

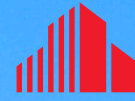
FOR LEASE

4139 Oregon Pike

Ephrata, PA 17522

\$15.95/SF Triple Net

\$5.23/SF CAM



CUSHMAN &
WAKEFIELD



For more information please contact:

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CUSHMAN & WAKEFIELD OF PENNSYLVANIA, LLC

4423 North Front Street

Harrisburg, PA 17110 | USA

+1 717 231 7290

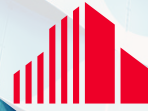
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80,119 SF | 3 STORY CLASS A OFFICE BUILDING

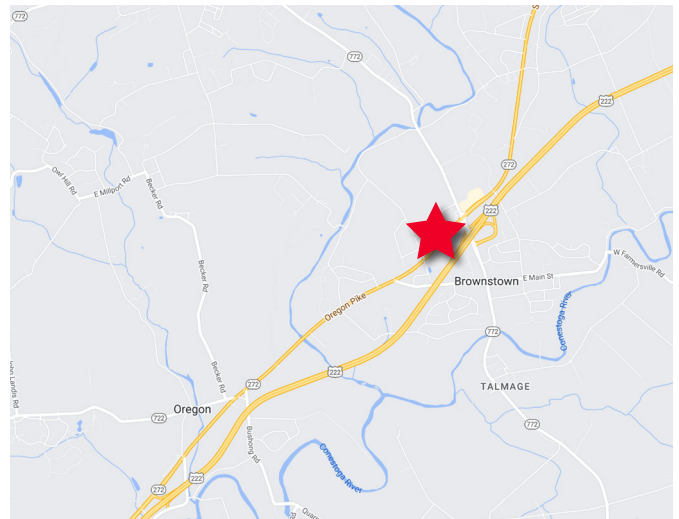
This Class A office building provides an attractive and functional corporate environment. 4139 Oregon Pike offers a variety of suite sizes and configurations from 1,690 SF up to 25,923 SF (full 3rd floor).

The building amenities include a large shared café, a fitness room with showers as well as partially furnished suites. This property has an abundance of parking at a ratio of over 5.3 spaces/1,000 SF and has an outstanding location that is in close proximity to the PA Turnpike (I-76), Route 283 and Route 30.

Join Lancaster General Health and WSP engineers in this impeccably maintained building.

PROPERTY DETAILS

| | |
|-------------------|--|
| ADDRESS | 4139 Oregon Pike, Ephrata, PA 17522 |
| COUNTY | Lancaster County |
| MUNICIPALITY | West Earl Township |
| TOTAL BUILDING SF | 80,119 SF |
| AVAILABLE SPACE | 1,690 SF up to 25,923 SF |
| ACRES | 4.71 acres |
| STORIES | 3 stories |
| BUILT | 1984 |
| RENOVATED | 2012 |
| ELEVATOR | Yes |
| SPRINKLERS | Yes |
| LIGHTING | T-5 |
| CEILING | 2'x2' and 2'x4' acoustical ceiling |
| ZONING | C-2 - Highway Commercial |
| CONSTRUCTION | Masonry construction |
| PARKING | Abundant parking |



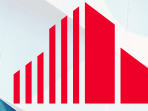
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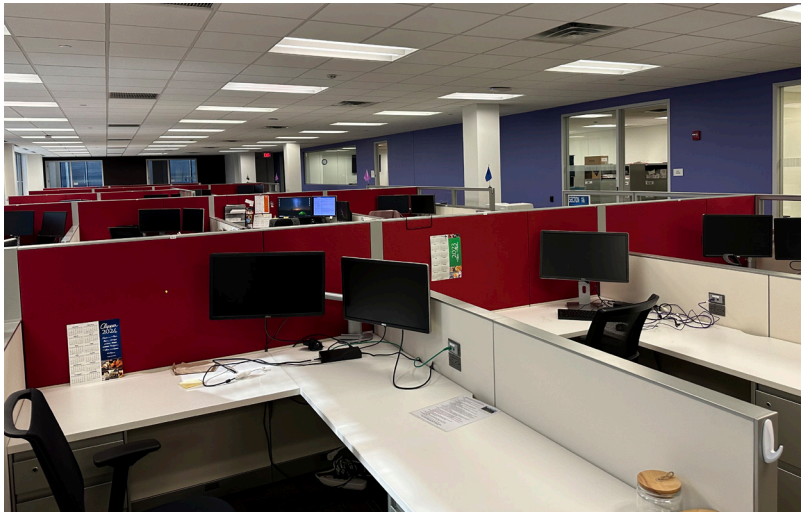
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PROPERTY PHOTOS



