

FOR LEASE

805 Estelle Drive Suite 200



LANCASTER, PA 17601

**MIX OF PRIVATE OFFICES AND OPEN  
COLLABORATIVE SPACES**

**SPACIOUS LOBBY**

**KITCHENETTE**

**CONVENIENTLY LOCATED**



**HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM**

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### LEASE INFORMATION

Lease Rate:	\$15.25 SF/yr NNN
CAM:	\$4.45 PSF
County:	Lancaster
Municipality:	East Hempfield Township
Available SF:	6,445 SF

### PROPERTY OVERVIEW

Discover the perfect setting for your company's growth and success at 805 Estelle Drive, an updated office suite for lease in Lancaster, PA. This thoughtfully designed space features a blend of private offices and expansive collaborative work areas. The suite includes a spacious lobby, a well-equipped kitchenette, generous storage options, and multiple restrooms for convenience. Ideally situated in the coveted Cherry Hill Corporate Park, this centrally located property offers easy access to a variety of dining options and amenities. Elevate your business operations in this dynamic workplace environment that seamlessly combines functionality with updated finishes.

### OFFERING SUMMARY

HVAC:	Heat pump
Sprinklers:	No
Parking:	200 on-site
Water:	Public
Sewer:	Public
Zoning:	Community Business Center

