

FOR LEASE

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



160 NORTH POINTE BOULEVARD
SUITE 204 & 205
LANCASTER, PA 17601

- Property Profile
- Location Maps
- Property Photos
- Aerial Photo/Tax Map
- Floor Plan
- Zoning Map
- Zoning Ordinance
- ESRI Site Map
- ESRI Executive Summary

For Lease

160 North Pointe Boulevard
Suite 204 & 205
Lancaster, PA 17601



► *Professional Office*



*160 North Pointe Boulevard
Suite 204 & 205
Lancaster, PA 17601*

Available Square Feet

Suite 204: 1,333 square feet
Suite 205: 1,840 square feet

Lease Rate

\$25.00/SF Gross

Description

Class A office in great location along Oregon Pike and Rt. 30. Spaces can be combined to create a 3,173 square foot space.

BUILDING INFORMATION

Total Building Square Feet	33,617 square feet
Available Square Feet	1,333, 1,840 or 3,173 square feet
Flooring	Carpet/vinyl over concrete
Type Construction	Structural steel frame with masonry curtain walls
Year Constructed	1988
HVAC	Electric heat pump
Lighting	High efficiency fluorescent lighting
Electric	120/208 volt service
Sprinklers	Yes
Water	Public
Sewer	Public

Gas	UGI
Elevator	Passenger
Restrooms	Common men's and women's on each floor
Parking	Common parking lot – 124 spaces
Tax Account #	390-84531-0-0000
Deed Reference	5802064
Zoning	B-1 with Office Park Performance Regulations
Acres	2.84 acres
Topography	Level

LEASING INFORMATION

Lease Rate	\$25.00/SF Gross
Security Deposit	One month's rent

GEOGRAPHIC INFORMATION

Location	North Pointe Center
Municipality	Manheim Township
County	Lancaster County
School District	Manheim Township
Distance to Highway	Adjacent to Rt. 222 and US Rt. 30 with easy access to Rt. 283
Distance to Airport	Four miles to Lancaster Airport

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.

