

John Carton Medical Building

At Wynn Hospital | 418 Lafayette Street, Utica, NY

- Directly Opposite Wynn Hospital ER
- 90,000 ER Visits
- 250 ft. from Wynn's Main Entrance
- All New Construction
- 12,000 s.f. on 3 floors
- Elevator and off street parking

The Wynn Hospital
Opening Fall 2022



LOCATION



LATITUDE

LONGITUDE

43.10129

-75.23902



In addition to a 373-bed acute care hospital...

DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	75,092	106,416	124,145
Households	29,640	43,178	49,221
Median HH Income	\$38,298	\$47,689	\$50,401
Daytime Population	88,706	127,641	136,484
Businesses	2,622	3,863	4,261
Employees	47,298	64,718	72,104

SOURCE: ESRI Report 5/4/2020

TRAFFIC COUNTS (AADT)

Roadway	Volume Count
Court Street	11,143
Oriskany Blvd (Route 55)	23,196
State Street	5,402
Arterial (Rte 5, 8 & 12)	27,962

Contact: Joe Cerini
418 Development
(315)534-1342

*"Get your foot in the front door,
even before the hospital opens!"*

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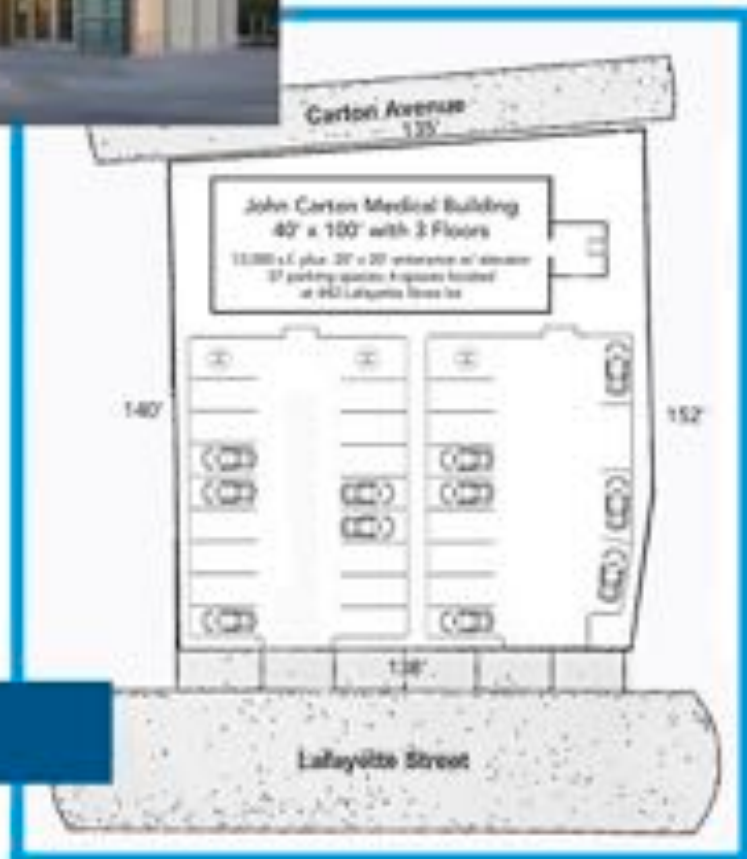


Attractive and modern, look. All glass entrance-rear wall of elevator is also all glass, allowing full views of The Wynn Hospital. Flat parcel allows easy access for wheelchair-bound clients. Three, over-sized, handicapped parking spots.