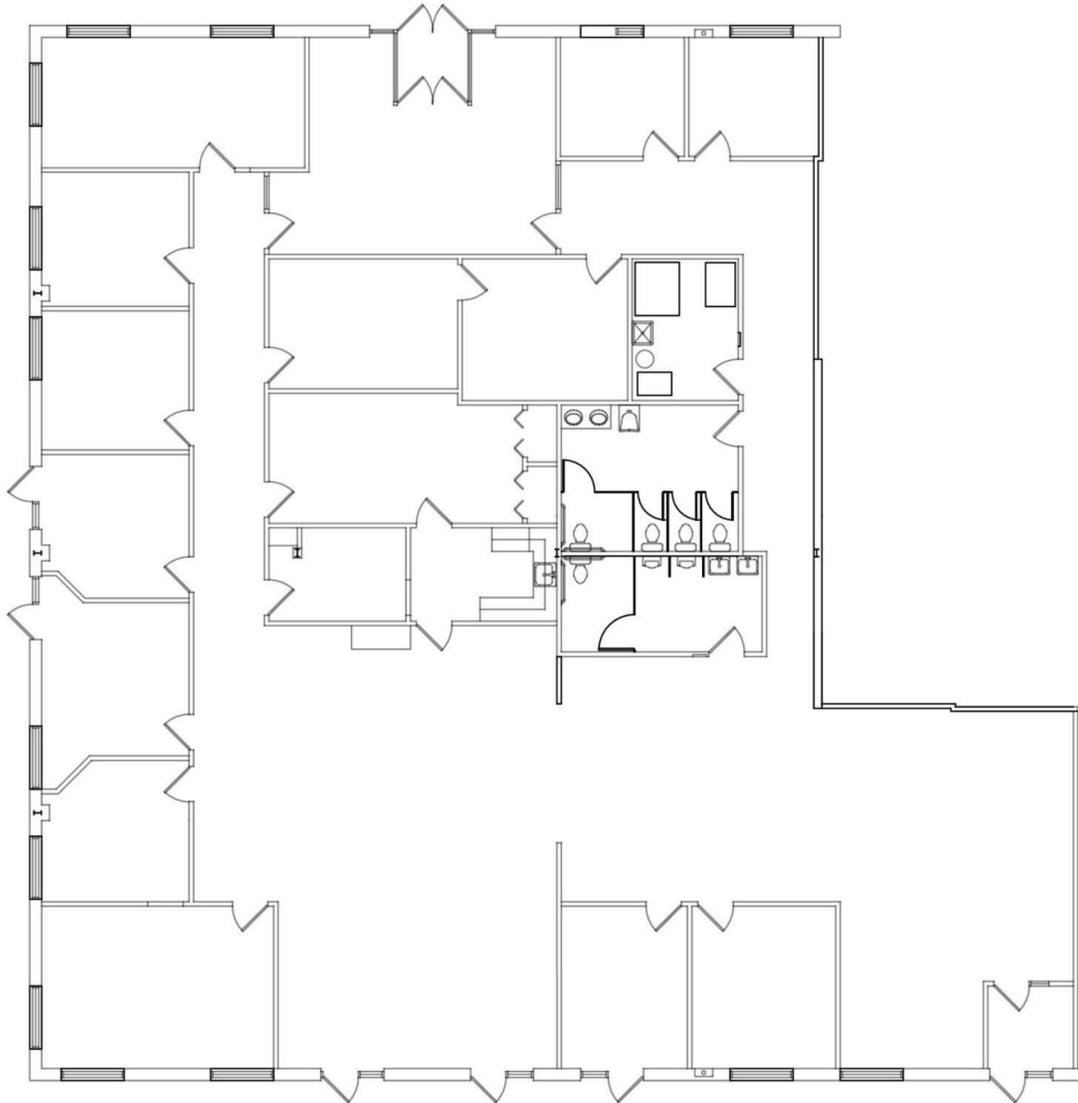
Lighting:	Fluorescent
Flooring:	Carpet

### ADDITIONAL COMMENTS

Conveniently located off of Route 30 in the Cherry Hill Corporate Park in Centerville by multiple restaurants and eateries.

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**FLOOR PLAN**

