

FOR LEASE | OFFICE SPACE

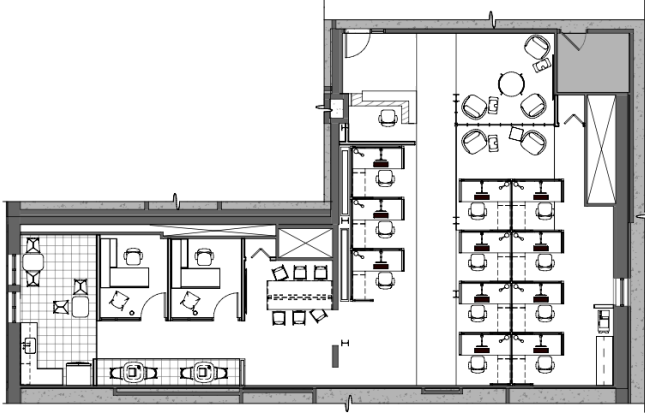
430 Court Street, Utica, New York



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Potential Floor Plan – Suite 150



PROPERTY HIGHLIGHTS

Available Space: 2,573 ± SF

Parking Spaces: 118 ±

Zoning: Central Business District

Lease Price: \$12.00 SF

Lease Type: NNN

Comments: Adjacent to the recently opened Wynn Hospital. Located in close proximity to State, County & Municipal office buildings. Fully renovated building. Building security, parking and property management on site. See Page 2 for conceptual renderings of potential design layouts.



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

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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

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Suite 150

2,573 ± SF



Conceptual renderings shown are for illustrative purposes only and may not reflect the final design or layout.



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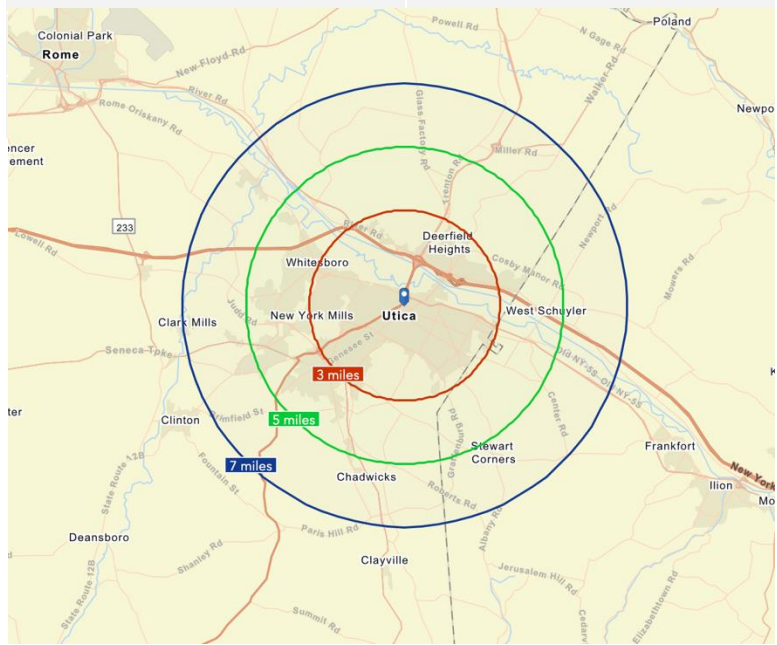
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LATITUDE LONGITUDE

43.10129

-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 10/21/2025

TRAFFIC COUNTS

Roadway	Volume Count
Court Street	11,143 AADT



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