- Class A: Modern, glass and stone exterior
- Located in Opportunity Zone
- Zoned Central Business District
- Walls: Soundproofing for doctor-patient confidentiality
- MOB-grade HVAC system and mechanicals
- ADA compliant parking
- Wired for computer network, and video teleconferencing
- Next door to AUD and Nexus Center
- Close to downtown restaurants and services
- Nearby numerous high traffic routes

SITE PLAN

- Physician ownership options, low-risk asset class



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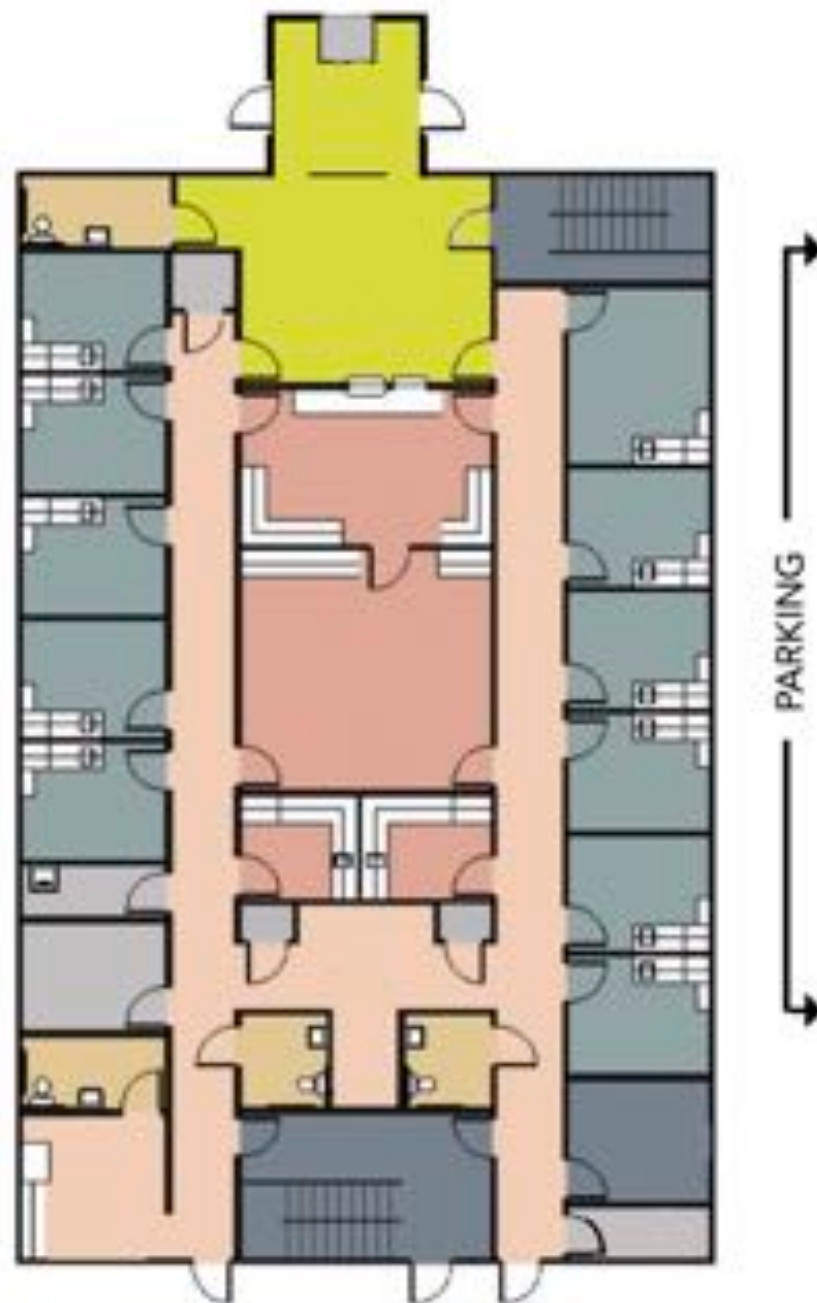
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FLOOR PLAN, FIRST

- Spacious entry and reception
- ADA compliant elevator, just inside main entry
- Centrally located reception and admin assistant area
- Circular hallway layout for patient and staff flow
- Two (2) stairwells at each end of building
- Eleven (11) exam/treatment/diagnostic rooms
- Medical records room
- Four bathrooms
- Numerous storage rooms and closets
- Staff breakroom/lounge, lockers
- Outdoor patio area
- Mop closet

[Opportunity for "build to suit" layouts and amenities, please inquiry with 418 Development at earliest convenience.]



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2ND

FLOOR PLANS

3RD



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