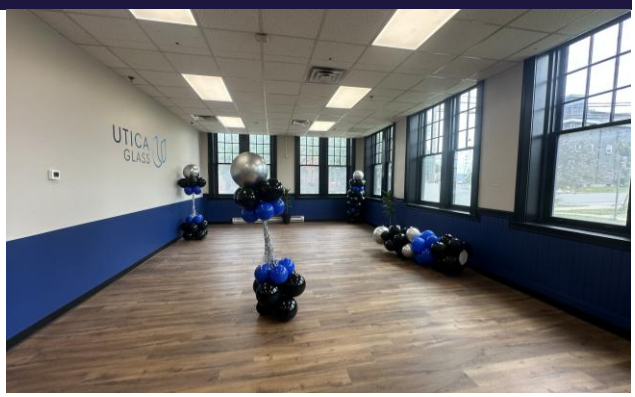
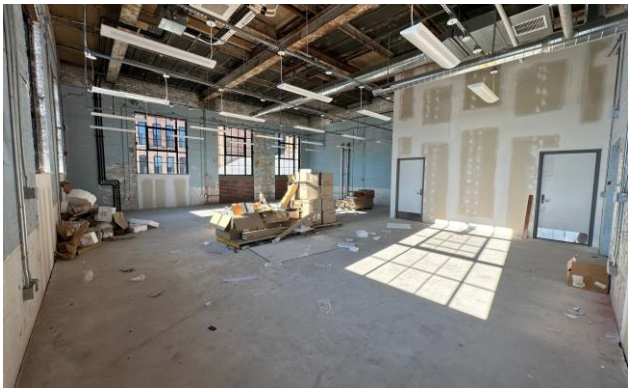
CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

811 Court Street
Utica, New York 13502







FOR LEASE

THE LOFTS AT GLOBE MILLS
5,165 & 3,984± SF AVAILABLE

Property Highlights

- Located at the southern end of Varick Street across from the Saranac Brewery
- 145+ occupied apartments generate great foot traffic to the site
- Owner would consider dividing spaces into smaller units
- Ample parking with easy access
- Great visibility
- Undeveloped space can be built out by the tenant to their specifications
- Urban Mixed Use (UMU) zoning allows for a number of office and retail uses

Demographic	1 Mile	3 Miles	5 Miles
Population	19,801	77,635	107,805
Households	7,906	31,405	44,179
Average H.H. Income	$49,654	$68,633	$79,967
Daytime Employees	14,212	42,450	57,942

Source: ESRI Business Analyst 2024

EXCLUSIVE CONTACT

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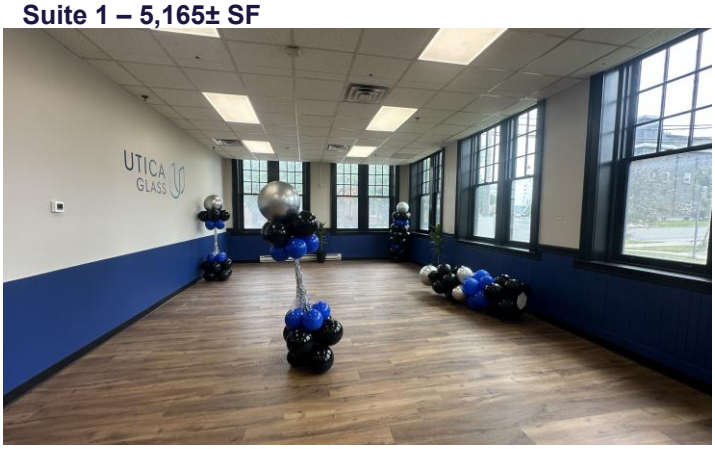
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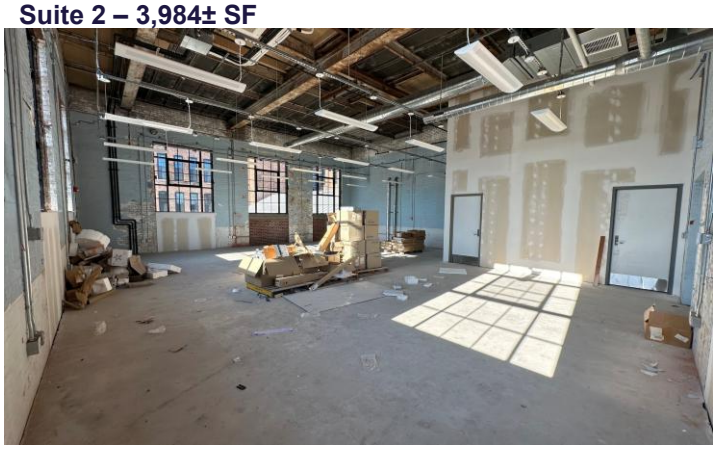


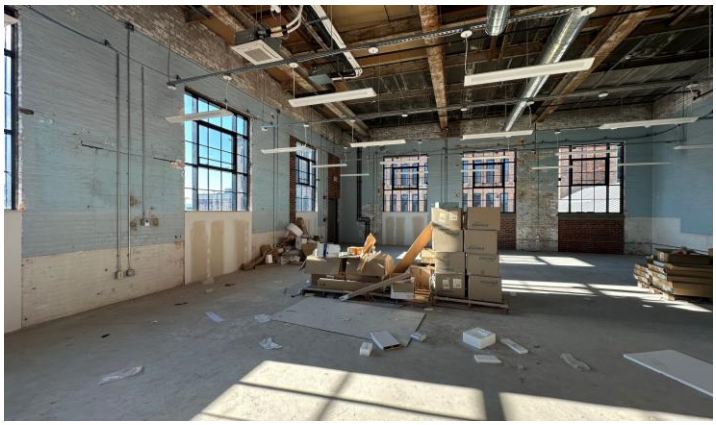
Suite 1 – 5,165± SF





Suite 2 – 3,984± SF





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