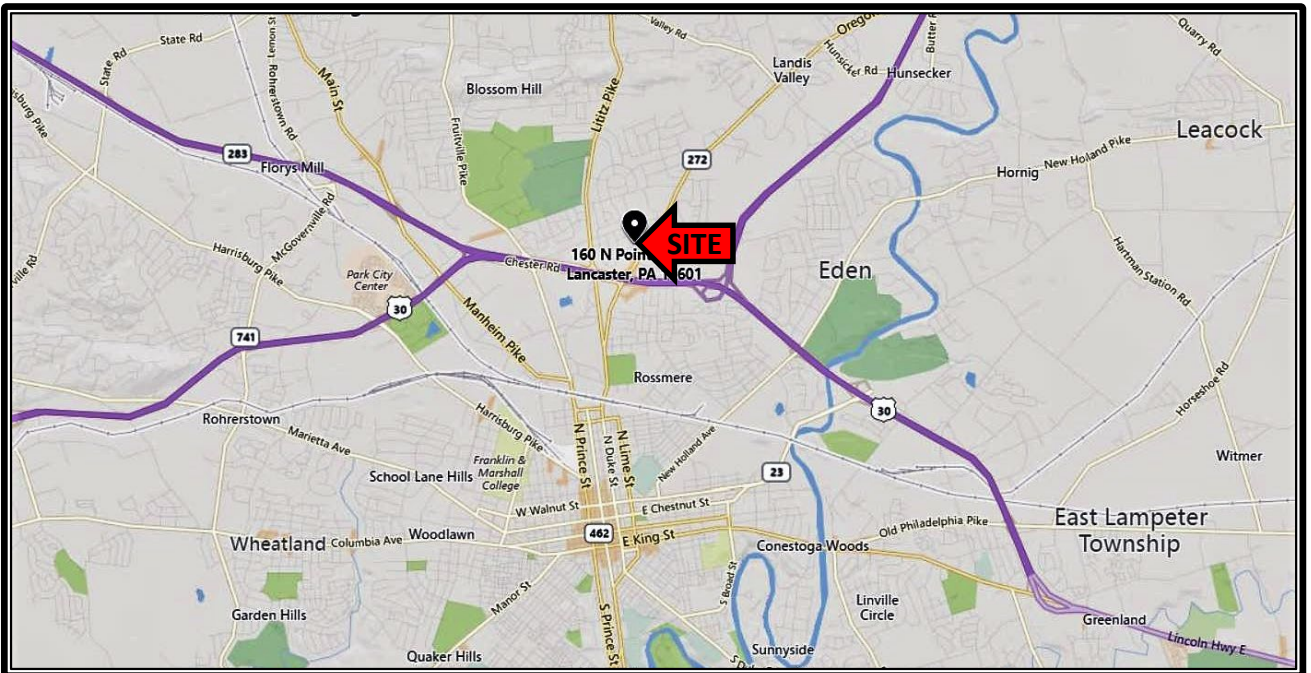
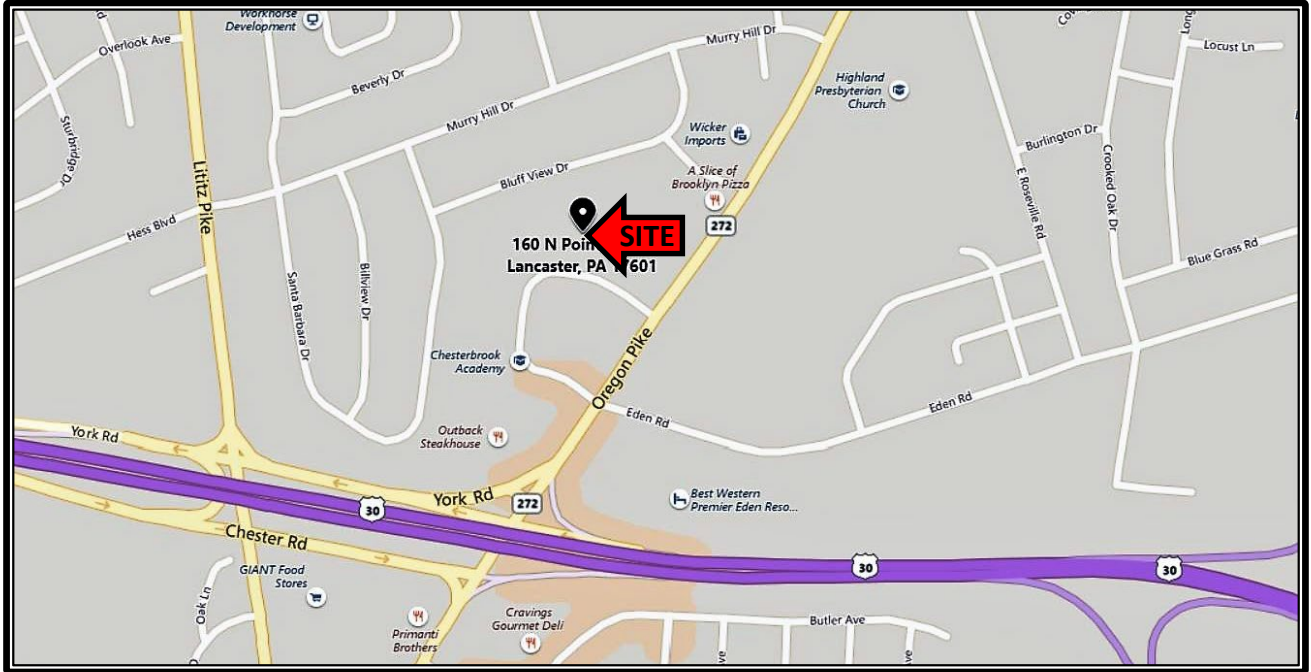






