

For Lease



1817 OLDE HOMESTEAD LANE  
SUITE 206  
LANCASTER, PA 17601

For Lease

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Lancaster, PA 17601



► Office Space



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**Available Square Feet**  
2,954 square feet

**Lease Rate**  
\$11.50/SF NNN

**Description**  
Professional office space with plenty of natural light and open space for collaboration. Ideal for engineers or architects, but can easily be modified to most office uses.

**BUILDING INFORMATION**

**BLDG - 161**

Available Square Feet	2,954 square feet
Year Constructed	1986
Type Construction	Masonry
Ceiling Height	8 feet
Electric	50 – 200 amps
HVAC	Heat pump
Lighting	Fluorescent
Water	Public – Lancaster City
Sewer	Public – East Lampeter Township
Parking	On-site parking

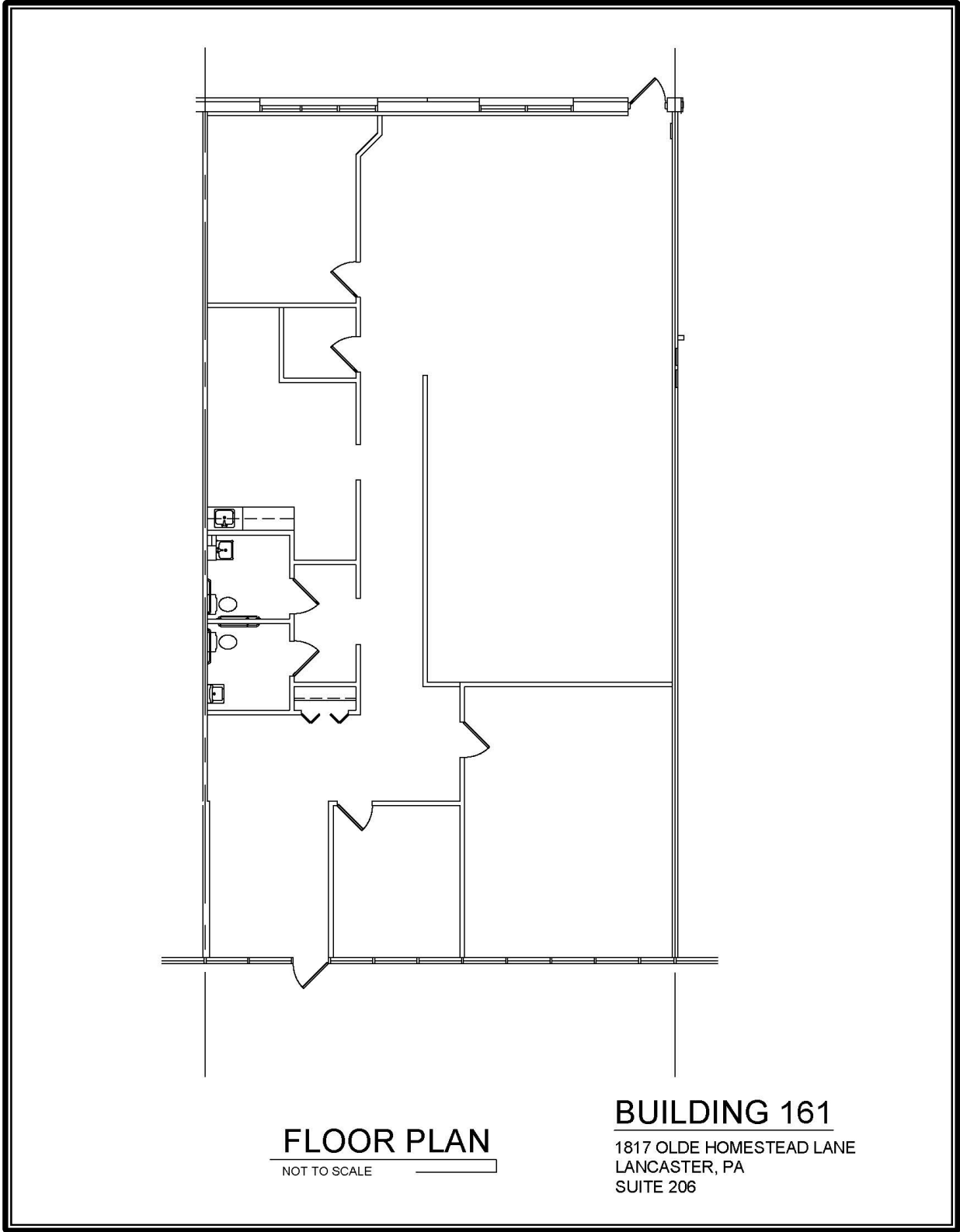
Zoning	Business Park Zoning
Municipality	East Lampeter Township
Tax Account #	310-34657-0-0000
County	Lancaster County

