLICK HERE NOW!](#)



Carole L. Iseneker
Licensed Real Estate Salesperson
315.736.1555 x 305
carole@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

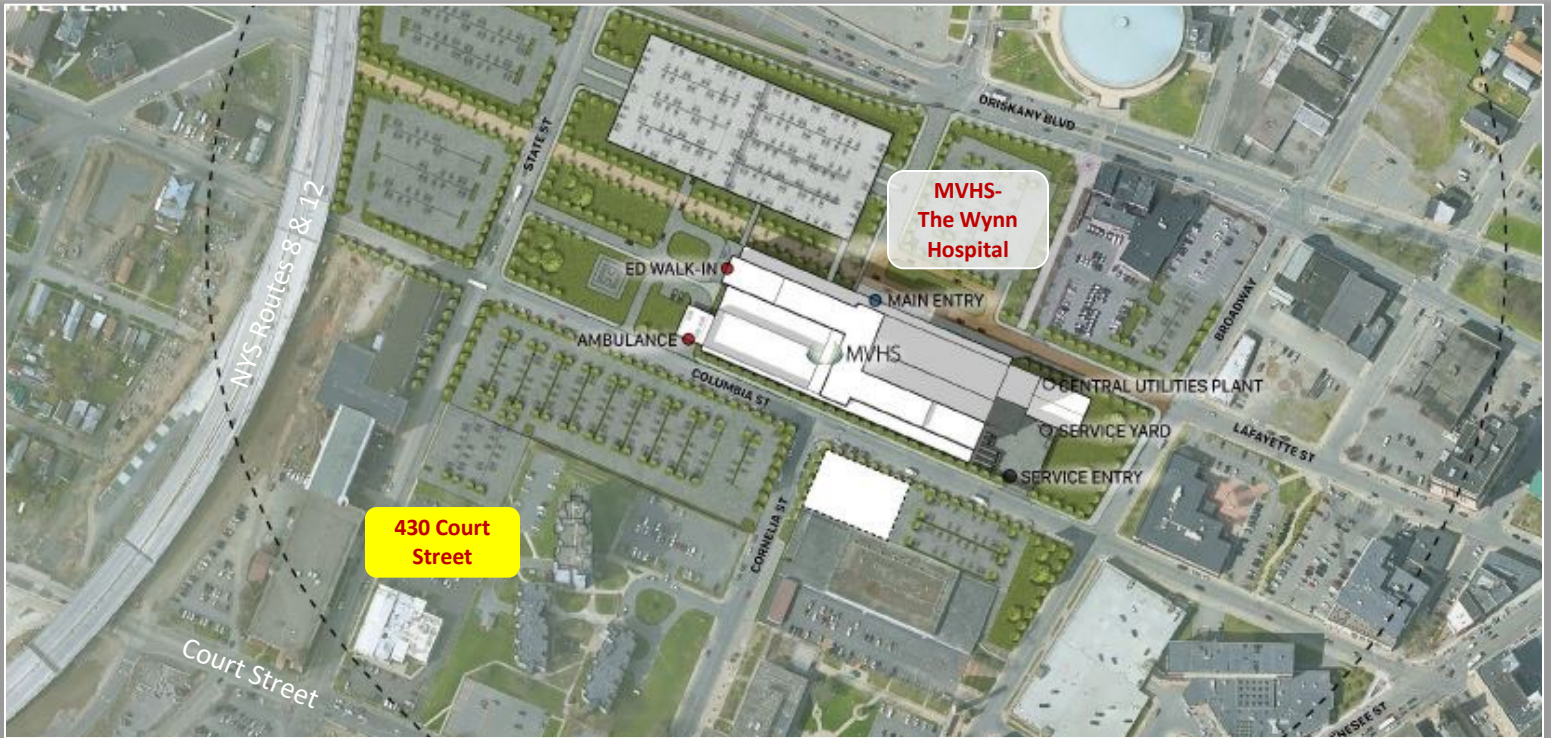
PaviaRealEstate.com
MAIN: 315.736.1555

FOR LEASE | OFFICE SPACE

430 Court Street, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

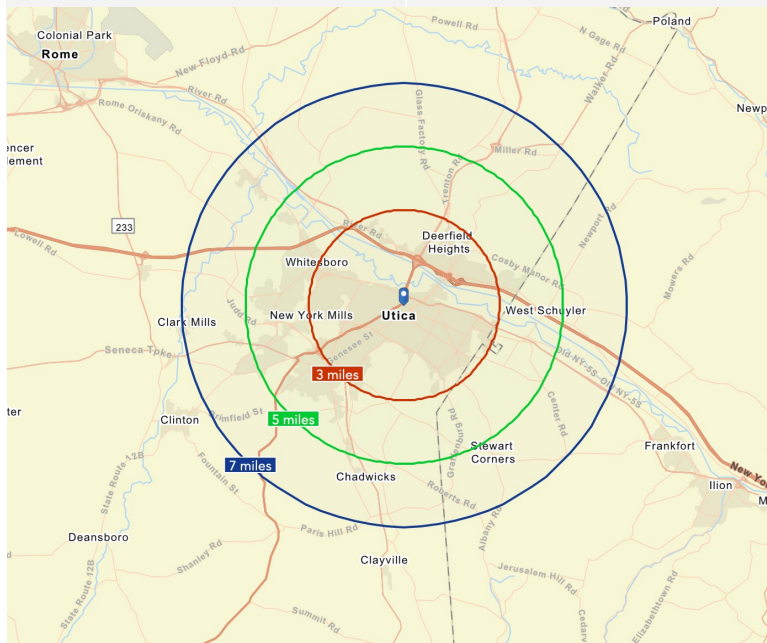


LATITUDE

43.10129

LONGITUDE

-75.23902



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	75,092	106,416	124,145
Households	29,649	43,178	49,221
Median HH Income	\$38,298	\$47,689	\$50,401
Daytime Population	88,706	121,641	136,484
Businesses	2,622	3,865	4,261
Employees	47,298	64,718	72,104