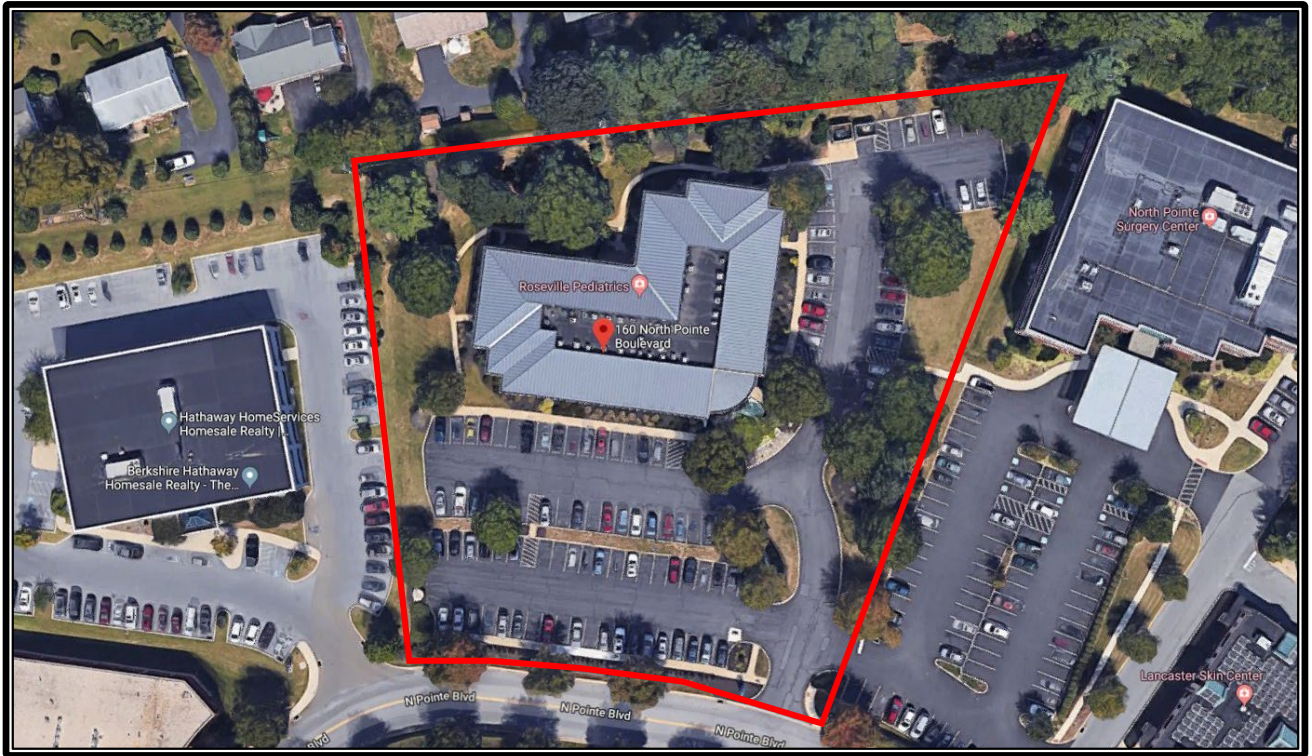
Location Maps

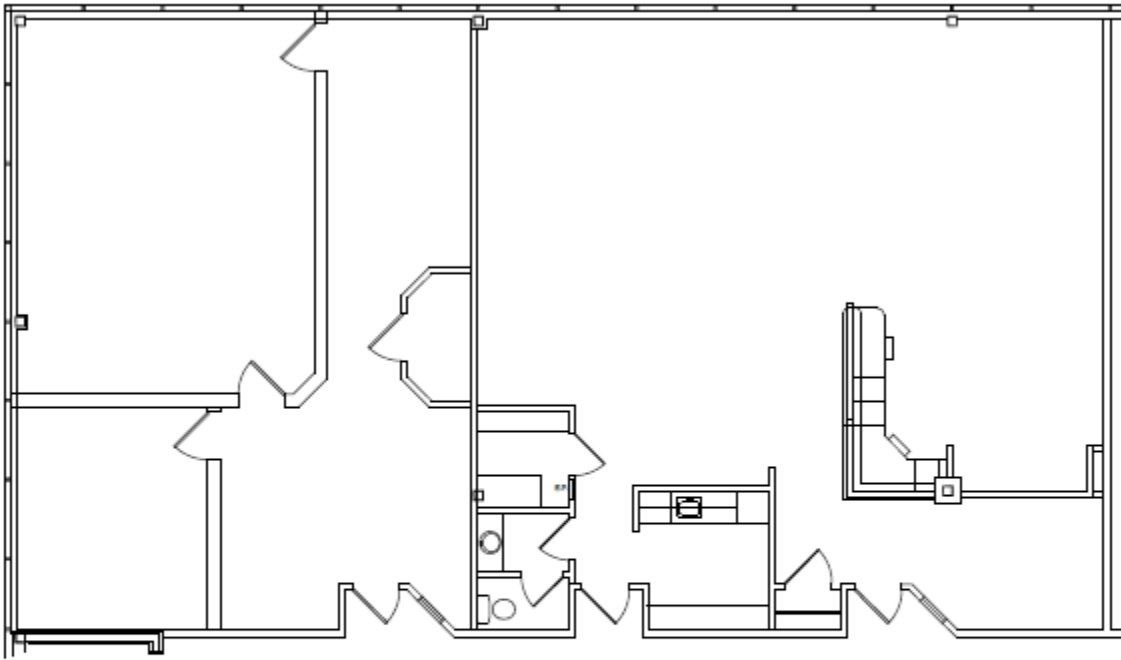
160 North Pointe Boulevard
Suite 204 & 205
Lancaster, PA 17601