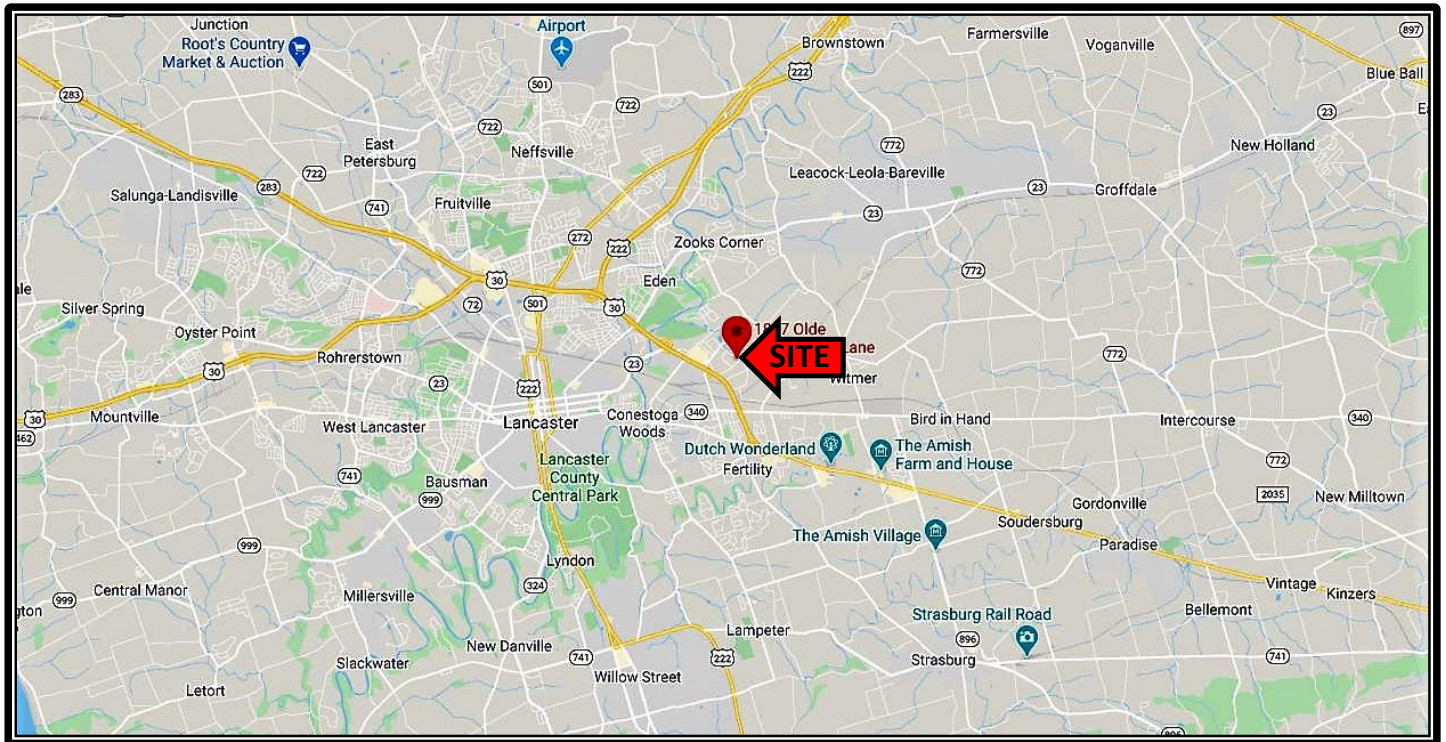
