

FOR LEASE

502 Court Street

Utica, New York 13502



The Lofts at 502 Available Suites

The Lofts at 502

Property Highlights

- Great location in Downtown Utica within walking distance to the new MVHS Wynn Hospital
- Close proximity to many restaurants/dining, retail shopping, and personal services
- Suites range from 1,515 up to 7,000 square feet
- Range of suites available on both the 2nd and 4th floors
- Tenants may reserve the Adirondack Conference Room for larger meetings or enjoy the on-site gym for exercise
- All leases are full service gross and include utilities
- Zoned Central Business District (CBD)

Contact

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Associate Real Estate Broker
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| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Population | 20,097 | 76,166 | 107,047 |
| Households | 8,082 | 30,502 | 43,867 |
| Average H.H. Income | \$45,820 | \$69,035 | \$79,836 |
| Daytime Employees | 15,229 | 47,336 | 64,007 |

Source: ESRI Business Analyst 2023

| Traffic Counts | |
|----------------|-------------|
| Route 5 | 29,517 AADT |

Source: NYS DOT 2019

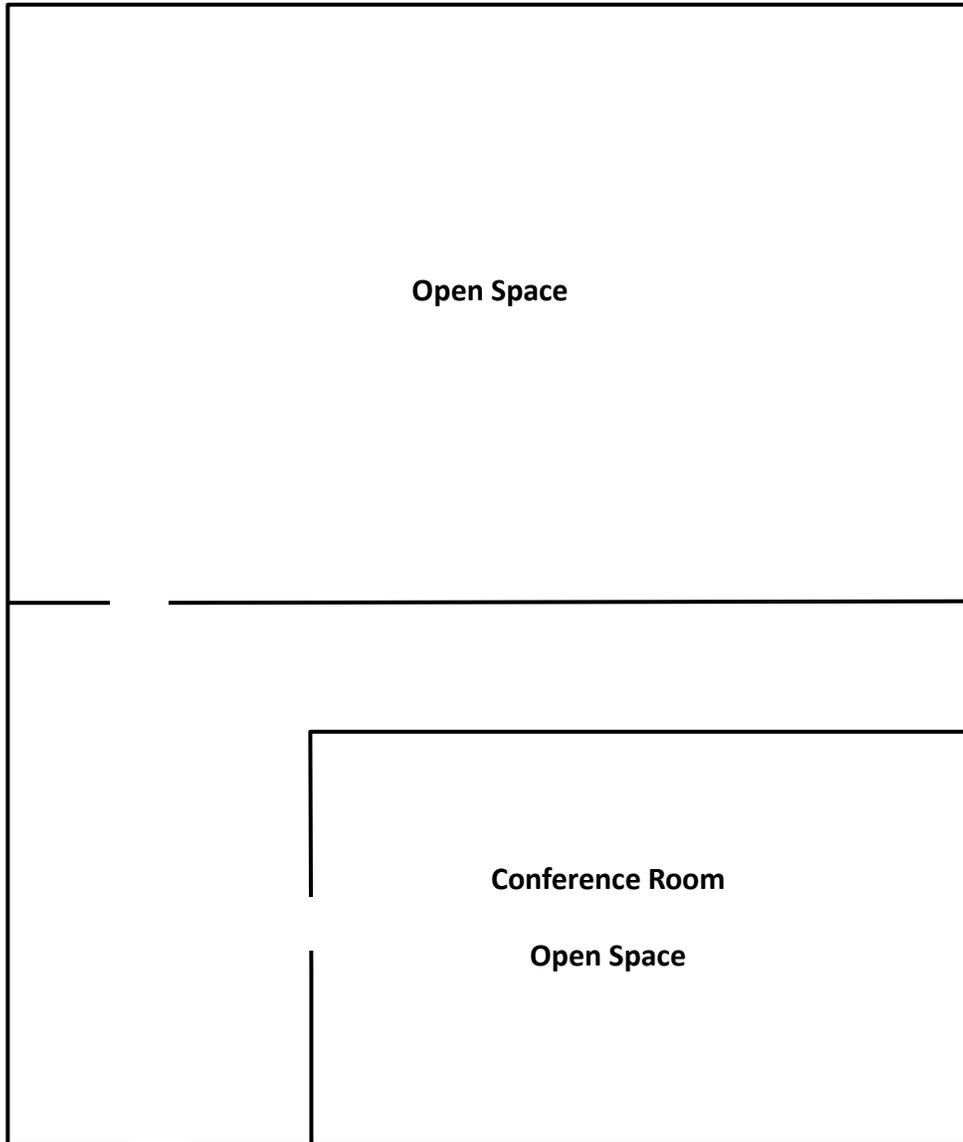
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Conference Room, 4th Floor – Suite 415
2,000 SF – Asking Rate \$14/SF