Aerial Photo/Tax Map

160 North Pointe Boulevard
Suite 204 & 205
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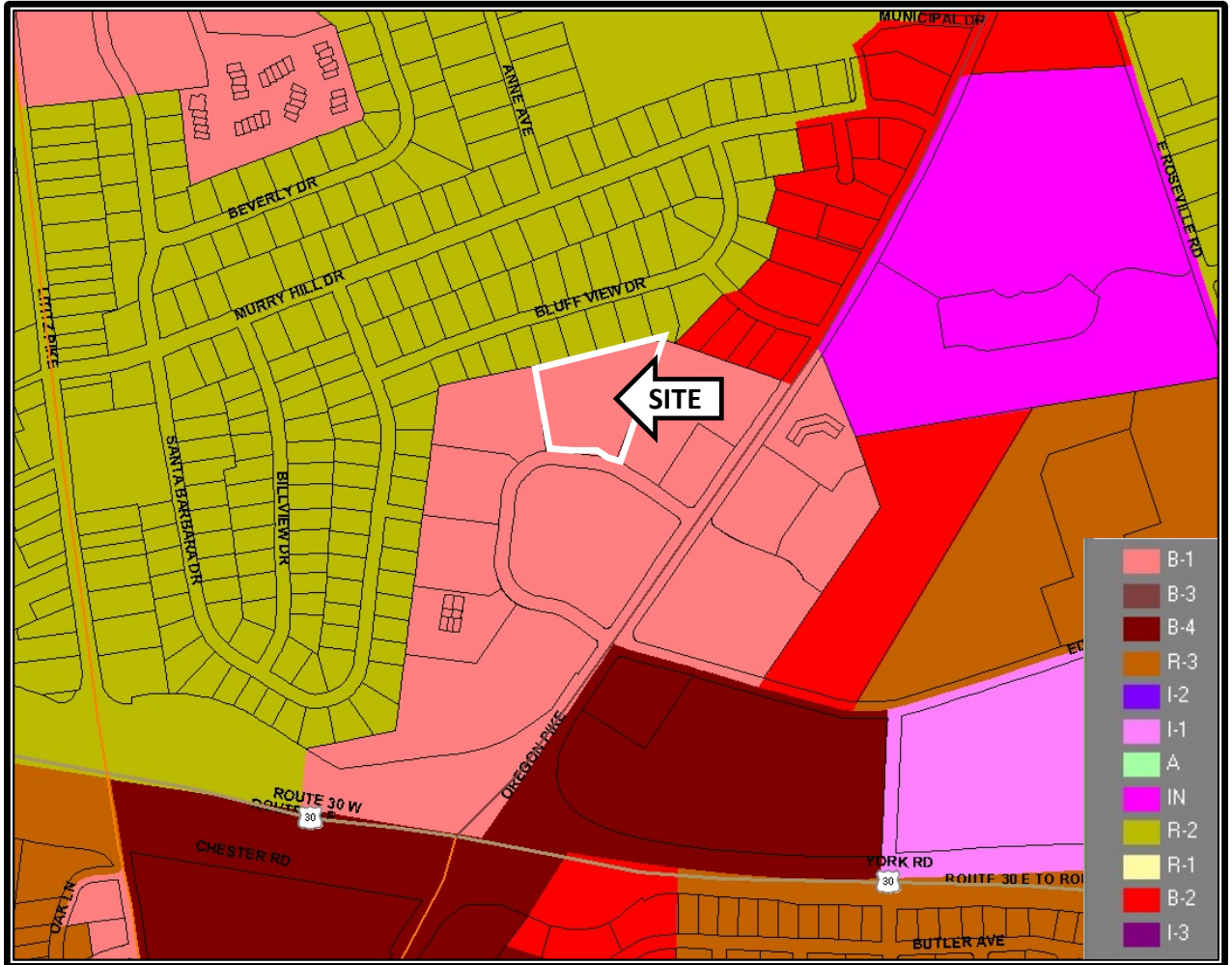




FLOOR PLAN

SCALE: N.T.S.

NORTH POINTE
160 NORTH POINTE BLVD.
LANCASTER, PA
SUITE 204-205



B-1 with Office Park Performance Regulations

Township of Manheim

Uses Within Business Districts

See also applicable T-Zone Overlay District for additional use regulations.