SOURCE: ESRI Report 5/8/2020

TRAFFIC COUNTS

Roadway	Volume Count
Court Street	11,143 AADT



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

PaviaRealEstate.com
MAIN: 315.736.1555

FOR LEASE | OFFICE SPACE

430 Court Street, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

First Floor 1,868 \pm SF & 3,024 \pm SF available



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

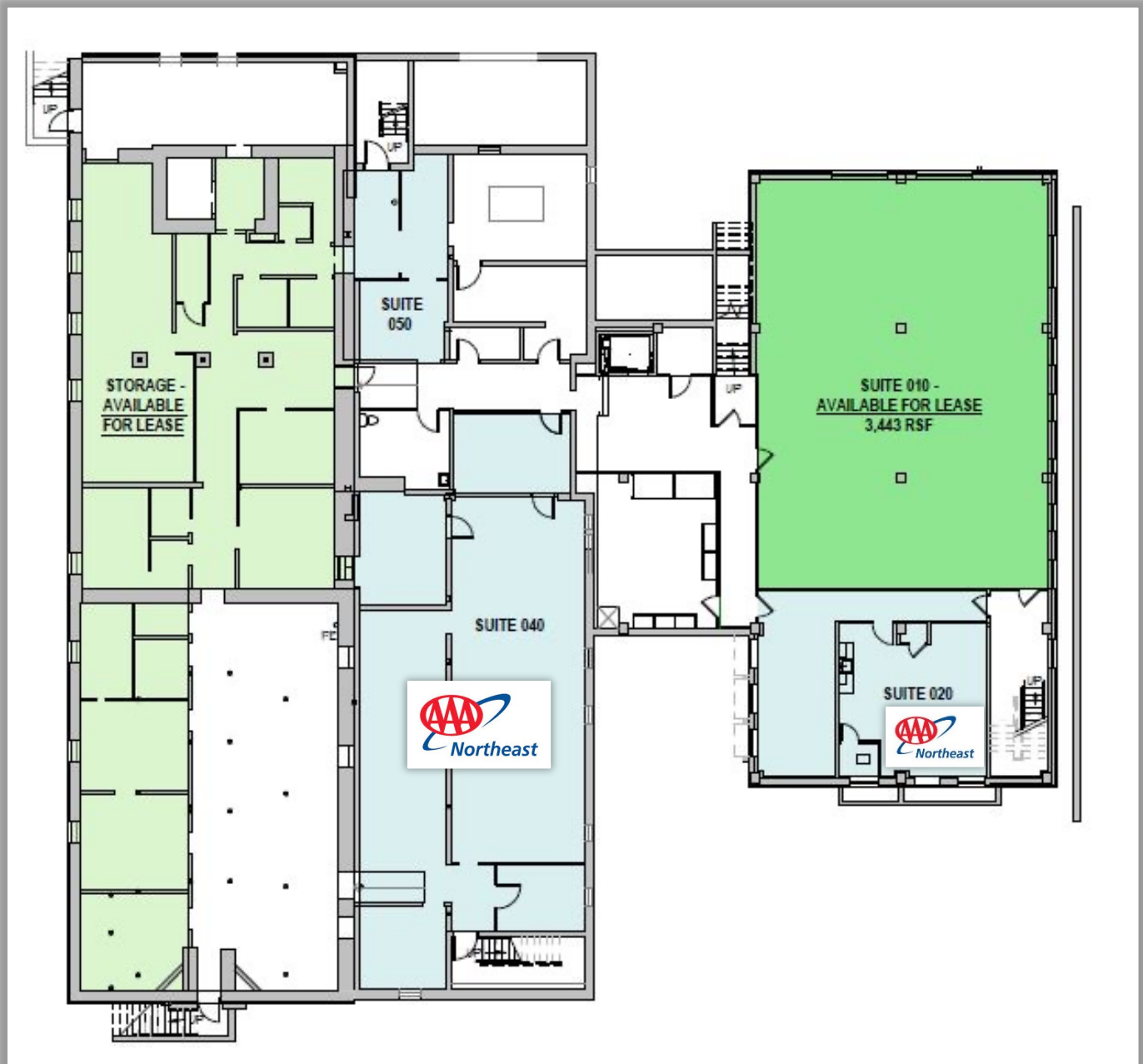
PaviaRealEstate.com
MAIN: 315.736.1555

FOR LEASE | OFFICE SPACE

430 Court Street, Utica, New York

COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

Lower Level 3,443 ± SF available



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

PaviaRealEstate.com
MAIN: 315.736.1555