

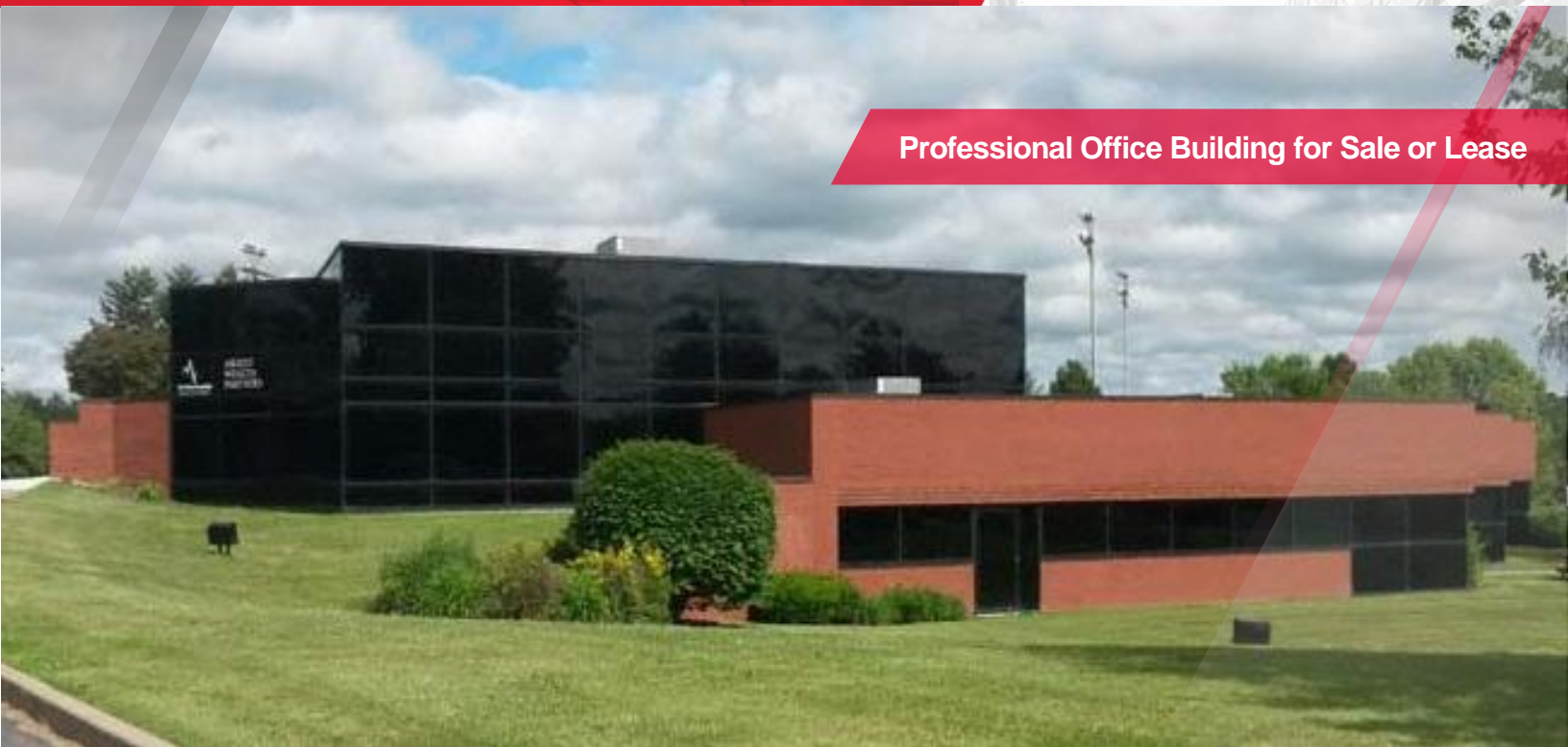
FOR SALE OR LEASE

122 Business Park Drive

Utica, New York 13502



Professional Office Building for Sale or Lease



18,315± SF Office Building on 2.20± Acres

Property Highlights

- Multi tenanted office building available for sale or lease
- Tenants include ADHD & Autism Psychological Services and Advocacy PLLC, CNY Quest, Apex Medical Transport, Giruzzi Law offices, and Pearson Professional Center
- Great location in the Utica Business Park
- 2-story office building with parking and ground level access to both floors
- Building has been well maintained with many recent improvements
- Available suites on the first floor ranging from 2,000 - 11,000 SF include medical and professional office buildout
- The property can be delivered with up to 11,000 SF vacant on the first floor or seller will consider a sale/leaseback for a portion of the first-floor space