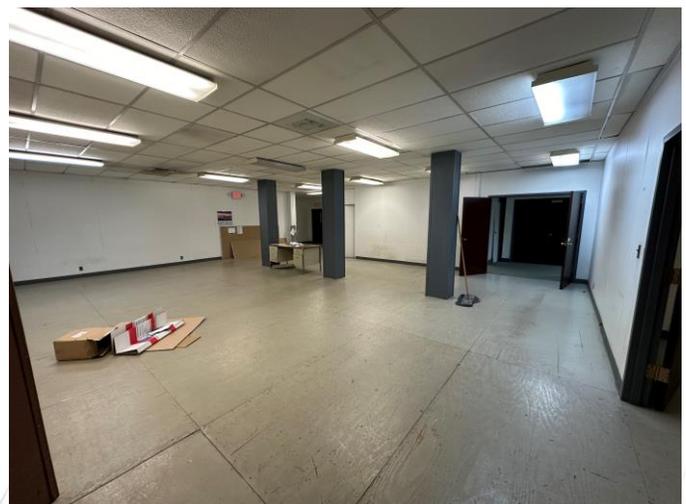
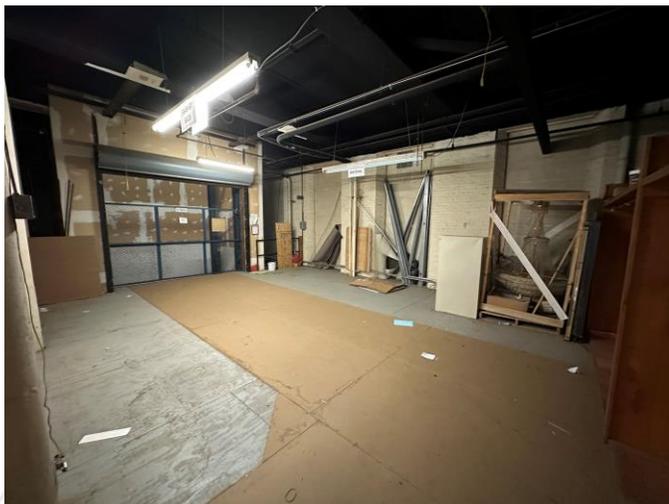
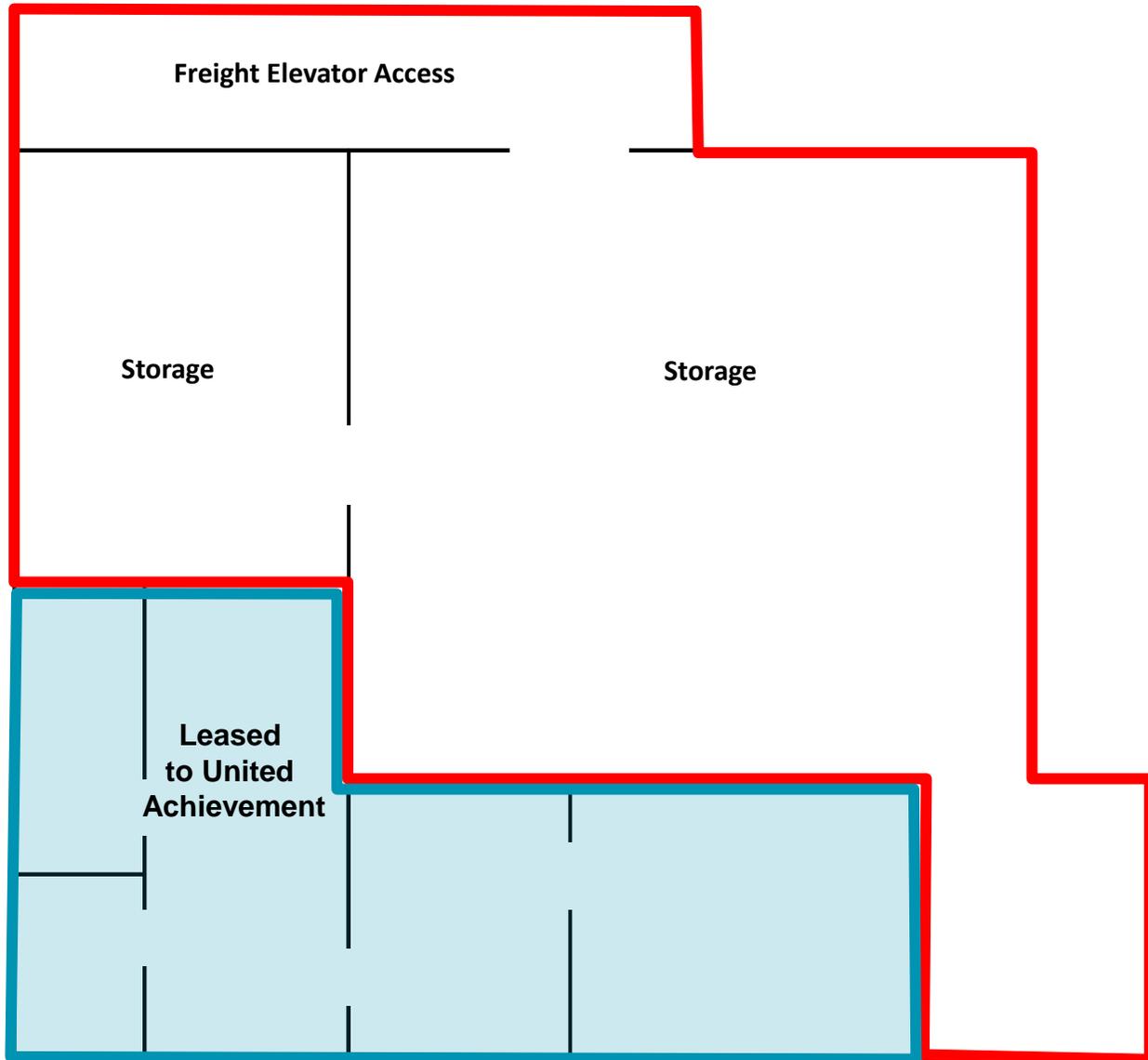


