

# FOR LEASE | OFFICE SPACE

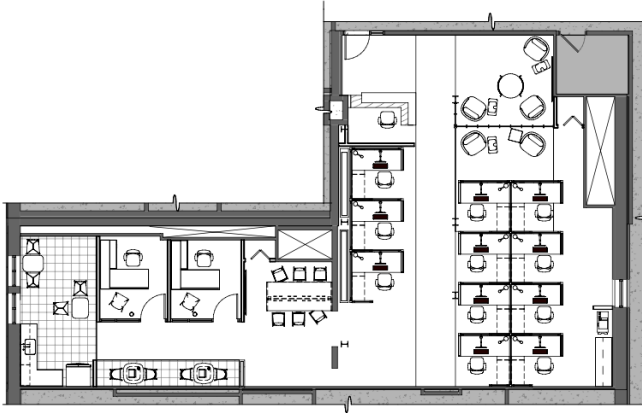
430 Court Street, Utica, New York



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



## Floor Plan – Suite 150



## PROPERTY HIGHLIGHTS

Available Space: 2,573 ± SF & 1,868 ± 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 conceptional renderings of potential design layouts.



**Carole L. Iseneker**  
Licensed Real Estate Salesperson  
315.736.1555 x 305  
[carole@PaviaRealEstate.com](mailto:carole@PaviaRealEstate.com)

**READY TO MAKE A DEAL? CLICK HERE NOW!**



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

[PaviaRealEstate.com](http://PaviaRealEstate.com)  
MAIN: 315.736.1555

# FOR LEASE | OFFICE SPACE

430 Court Street, Utica, New York



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

*Suite 150*  
*2,573 ± SF*



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



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

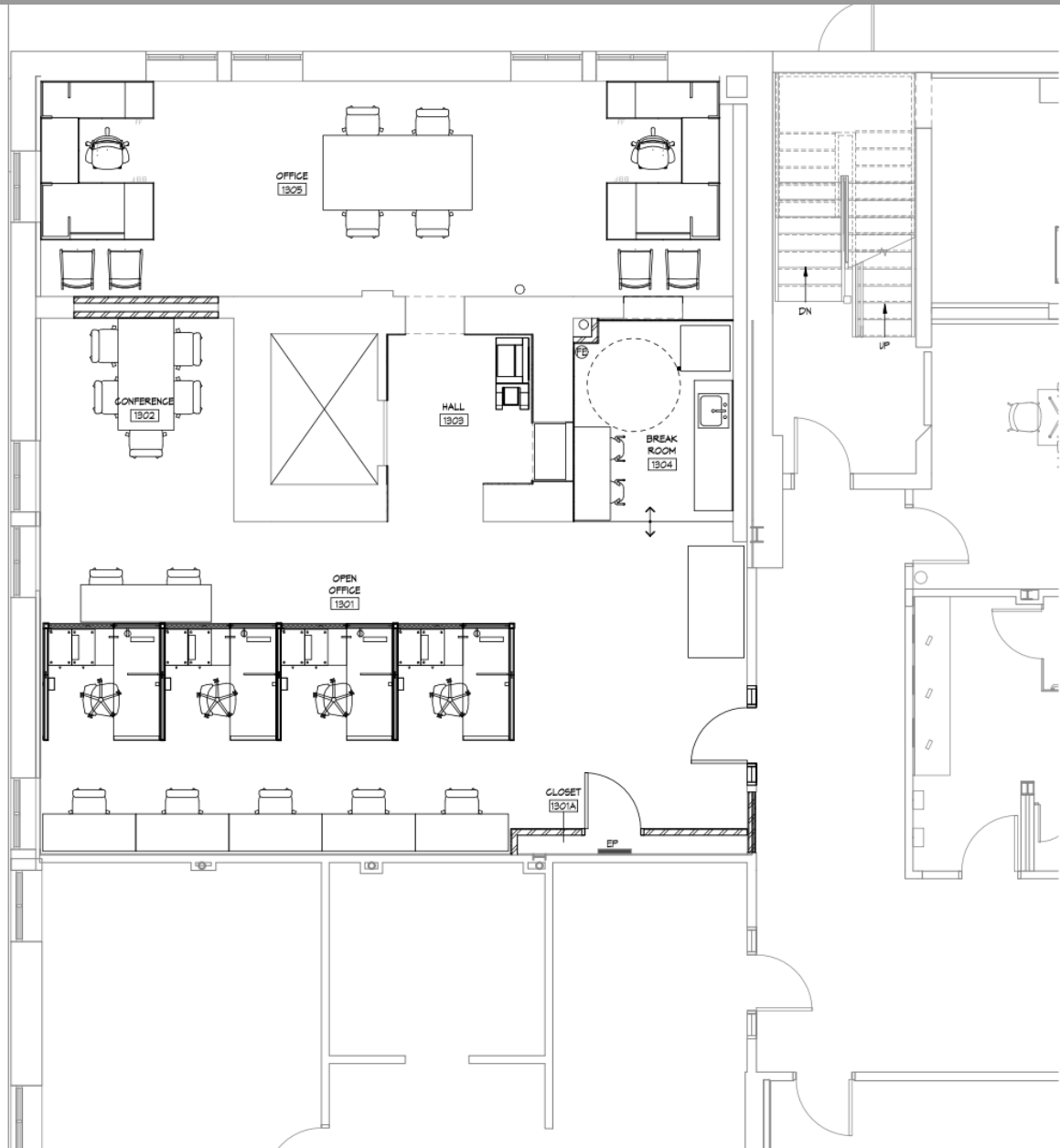
430 Court Street, Utica, New York



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

*Under Construction – Available January 2026*

*Suite 130 – 1,868 ± SF*



PARTIAL FIRST FLOOR PLAN SUITE 130

SCALE: 1/4" = 1'-0"