KEY:

X = Right

SE = Special exception

C = Conditional

	B-1	B-2	B-3	B-4
Adult establishments				C
Agricultural uses and necessary buildings	X	X	X	X
Banks and financial institutions		X	X	X
Banks and financial institutions in combination with professional offices	SE	X	X	X
Bed-and-breakfast establishments	X	X	X	X
Body art establishments				SE
Houses of worship	SE	SE		
Cafes		X	X	
Commercial recreation facilities			SE	SE
Community facilities	X	X	X	X
Convenience stores		X	X	X
Conversion apartments		SE		
Day-care centers	SE	SE	SE	SE
Dwelling units in combination with professional offices or commercial uses	X	X	X	X
Education institutions			SE	SE
Forestry	X	X	X	X
Funeral homes	SE	SE		
Holiday tree sales			X	X
Hotels and motels, full-service			X	X
Hotels and motels, limited-service			X	X
Motor vehicle sales			SE	X
Motor vehicle service stations or garages			SE	X
Motor vehicle washing facilities			SE	SE
Municipal Uses	X	X	X	X
Offices, professional	X	X	X	X
Offices, medical or dental	X	X	X	X

	B-1	B-2	B-3	B-4
Office park	C			
Personal service business		X	X	X
Public parks and recreation areas	X	X	X	X
Public utility installations	X	X	X	X
Regional Stormwater Facility	X	X	X	X
Restaurants			X	X
Restaurants in combination with professional offices	SE	X	X	X
Retail sales of alcoholic beverages			SE	X
Retail sales of goods and services excluding body art establishments and adult establishments				X
Retail sales of goods and services, excluding restaurants, motor vehicle service stations and garages, motor vehicle sales, body art establishments and adult establishments		X	X	
Retail sales of lawn and garden care products and the outdoor sale of nursery stock			X	X
Supermarkets				X
Telecommunications tower	SE	SE	X	X
Telecommunications tower, attached	X	X	X	X
Temporary retail sales			X	X
Veterinary office		SE	X	X
Veterinary hospital			SE	SE
Wholesale clubs				X

ARTICLE XI. BUSINESS DISTRICT B-1

SECTION 1101. PURPOSE

It is the purpose of this district to provide for various types of small-scale business and professional offices that provide services to local neighborhoods.

SECTION 1102. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural uses and necessary buildings, including farm dwellings and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, and other livestock, the raising of poultry and poultry products, and the sale of farm and/or garden products on a retail basis.
2. Offices, professional and medical/dental.
3. Public parks and public recreation areas.
4. Community facilities.
5. Public utility installations.
6. Dwelling units in combination with professional offices or other permitted commercial uses in the same principal structure.
7. Bed-and-breakfast establishments.
8. Forestry.
9. Telecommunications tower, attached.
10. Municipal Uses.
11. Regional Stormwater Facility.
12. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 1103. SPECIAL EXCEPTION USES

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

1. Houses of worship.
2. Day-care centers.
3. Banks and financial institutions in combination with professional offices.
4. Restaurants in combination with professional offices.

5. Funeral homes.
6. Telecommunications towers.
7. Accessory buildings and uses customarily incidental to the above uses by special exception.

SECTION 1104. CONDITIONAL USES

Conditional uses shall be as follows:

1. Office parks.

SECTION 1105. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 35 feet, unless otherwise specified by the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Agricultural uses/forestry: Such uses shall comply with the requirements of Section 2503.
 - (1) Minimum lot area: 10 acres.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard:
 - [i] Farm dwelling: 35 feet. (See Section 2213)
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [b] Side yard:
 - [i] Farm dwelling, each side: 12 feet.
 - [ii] Agribusiness structures and feedlots: 100 feet from the property line and/or 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [c] Rear yard:
 - [i] Farm dwelling: 35 feet.
 - [ii] Agribusiness structures and feedlots: 100 feet from the

property line and/or 200 feet from existing dwellings on adjacent property.

[iii] Other permanent structures: 75 feet.

(5) Minimum open area: 75%.

(6) Sale of farm and/or garden products on a retail basis. Such activities shall comply with the requirements of Section 2503.1.

B. Professional offices, medical/dental offices and community facilities:

(1) Sewer and water. Public sewer and/or public water service are required.

(2) Minimum lot area: 20,000 square feet.

(3) Minimum lot width:

[a] Lots fronting on arterial and major collector roads:

[i] At street line: 100 feet.