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Suite 215
1,700 SF – Asking Rate \$12.41



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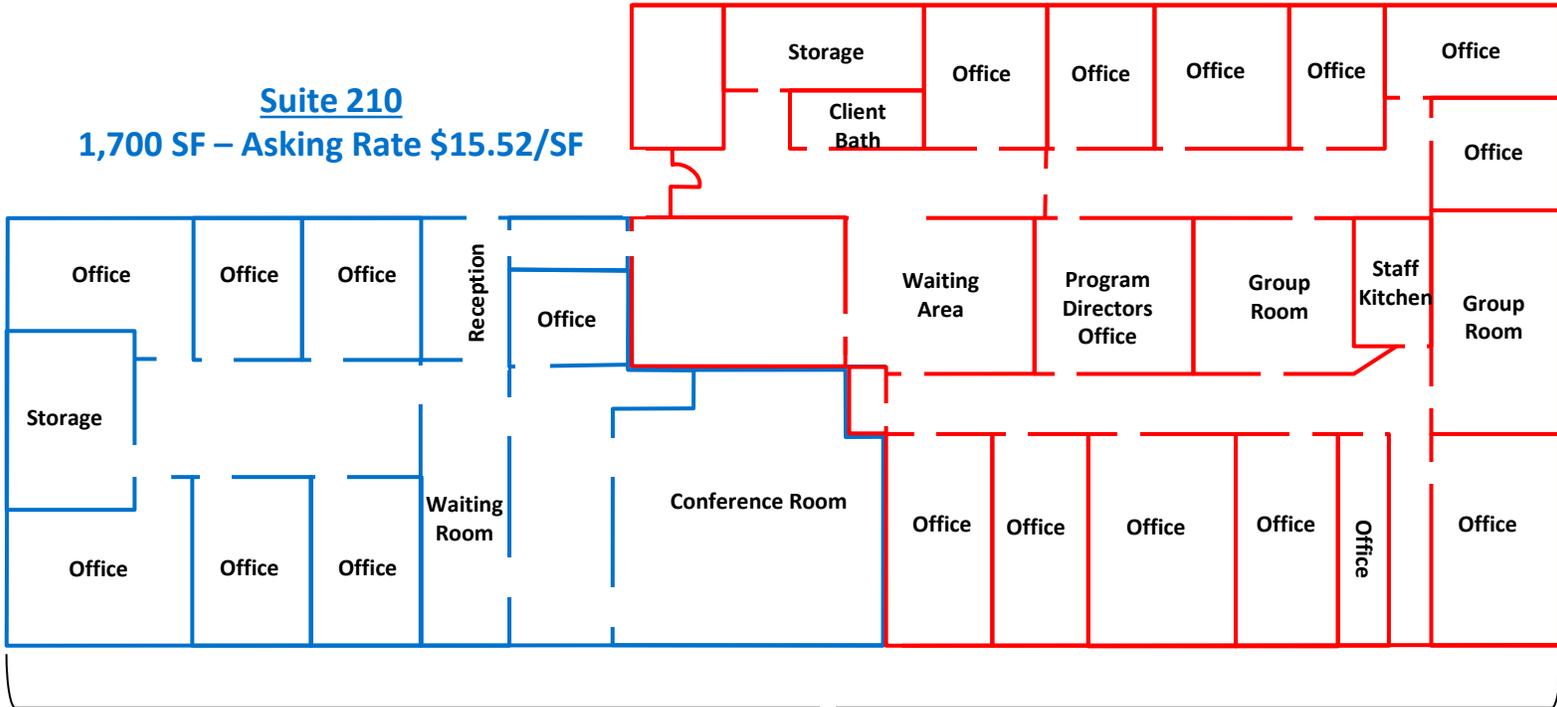