Demographic	1 Mile	5 Miles	10 Miles
Population	7,673	107,137	143,834
Households	3,270	44,302	58,332
Average H.H. Income	\$76,125	\$85,984	\$92,225
Daytime Employees	6,160	59,390	72,653
Source: ESRI Business Analyst 2024			

Traffic Counts	
Burrstone Road	10,118 AADT
Source: NYS DOT 2023	

Contact

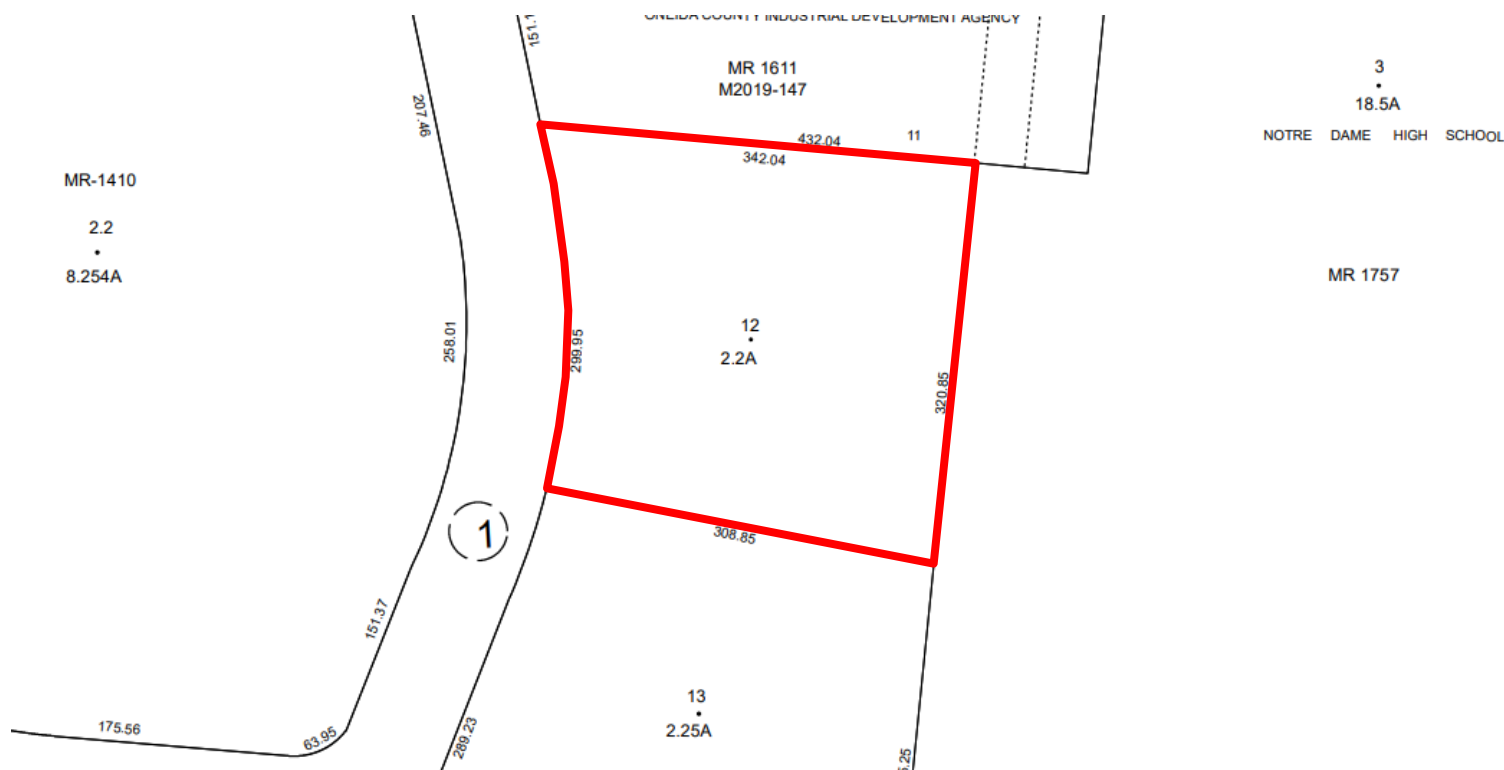
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Approximate plot lines subject to verification of survey.

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