

FOR LEASE

717.293.4477



1905 OLD PHILADELPHIA PIKE
LANCASTER, PA 17601

High Associates Ltd.

Call
Today!

☎ 717.293.4477

For Lease

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An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

► Class A Office



1905 Old Philadelphia Pike
Suite 101
Lancaster, PA 17601

Available Square Feet:

12,823 square feet

Lease Rate:

\$12.25/SF N/N/N

Description:

Great office location, corner of Rt. 340 and Greenfield Road. Wide open floor plan perfect for collaborating or as a call center. Several private offices, conference room, and kitchen/breakroom.

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BUILDING INFORMATION

B - 394

Total Square Feet Available:	12,823
Office Square Feet:	12,823
Construction:	Brick and masonry
Condition:	Good
Year Constructed:	1977
Ceiling Height:	10'
Lighting:	Fluorescent
HVAC:	Electric
Air Conditioning:	Central A/C
Electric:	220 volt, 3-phase
Water:	Public – Lancaster City
Sewer:	Public – East Lampeter Township
Parking:	On site

Acres:	2.58 acres
Topography:	Level
Municipality:	East Lampeter Township
County:	Lancaster
School District:	Conestoga Valley School District
Zoning:	Industrial
Tax Account #:	310-78140-0-0000

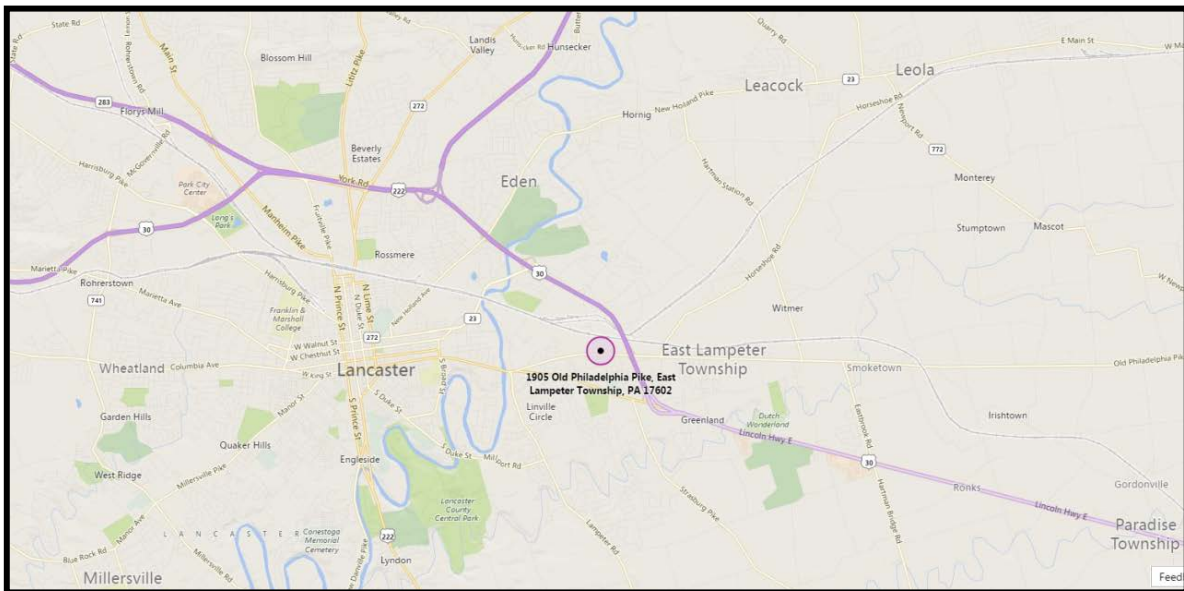
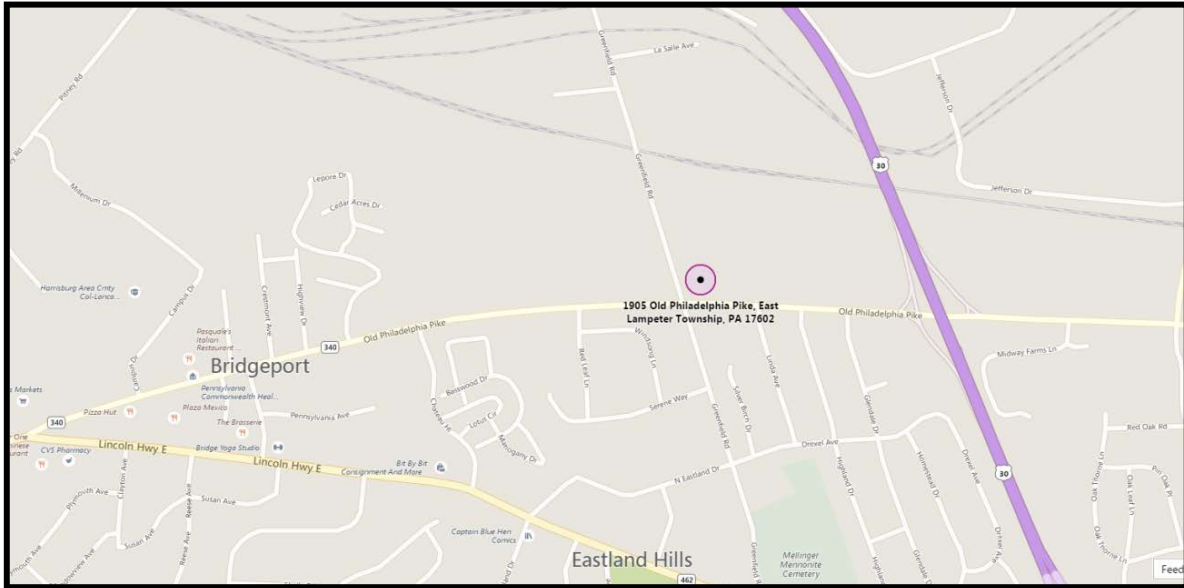
LEASING INFORMATION