SCALE: NTS

**BUILDING 49**

805 ESTELLE DRIVE  
CHERRYHILL, PA  
SUITE 200

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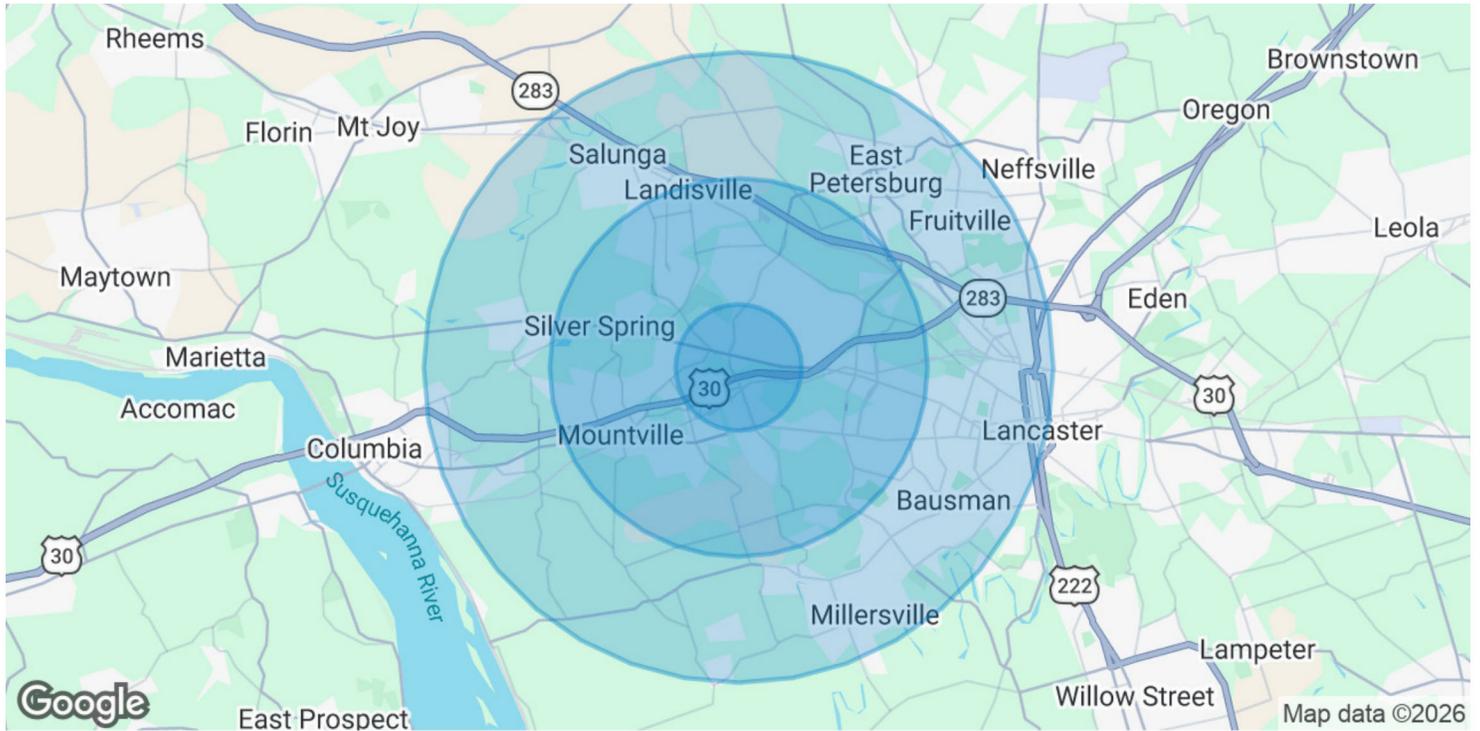
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An Affiliate of High Real Estate Group LLC