[ii] At front yard setback line: 100 feet.

[b] Lots fronting on other road classifications:

[i] At street line: 60 feet.

[ii] At front yard setback line: 100 feet.

(4) Minimum lot depth: 150 feet.

(5) Minimum yard dimensions:

[a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.

[b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.

[i] No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if:

[a] The buildings are connected by passageways, corridors or common areas; and

[b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.

[ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected

buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 50 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.

[c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.

[i] No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if:

[a] The buildings are connected by passageways, corridors or common areas; and

[b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.

[ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 60 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.

[d] Interior yards: open space between buildings on the same lot.

[i] When front to front, rear to rear, or front to rear, parallel buildings shall have 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distance may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.

[ii] A yard space of 50 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 25 feet.

[iii] A yard space of 50 feet is required between end walls and front or rear faces of buildings.

[e] Perimeter buffer: 20 feet.

- (6) Length of building. Unless otherwise specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.
 - (7) Maximum square footage. The maximum square footage of a medical/dental office shall be five thousand (5,000) square feet.
 - (8) Minimum open area: 35%.
- C. Dwelling units in combination with professional offices or other permitted commercial uses. Such uses shall comply with the requirements of Section 2525.
- D. Public parks and public recreation areas:
- (1) Minimum lot area: none.
 - (2) Minimum lot width: 50 feet.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 35 feet. (See Section 2213)
 - [b] Side yard, each side: 20 feet.
 - [c] Rear yard: 35 feet.
 - (5) Minimum open area: none.
- E. Public utility installations:
- (1) Minimum lot area: none.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 25 feet. (See Section 2213)
 - [b] Side yard, each side: 12 feet.
 - [c] Rear yard: 12 feet.
 - (5) Minimum open area: none.
 - (6) Landscaping and screening. (See Section 2512 and Section 2513).
- F. Bed-and-breakfast establishments: Such uses shall comply with the requirements of Section 2505.
- (1) Sewer and water. Public sewer and/or public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:

- [a] At street line: 50 feet.
- [b] At front yard setback line: 50 feet.
- (4) Minimum lot depth: 150 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: in accordance with the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 25 feet.
- G. Telecommunications tower, attached. Such uses shall comply with the requirements of Section 2516.

SECTION 1106. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Houses of worship:
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 5 acres.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 150 feet.
 - (4) Minimum lot depth: 200 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 35 feet, unless otherwise specified in the applicable T-Zone Overlay District or Section 2213.
 - [b] Side yard: 25 feet, except, where adjacent to a residential district, the side yard shall be 50 feet.
 - [c] Rear yard: 50 feet.
 - (6) Minimum open area: 50%.
 - (7) Landscape and screening. (See Section 2512 and Section 2513)
 - B. Day-care centers: Such uses shall comply with the requirements of Section 2508.

- (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 50 feet.
 - [d] Perimeter buffer: 20 feet.
 - (6) Minimum open area: 20%.
- C. Banks and financial institutions in combination with professional offices. Such uses shall comply with the requirements of Section 2504.
- D. Restaurants in combination with professional offices. Such uses shall comply with the requirements of Section 2504.
- E. Funeral homes:
- (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard: 25 feet.
 - [c] Rear yard: 50 feet.
 - [d] Perimeter buffer: 20 feet.
 - (6) Minimum open area: 40%.

(7) Landscaping and screening. (See Section 2512 and Section 2513)

