



**FOR LEASE**

# PROFESSIONAL OFFICE SUITE

## Property Highlights

- 1,800± SF professional office available for lease
- The suite is equipped with six (6) private offices, a conference room, break room, and reception area
- Great views of Downtown Utica
- Ample parking
- In proximity to the new Wynn Hospital and Utica Nexus Center
- Positioned near and within walking distance to area amenities
- Asking \$3,000 per month on a full-service gross lease which includes utilities

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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**Suite 405, 1,800± SF**



