


FOR LEASE

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
- Suites can come fully furnished
- All leases are full service gross and include utilities
- Zoned Central Business District (CBD)

Demographic	1 Mile	3 Miles	5 Miles
Population	19,823	74,942	105,848
Households	8,096	30,382	44,044
Average H.H. Income	\$45,562	\$67,637	\$78,345
Daytime Employees	13,066	37,200	54,612

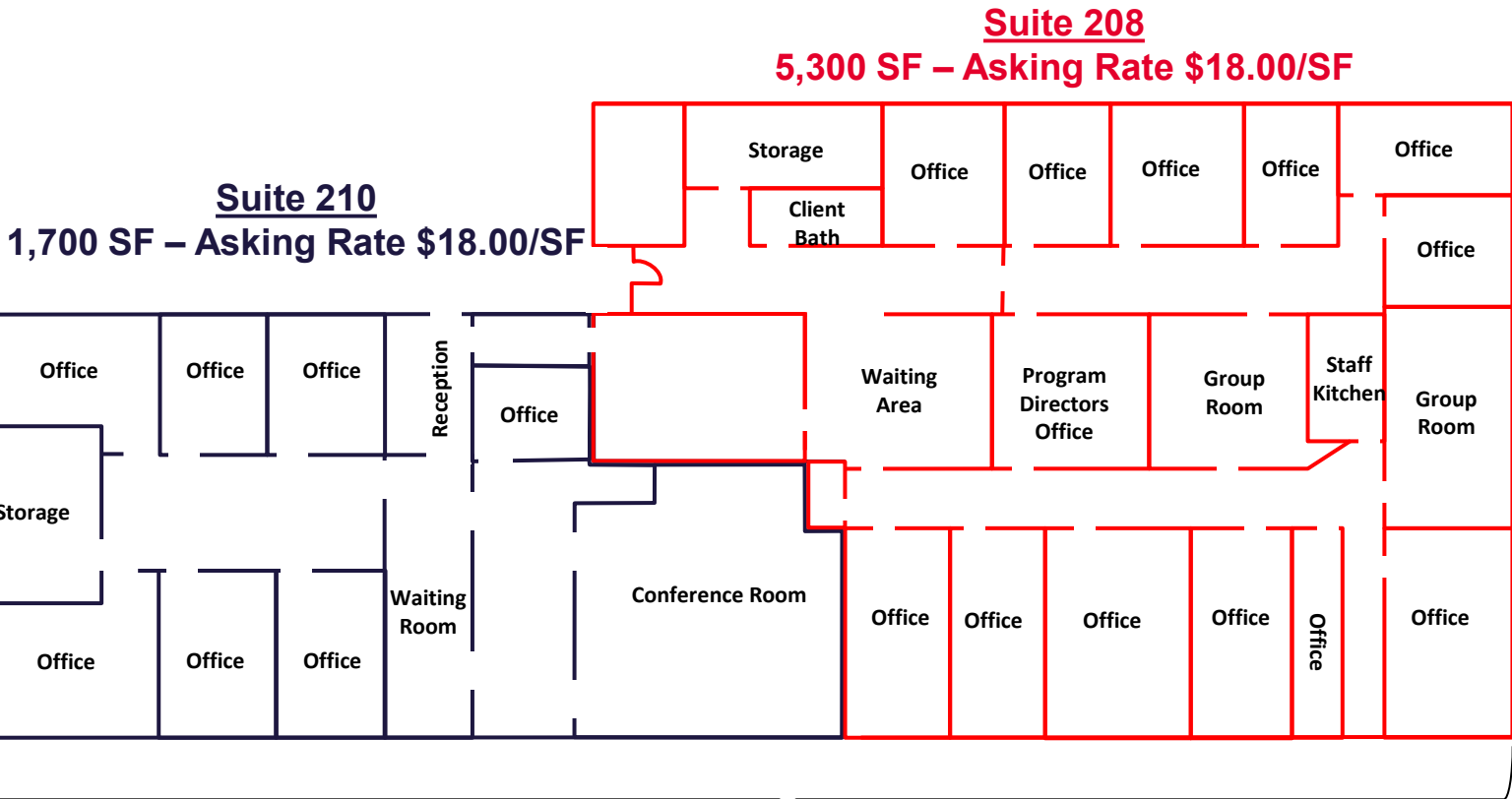
Source: ESRI Business Analyst 2025



EXCLUSIVE CONTACT

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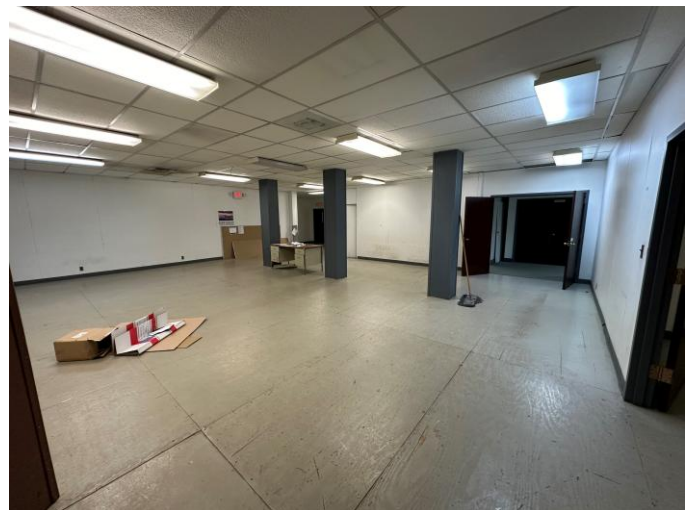
