



TRINITY REALTY GROUP

# THE LOFTS AT 18 DIVISION STREET SARATOGA SPRINGS, NY 12866



## A PRIME LEASING OPPORTUNITY!

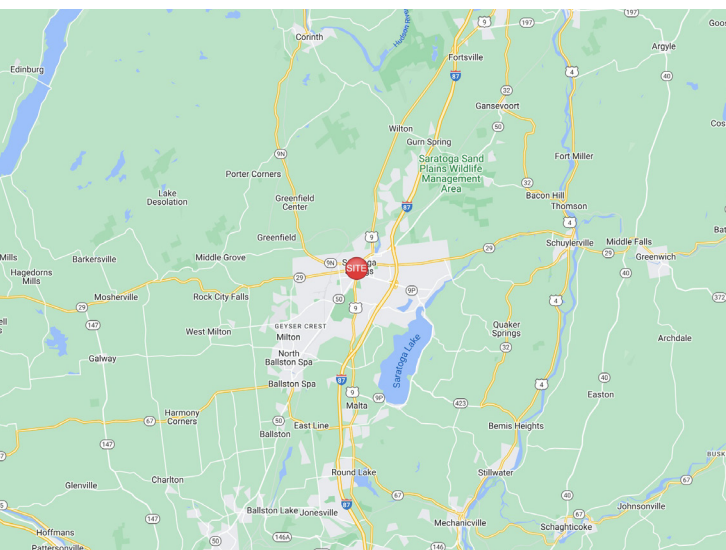
### INFORMATION

Building Size	240,000 SF
Available Space	Suite 213: 2,043 SF
Pricing	Call Broker
Available Now	

### DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	12,150	27,505	50,709
Average HH Income	\$118,477	\$126,033	\$144,160
Daytime Population	17,394	31,654	41,275

### AREA MAP



### PROPERTY HIGHLIGHTS

Trinity Realty Group is excited to offer a prime leasing opportunity on behalf of Bonacio Development in the vibrant city of Saratoga Springs, New York. The Lofts at 18 Division Street is an impressive six-story Class A building, boasting a unique blend of residential and commercial condominiums.

One notable advantage of this space is the ample parking options available. Situated across the street, a public parking garage provides convenient parking solutions for tenants and visitors. Additionally, there is an abundance of free on-street parking for added convenience. Furthermore, this suite includes the added benefit of one indoor secured parking space, ensuring secure and hassle-free parking for occupants.

With a total building size of 240,000 square feet, this location provides top-tier grade A office space spread across six floors.

A key highlight is the diverse tenant roster, reflecting a healthy mix of professionals, legal practitioners, and medical experts. This dynamic mix of occupants contributes to a vibrant and collaborative working environment, offering networking opportunities and a wide range of expertise under one roof.

Additionally, the first floor of The Lofts at 18 Division Street boasts an elegant lobby, welcoming visitors and occupants alike with a touch of sophistication. Moreover, the building features the renowned Chianti restaurant, providing a convenient and appealing dining option for tenants.

In summary, this leasing opportunity represents a prestigious and well-rounded offering in the heart of Saratoga Springs. With its prime location, excellent amenities, diverse tenant community, and impressive building features, The Lofts at 18 Division Street is an ideal space for businesses seeking a Class A environment in a thriving Saratoga NY setting.

### CONTACT LISTING BROKERS:

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## LOW AERIAL

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