Suite 208

5,300 SF – Asking Rate \$11.32/SF

Suite 210

1,700 SF – Asking Rate \$15.52/SF



Suites 210 & 208

7,000 SF – Asking Rate \$12.00/SF



Suite 210



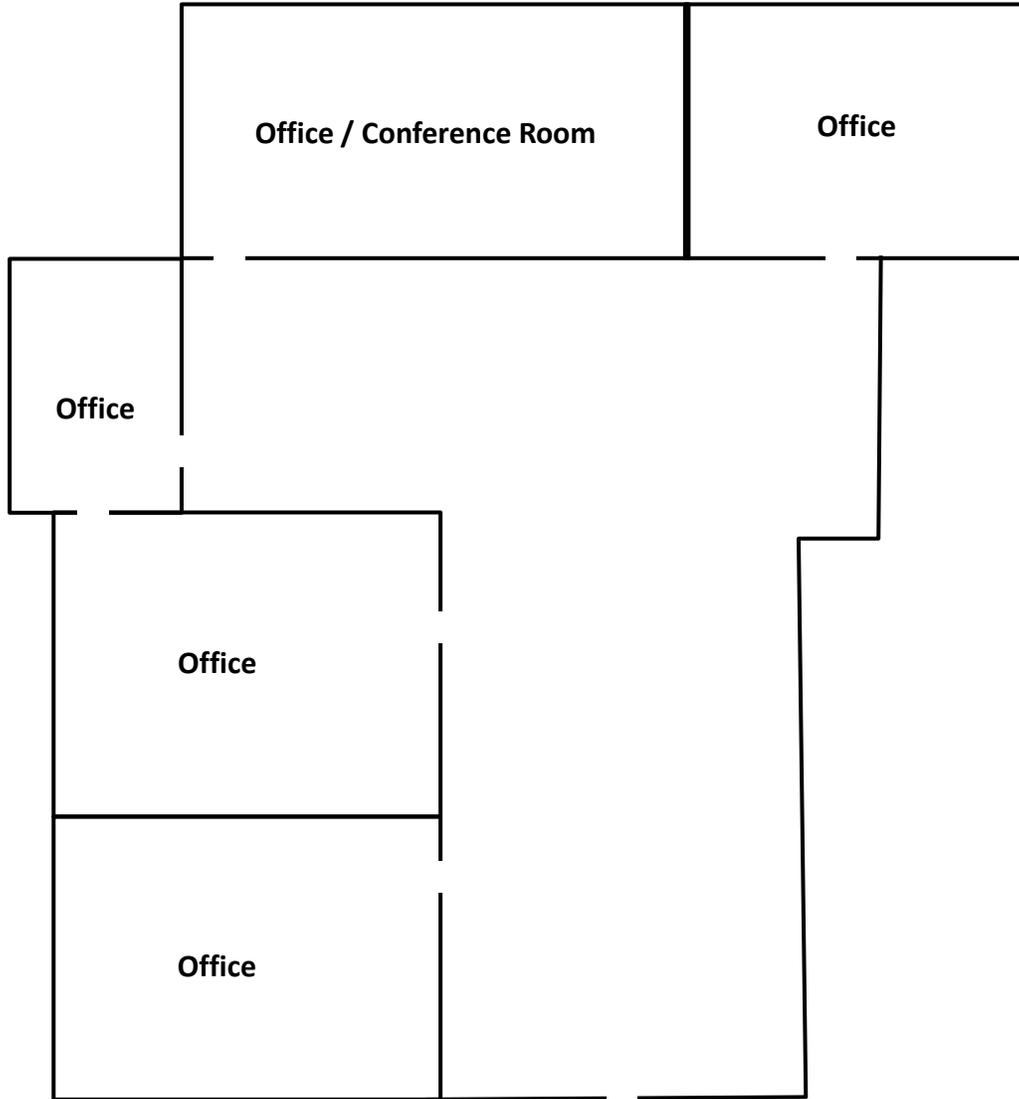
Suite 208