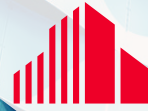
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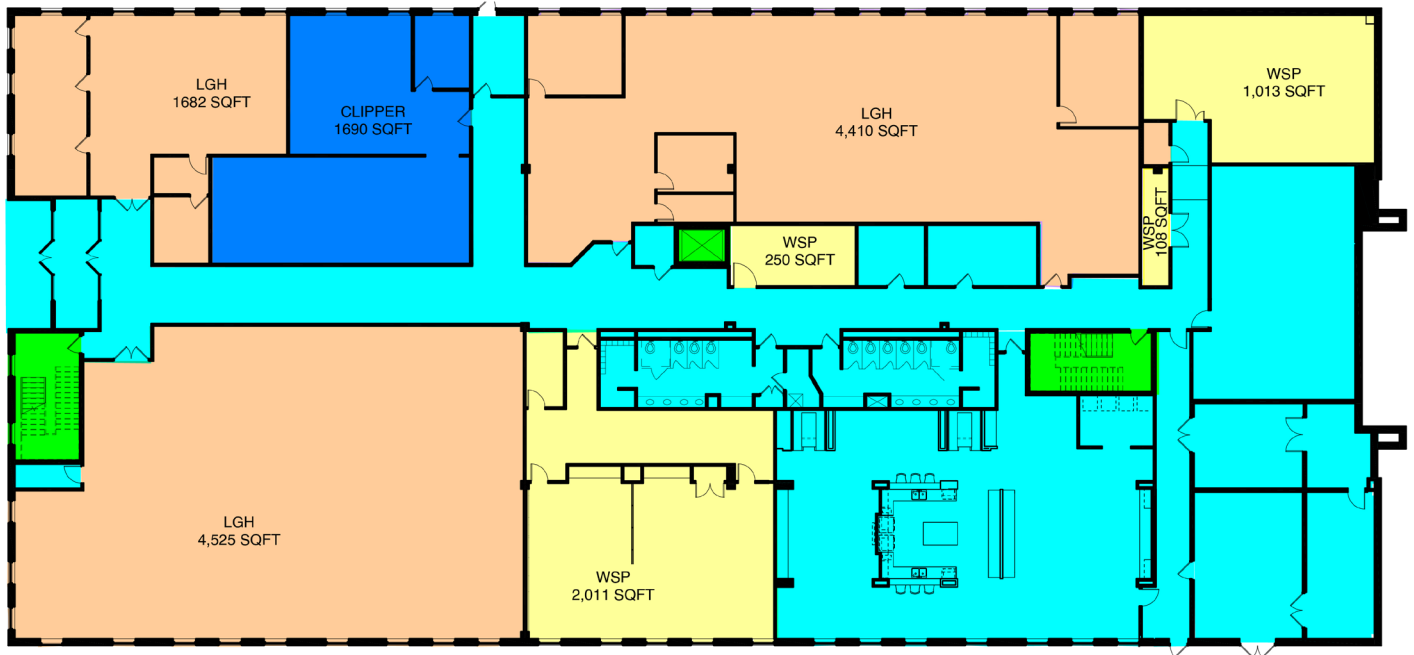
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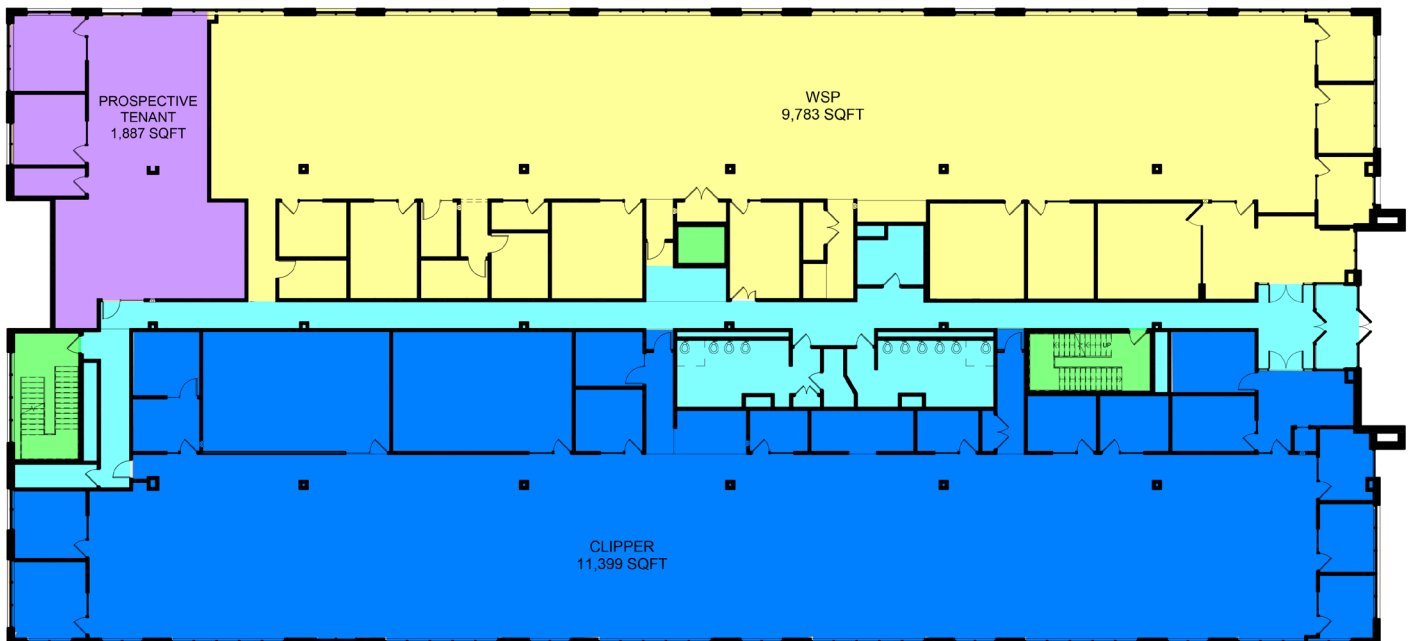
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FLOOR PLANS

