

FIRST GENERATION CLASS A OFFICE SPACE

7525 AUBURN RD, UTICA



FOR LEASE - 2,450 SF



## Property Highlights

- 2,450 SF of first-generation office space available on the second floor.
- Building signage opportunity
- Premier professional environment alongside USPBL and General Sports Entertainment.
- Access to a 100-person meeting and event space plus an executive conference room with river views.
- On-site amenities including JJ's Dog House and the USPBL merchandise store.
- Rate negotiable, with excellent visibility, parking, and proximity to the ballpark for client entertainment.
- M-59 Exposure with 70,000+ VPD

## OFFERING SUMMARY

Lease Rate:	Negotiable - Contact Listing Agents
Available SF:	2,450 SF
Lot Size:	59,685 SF
Building Size:	10,489 SF

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**NAI Farbman**  
Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

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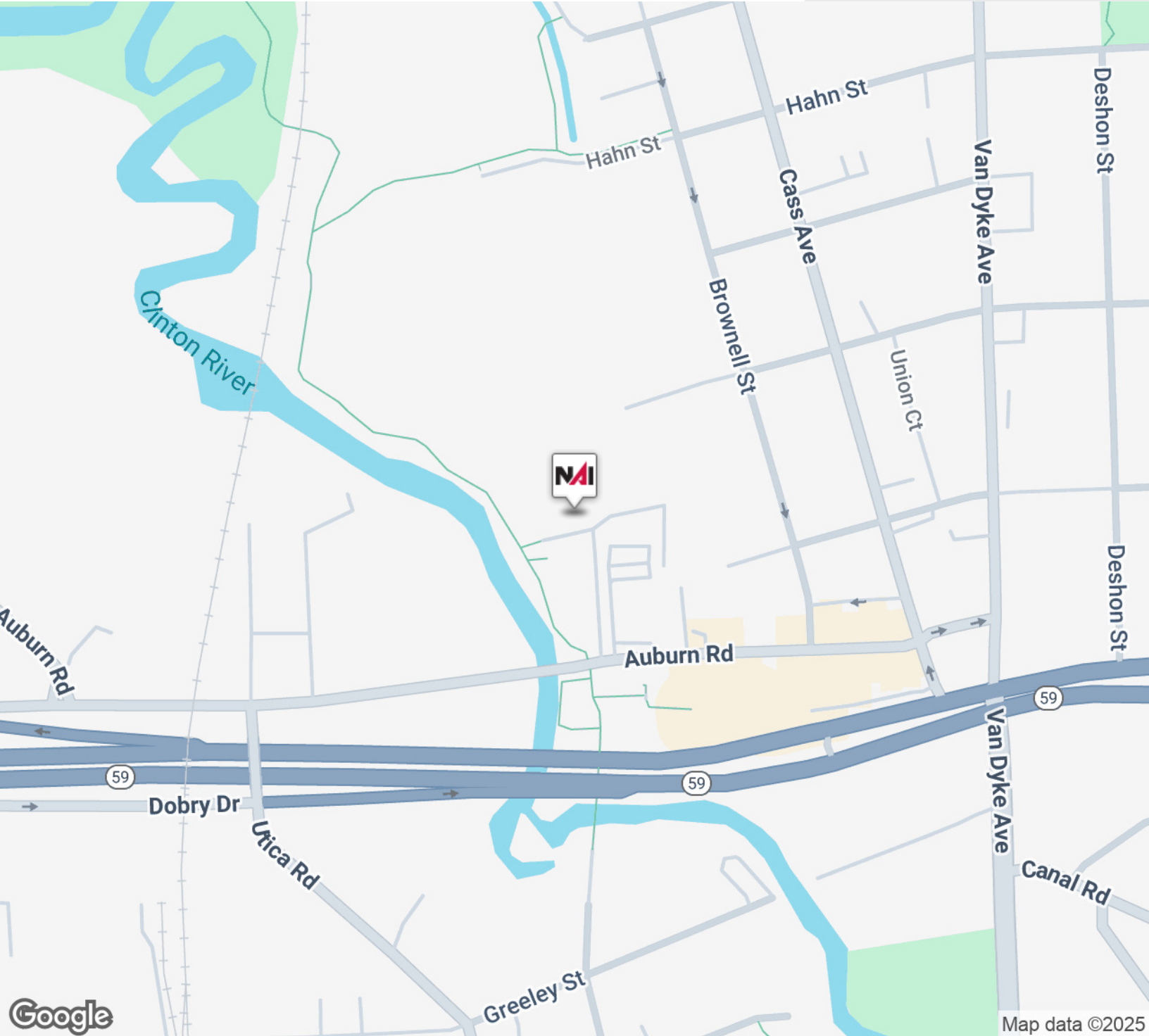
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