Square Footage:	12,823
Price per Square Foot:	\$12.25/SF N/N/N
Monthly Rent:	\$13,090
Annual Rent:	\$157,081
Escalations:	3%
Security Deposit:	One month's rent
CAM Charges:	\$3.17/SF



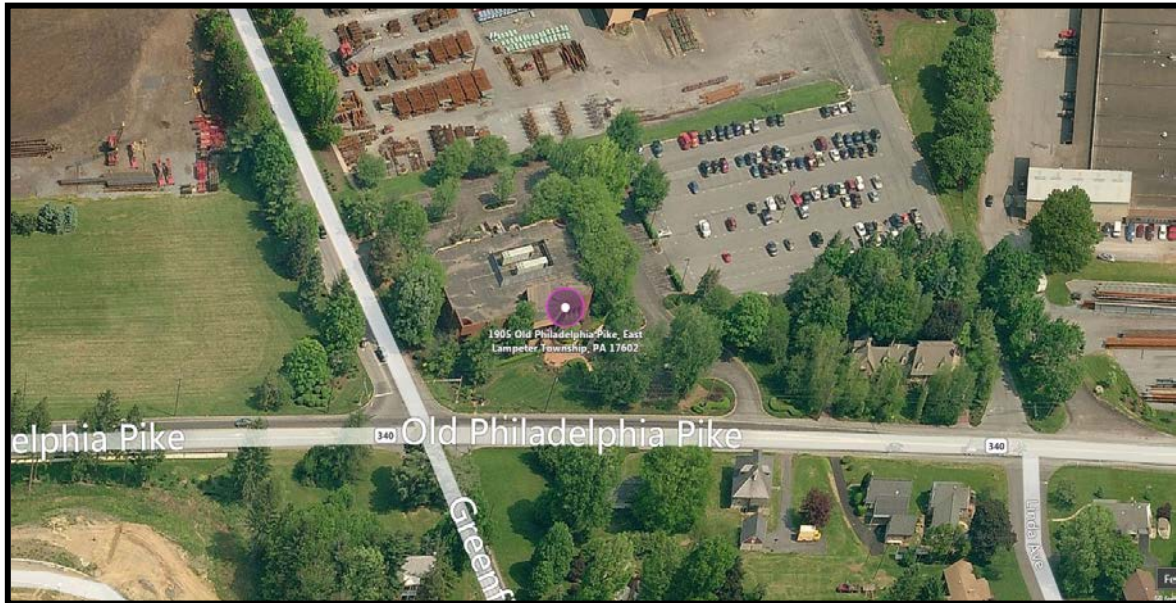
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LOCATION MAP