First Floor



Second Floor



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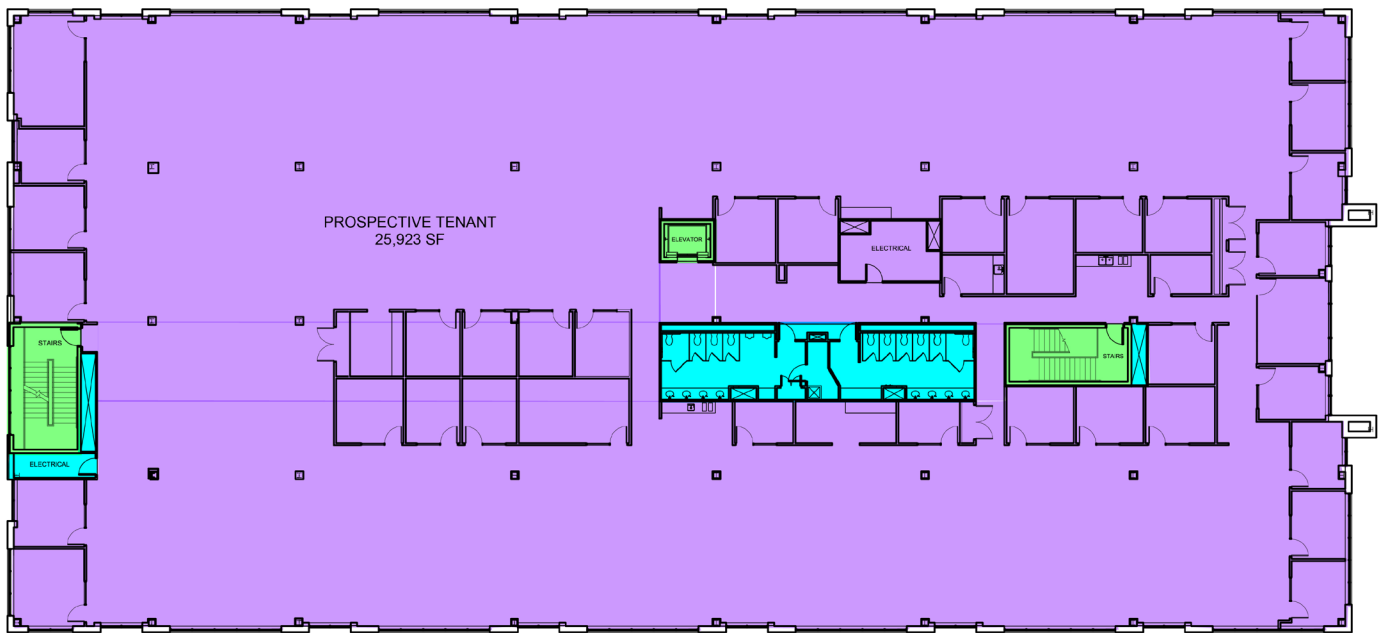
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FLOOR PLANS