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Suite 235
1,515± SF – Asking Rate \$13.46/SF

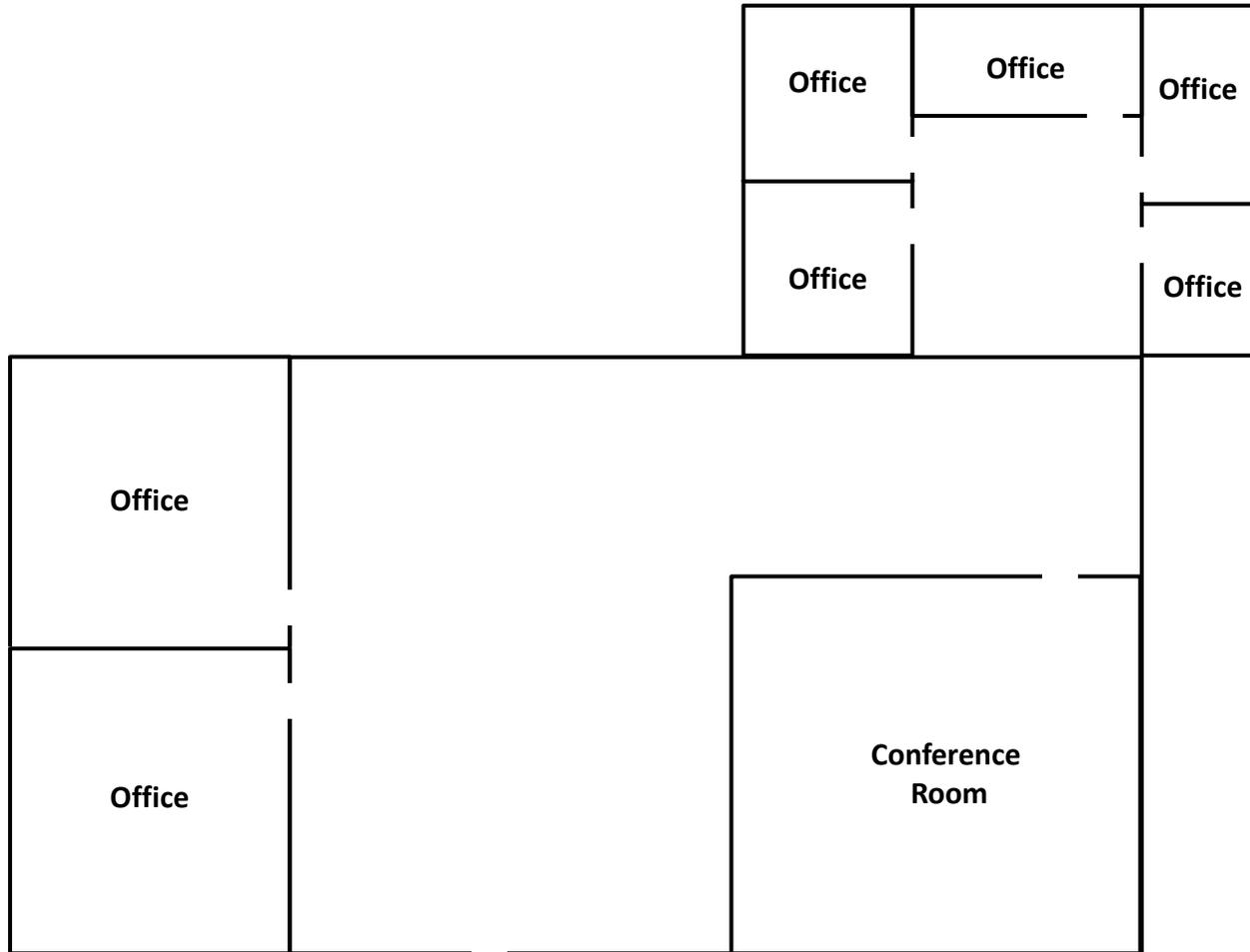


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502 Court Street | Utica, New York