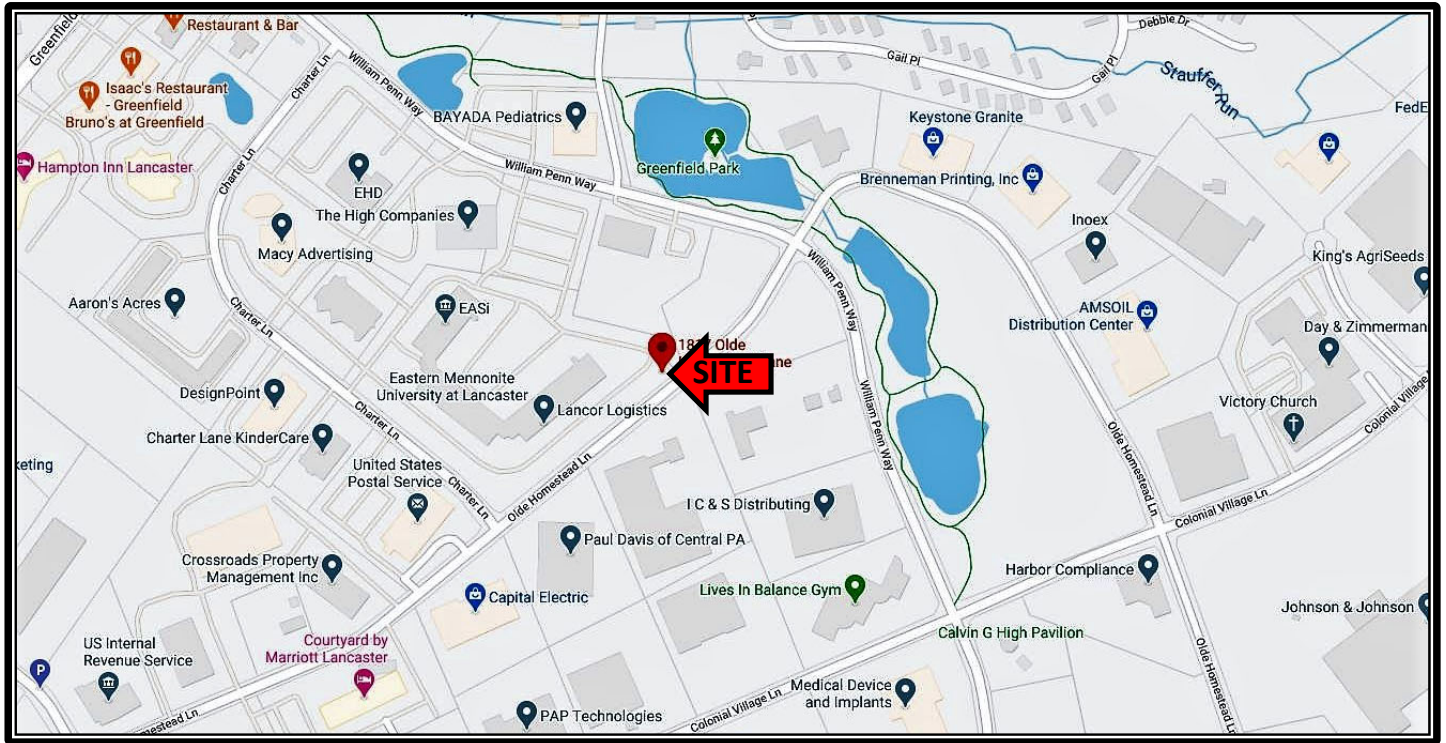
**LEASING INFORMATION**