F. Telecommunications tower. Such uses shall comply with the requirements of Section 2516.

SECTION 1107. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION

1. Office parks. Such uses shall comply with the requirements of Section 2514.

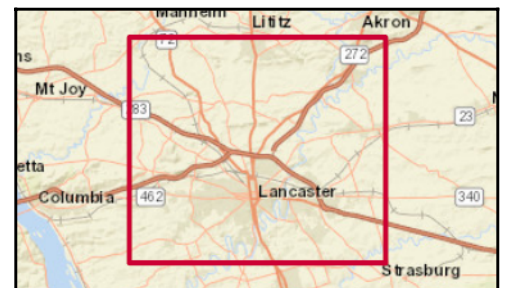
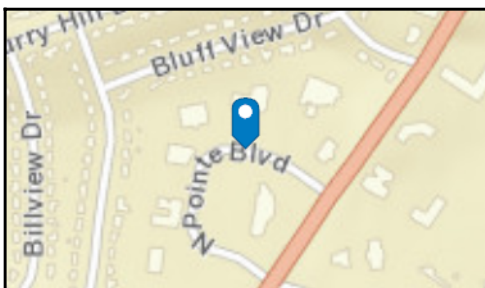
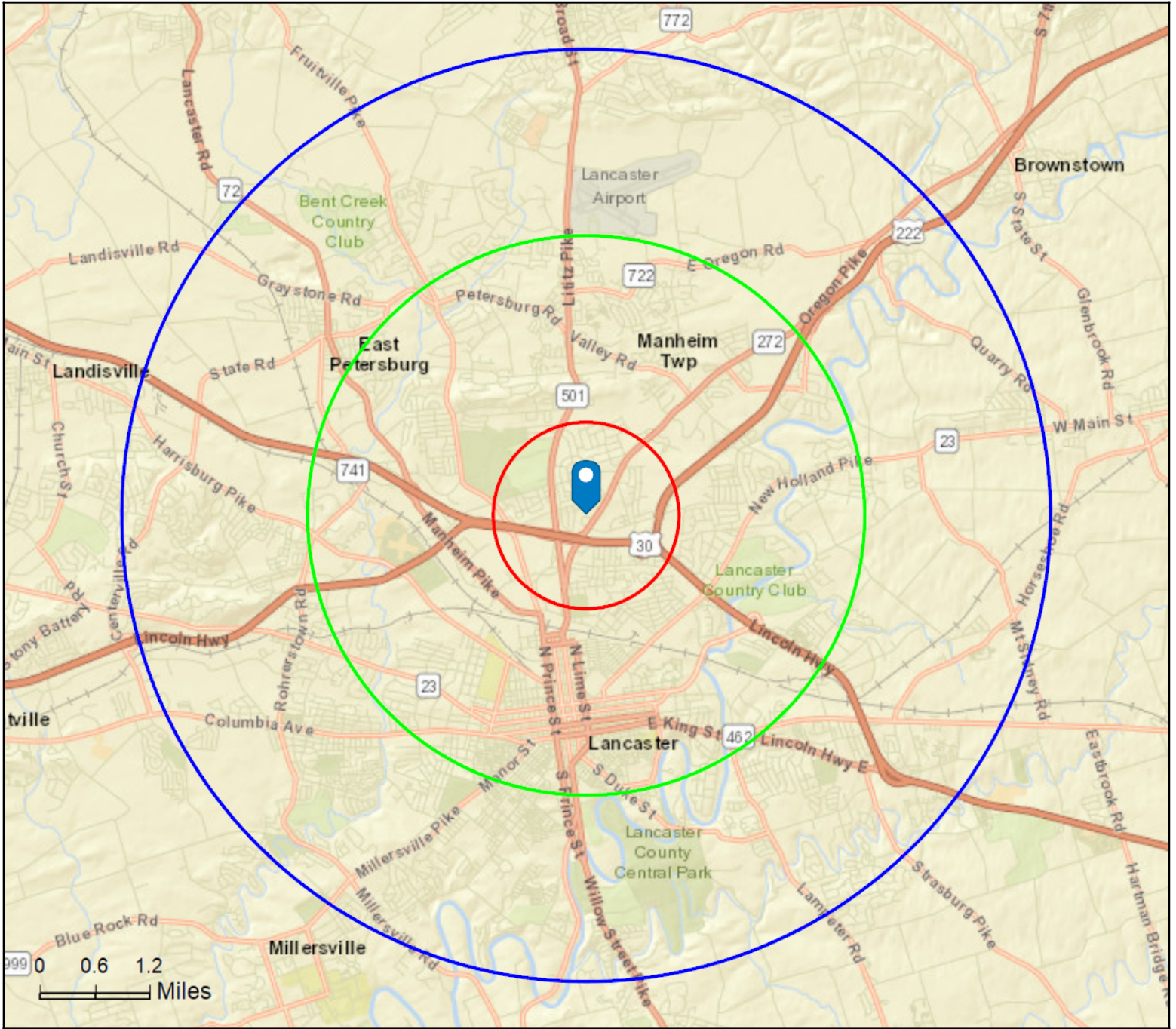
SECTION 1108. SUPPLEMENTAL REGULATIONS

The uses in this district are also subject to applicable regulations contained in the following articles:

1. Article XVIII, Signs.
2. Article XX, Off-Street Parking and Loading.
3. Article XXI, Accessory Uses.
4. Article XXII, General Regulations.
5. Article XXIV, T-Zone Overlay Area.
6. Article XXV, Performance Standards.