Suite 237
1,955± SF – Asking Rate \$9.82/SF

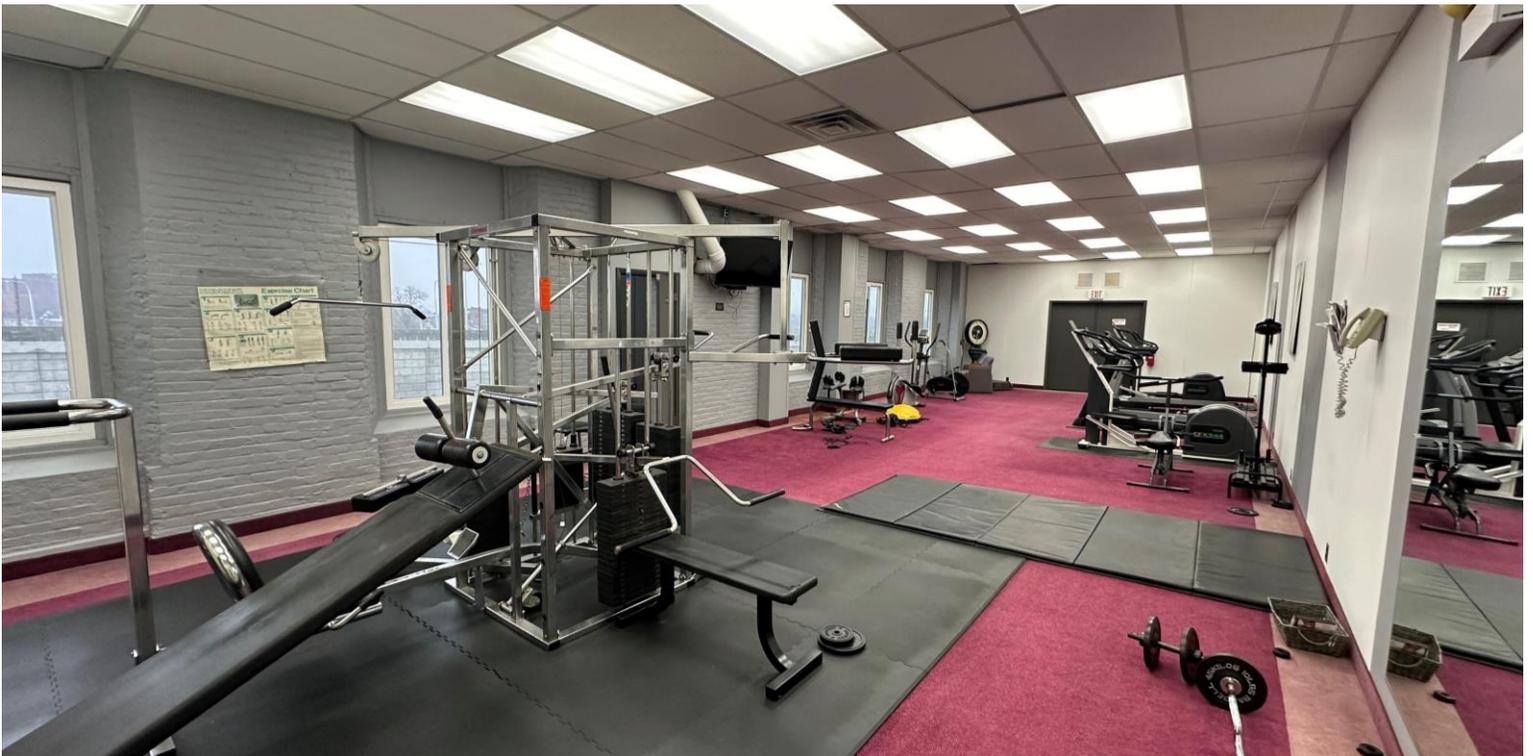


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Adirondack conference room and gym available to tenants at no additional cost.



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