Third Floor



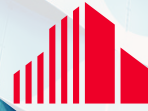
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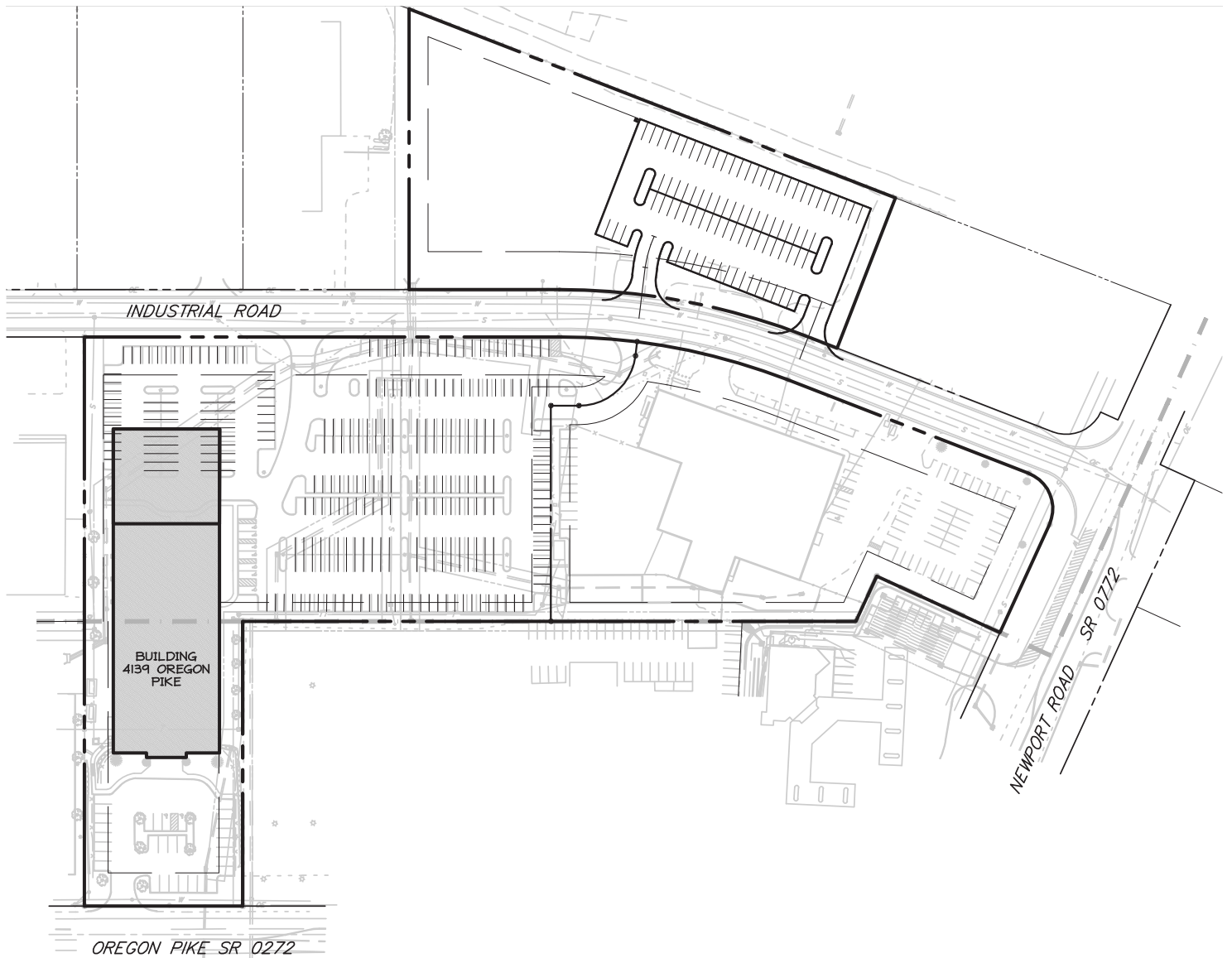
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SITE PLAN

Total Building SF: 80,119 SF



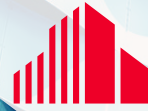
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AERIAL MAP



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