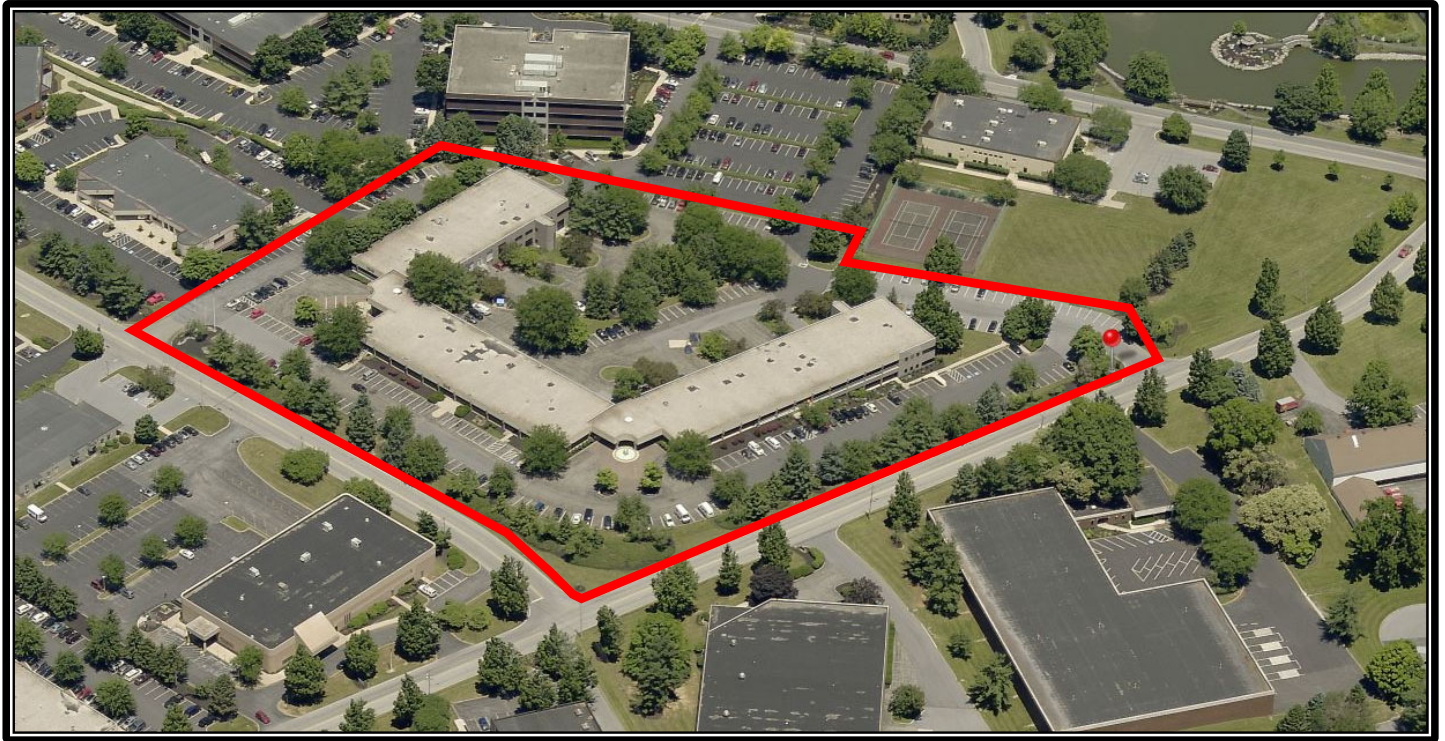
Square Feet Available	2,954 square feet
Lease Rate	\$11.50/SF NNN
Monthly Rent	\$2,831
Annual Rent	\$33,971
CAM	\$3.86/SF
Monthly CAM	\$950
Annual CAM	\$11,402
Escalations	Annual escalations
Comments	The meticulously manicured grounds, open expanse of land and walking trails offer pleasant places to walk or to take a break over lunch. Many nearby restaurants provide choices for breakfast, lunch, and dinner, i.e., Isaac's Restaurant & Deli, Bruno's at Greenfield, The Greenfield Restaurant, McDonald's and Subway. There are several retail stores (Costco and Lowe's) within a short drive.

*Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.*









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*An Affiliate of High Real Estate Group LLC*

**Industrial/Commercial Realtors**

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