1905 Old Philadelphia Pike
Lancaster, PA 17601

AERIAL PHOTO

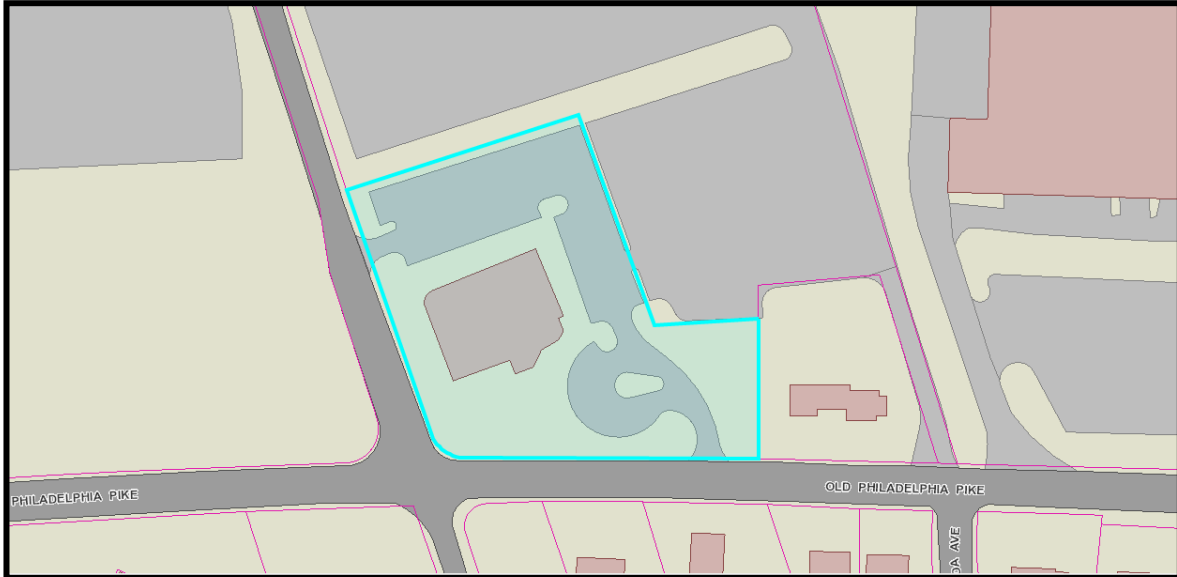


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HIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC

1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008
(717) 291-2284 • FAX (717) 293-4488 • www.highassociates.com

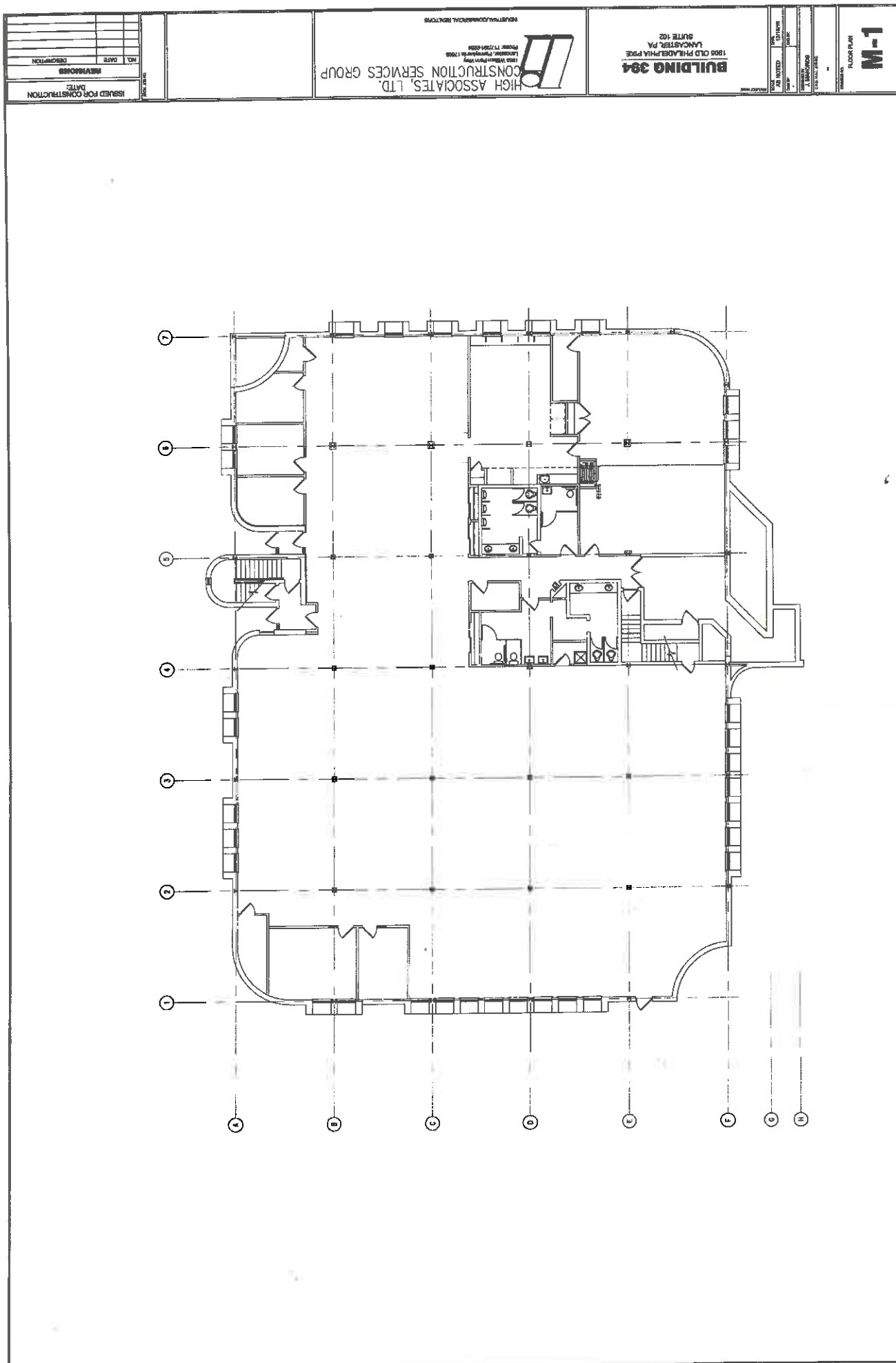
TAX MAP



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Lancaster, PA 17601



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1853 William Penn Way
Lancaster, PA 17601
717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107
Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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