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

PaviaRealEstate.com  
MAIN: 315.736.1555

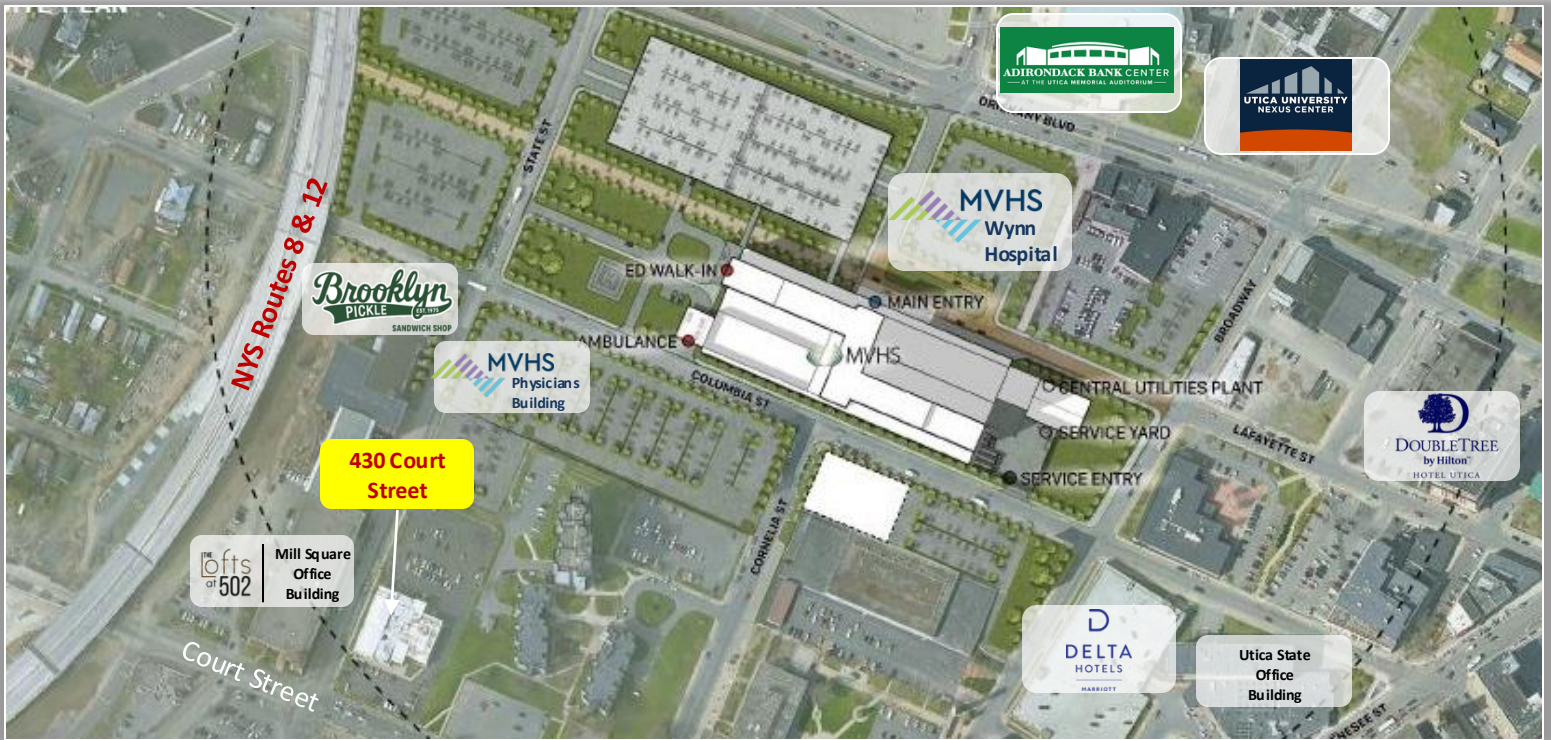


# FOR LEASE | OFFICE SPACE

430 Court Street, Utica, New York



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

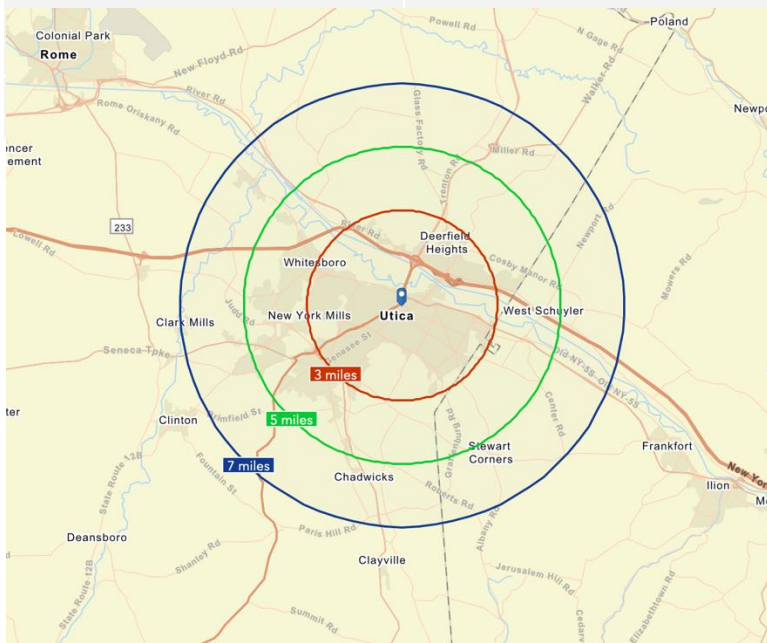


## LATITUDE

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 10/21/2025

## 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