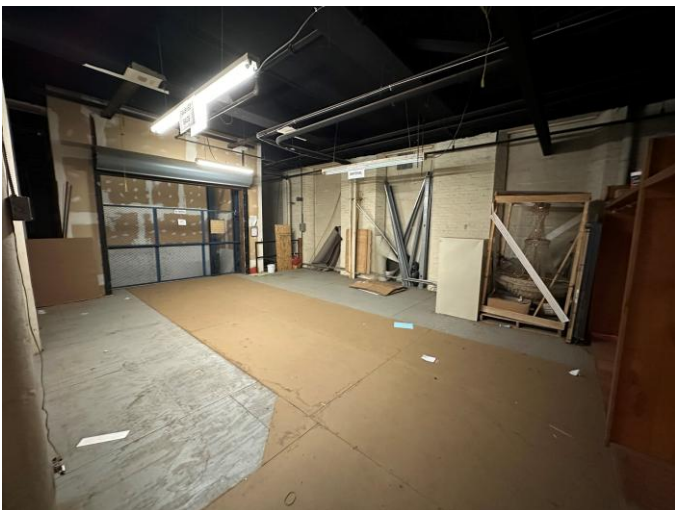
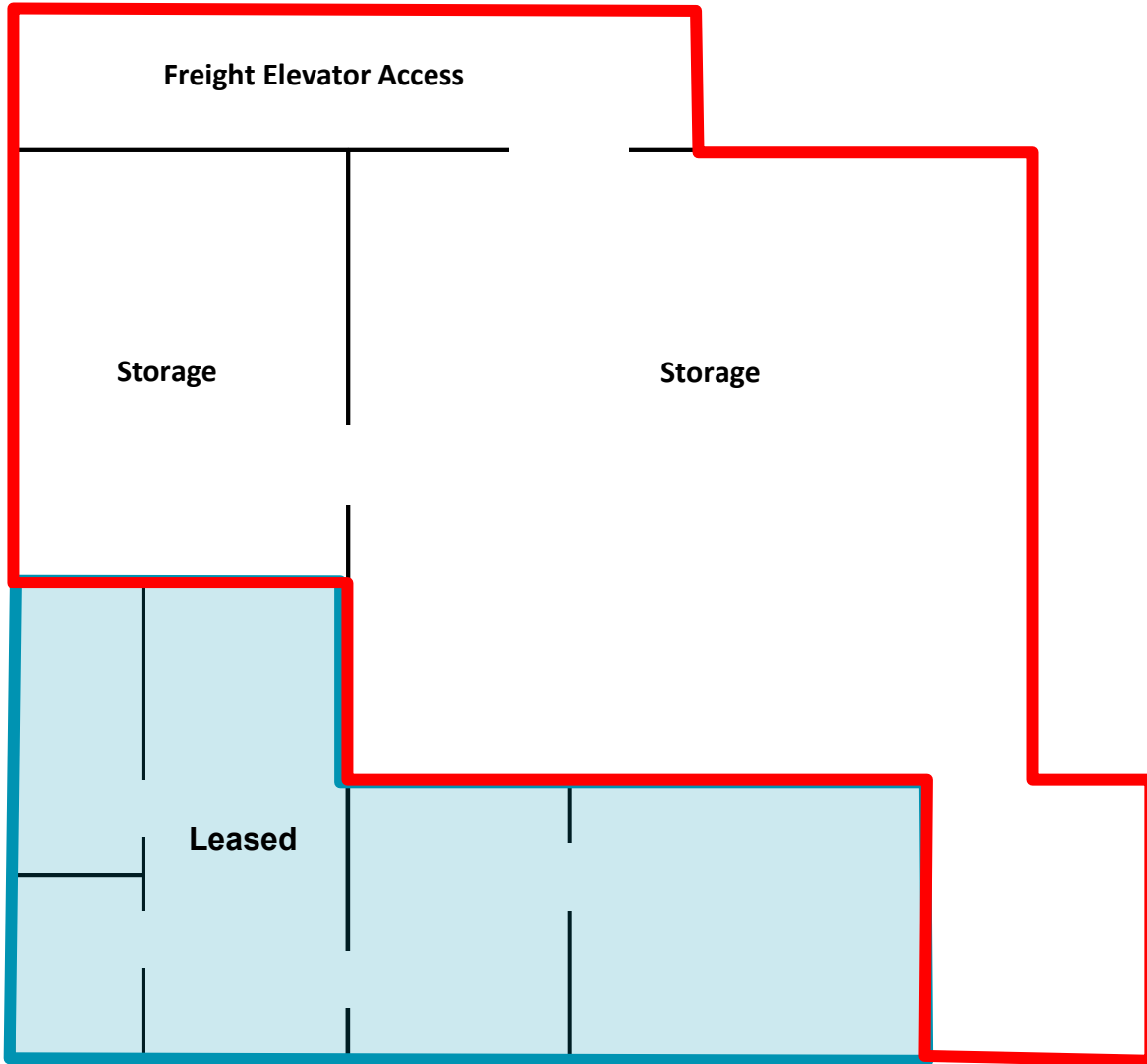
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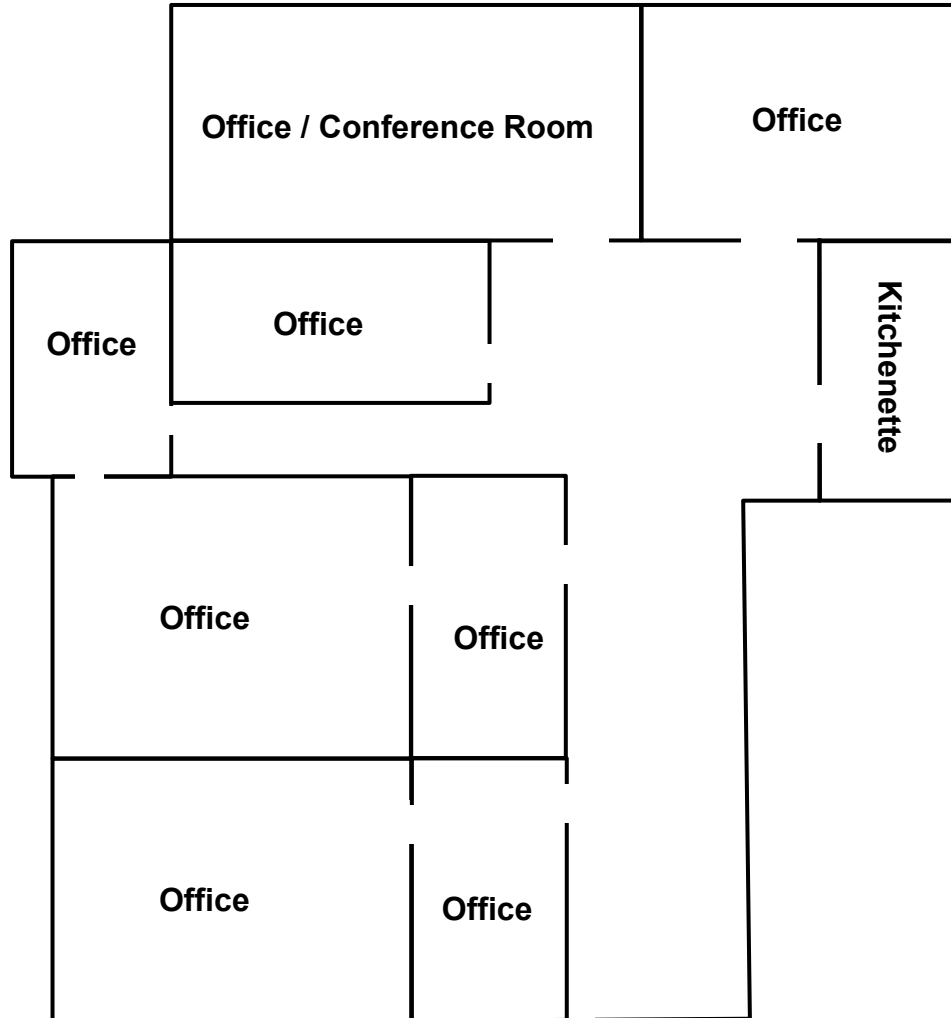
Suites 210 & 208
7,000 SF – Asking Rate \$17.00/SF