160 N Pointe Blvd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.07204
Longitude: -76.30177





Executive Summary

160 N Pointe Blvd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.07204
Longitude: -76.30177

	1 mile	3 miles	5 miles
Population			
2000 Population	7,445	90,509	151,992
2010 Population	7,790	97,390	168,474
2019 Population	8,478	102,855	179,611
2024 Population	9,051	106,159	185,641
2000-2010 Annual Rate	0.45%	0.74%	1.03%
2010-2019 Annual Rate	0.92%	0.59%	0.69%
2019-2024 Annual Rate	1.32%	0.63%	0.66%
2019 Male Population	47.3%	48.7%	48.4%
2019 Female Population	52.7%	51.3%	51.6%
2019 Median Age	44.6	36.8	39.2

In the identified area, the current year population is 179,611. In 2010, the Census count in the area was 168,474. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 185,641 representing a change of 0.66% annually from 2019 to 2024. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 44.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	83.0%	63.4%	70.1%
2019 Black Alone	5.3%	11.9%	9.6%
2019 American Indian/Alaska Native Alone	0.1%	0.5%	0.4%
2019 Asian Alone	5.4%	4.6%	4.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	3.3%	14.8%	11.2%
2019 Two or More Races	2.9%	4.8%	4.1%
2019 Hispanic Origin (Any Race)	10.5%	30.2%	24.0%

Persons of Hispanic origin represent 24.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	109	80	93
2000 Households	2,992	34,658	59,542
2010 Households	3,146	37,342	66,044
2019 Total Households	3,402	39,278	70,015
2024 Total Households	3,645	40,575	72,323
2000-2010 Annual Rate	0.50%	0.75%	1.04%
2010-2019 Annual Rate	0.85%	0.55%	0.63%
2019-2024 Annual Rate	1.39%	0.65%	0.65%
2019 Average Household Size	2.35	2.50	2.48

The household count in this area has changed from 66,044 in 2010 to 70,015 in the current year, a change of 0.63% annually. The five-year projection of households is 72,323, a change of 0.65% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 44,065 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

160 N Pointe Blvd, Lancaster, Pennsylvania, 17601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.07204
Longitude: -76.30177

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.0%	18.4%	16.9%
Median Household Income			
2019 Median Household Income	\$67,623	\$51,646	\$57,713
2024 Median Household Income	\$75,085	\$55,967	\$63,134
2019-2024 Annual Rate	2.12%	1.62%	1.81%
Average Household Income			
2019 Average Household Income	\$88,289	\$72,619	\$80,213
2024 Average Household Income	\$97,331	\$80,616	\$88,984
2019-2024 Annual Rate	1.97%	2.11%	2.10%
Per Capita Income			
2019 Per Capita Income	\$36,248	\$27,941	\$31,223
2024 Per Capita Income	\$40,088	\$31,026	\$34,607
2019-2024 Annual Rate	2.03%	2.12%	2.08%

Households by Income

Current median household income is \$57,713 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,134 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$80,213 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$88,984 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$31,223 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$34,607 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	141	108	120
2000 Total Housing Units	3,066	37,247	63,067
2000 Owner Occupied Housing Units	2,163	19,252	37,129
2000 Renter Occupied Housing Units	829	15,406	22,413
2000 Vacant Housing Units	74	2,589	3,525
2010 Total Housing Units	3,243	39,717	69,782
2010 Owner Occupied Housing Units	2,125	19,510	39,800
2010 Renter Occupied Housing Units	1,021	17,832	26,244
2010 Vacant Housing Units	97	2,375	3,738
2019 Total Housing Units	3,509	41,957	74,210
2019 Owner Occupied Housing Units	2,151	19,138	39,953
2019 Renter Occupied Housing Units	1,250	20,140	30,062
2019 Vacant Housing Units	107	2,679	4,195
2024 Total Housing Units	3,751	43,350	76,660
2024 Owner Occupied Housing Units	2,197	19,437	40,811
2024 Renter Occupied Housing Units	1,448	21,138	31,512
2024 Vacant Housing Units	106	2,775	4,337

Currently, 53.8% of the 74,210 housing units in the area are owner occupied; 40.5%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 69,782 housing units in the area - 57.0% owner occupied, 37.6% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 2.77%. Median home value in the area is \$199,031, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.04% annually to \$220,195.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

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Suite 204 & 205
Lancaster, PA 17601



An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

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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
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