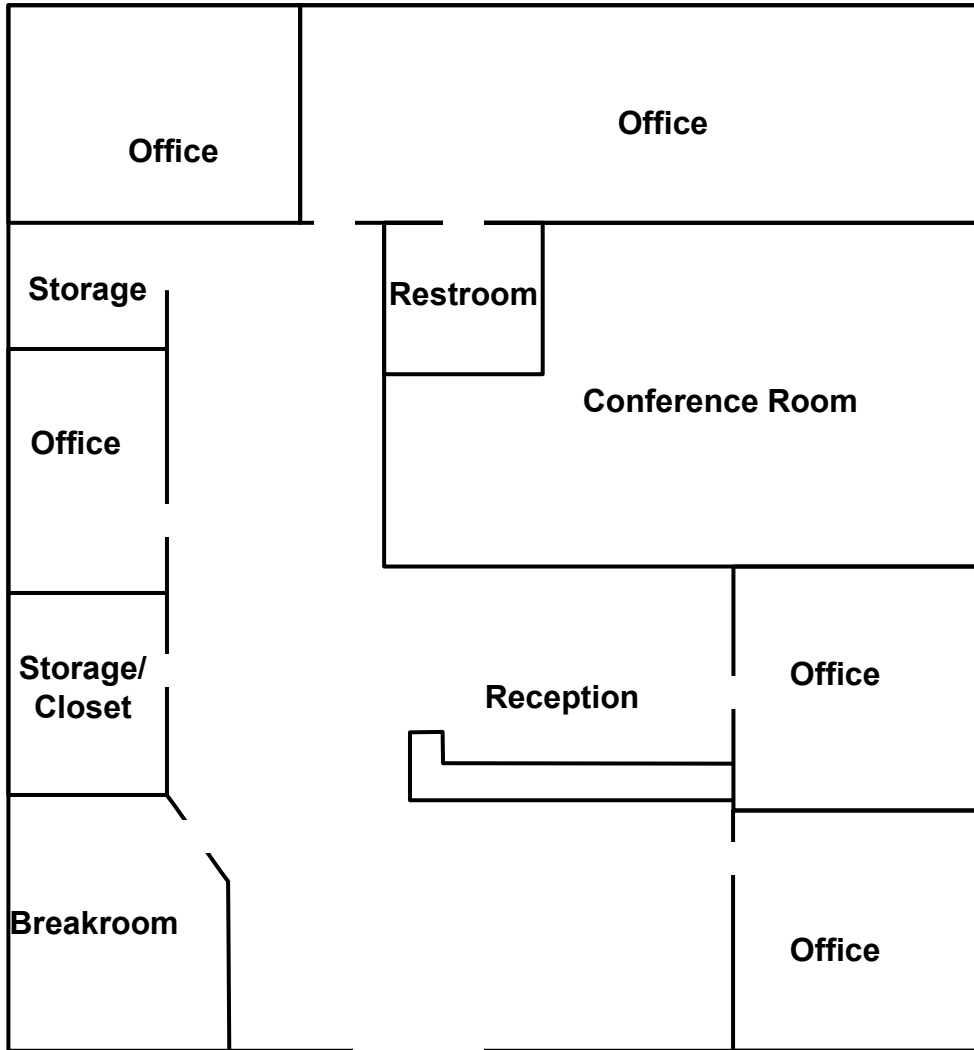
**Suite 215
1,700 SF – Asking Rate \$8.47**



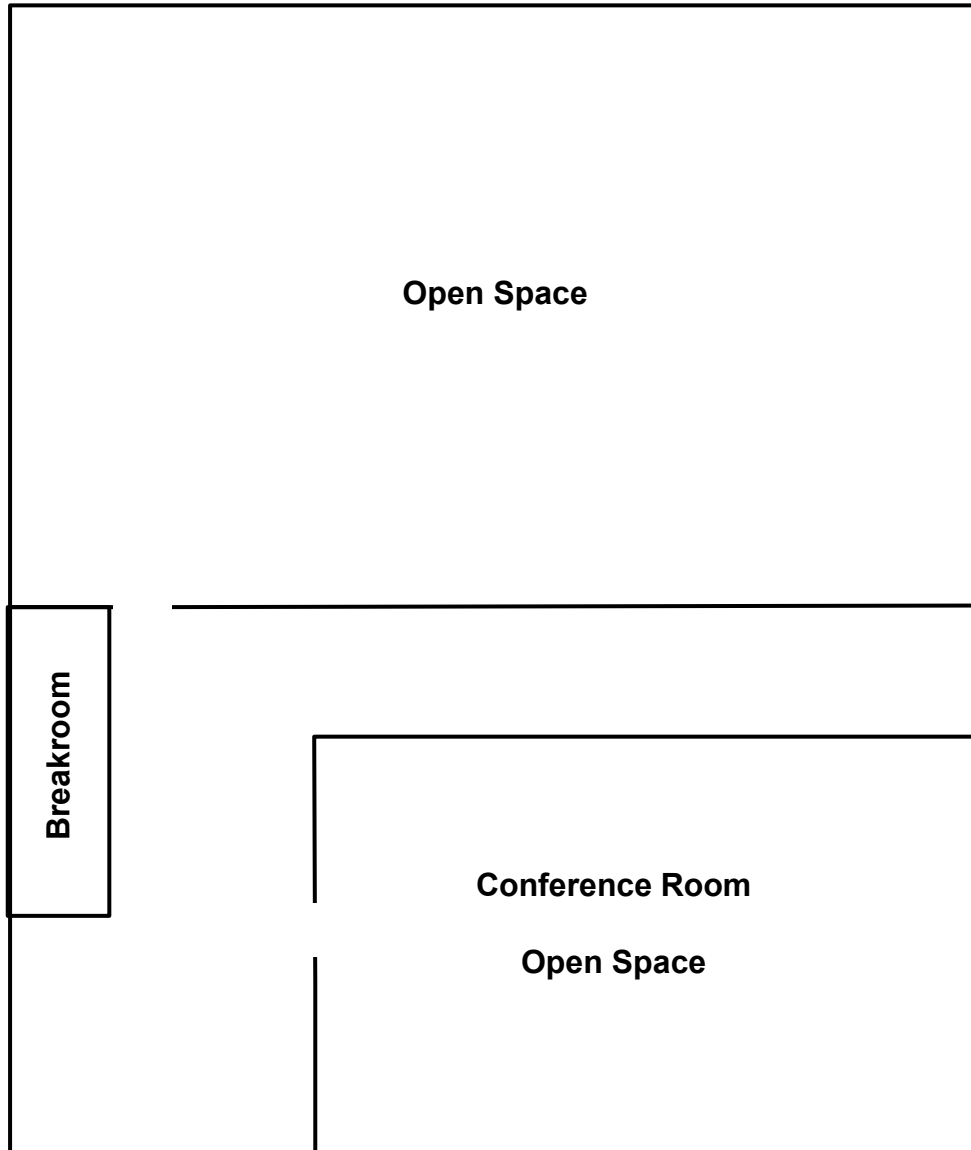
Suite 235
1,515± SF – Asking Rate \$18.21/SF



**Suite 405
1,800± SF – Asking Rate \$20.00/SF**



**Suite 415
2,000 SF – Asking Rate \$18.00/SF**



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