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,026	47,255	139,399
Average Age	43	43	41
Average Age (Male)	42	42	40
Average Age (Female)	44	44	42

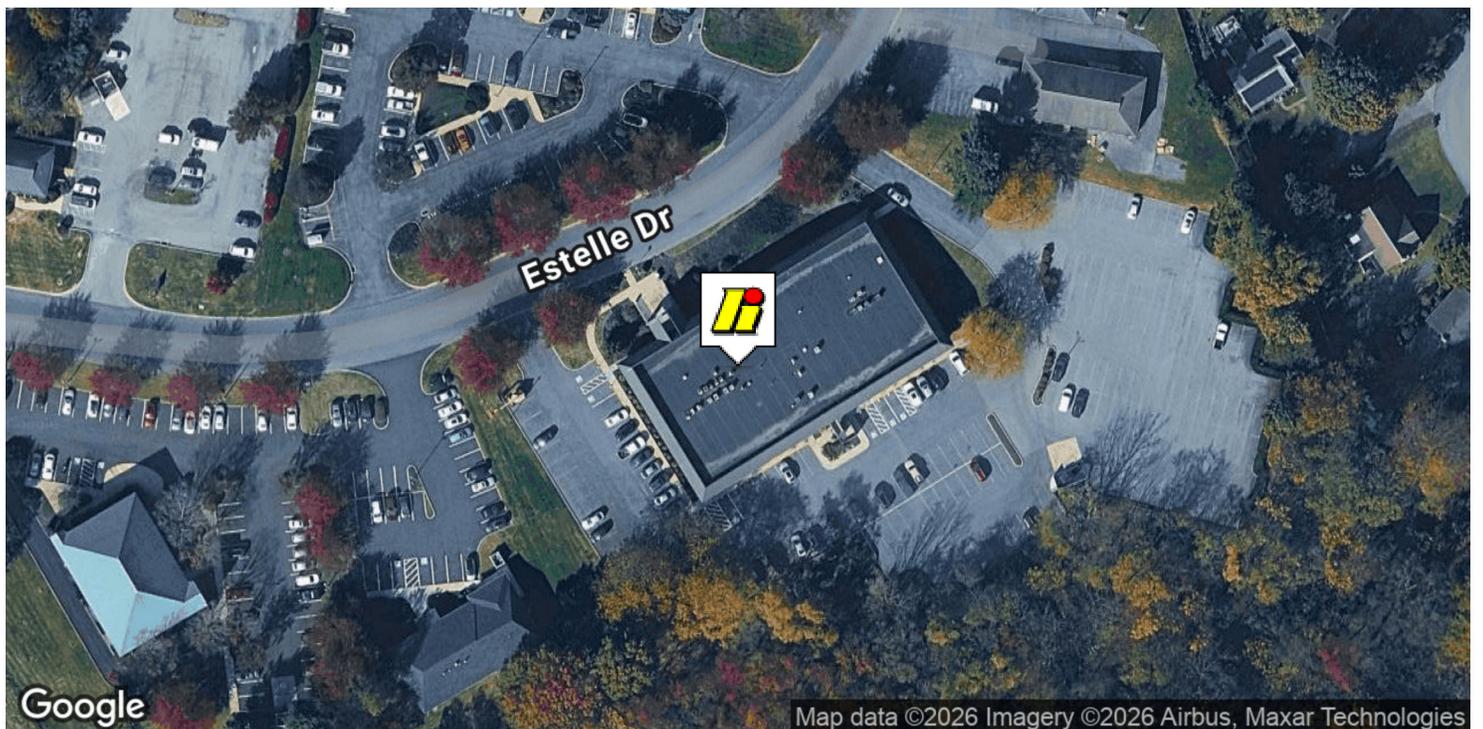
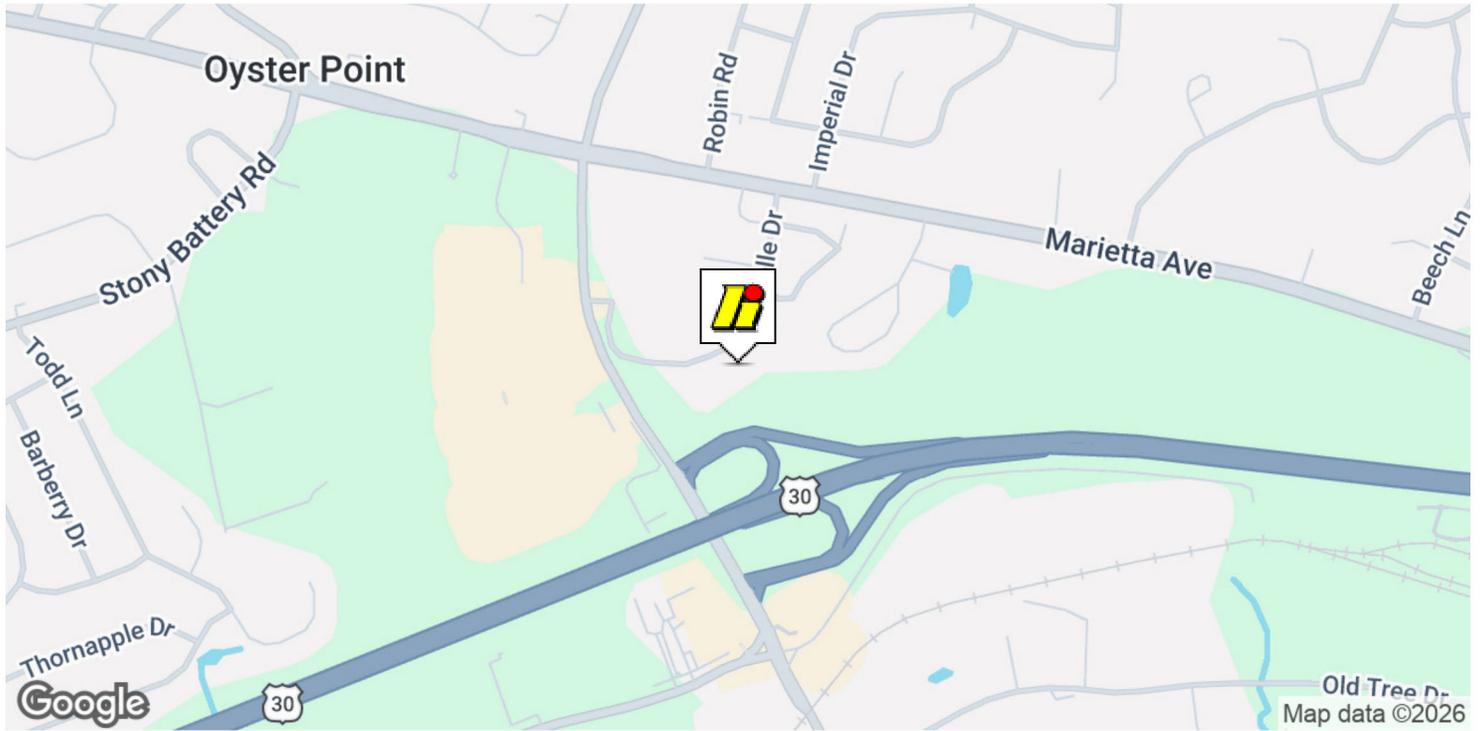
  

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,956	18,821	54,994
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$120,675	\$119,533	\$105,119
Average House Value	\$334,966	\$344,656	\$314,907

Demographics data derived from AlphaMap

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Map data  
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*An Affiliate of High Real Estate Group LLC*

*Every Company dreams its dreams and sets its standards  
These are ours . . .*

***We are committed to two great tasks:***

**1. BUILDING TRUSTWORTHY RELATIONSHIPS.**

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

**2. BEING INNOVATIVE LEADERS.**

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

**WE GIVE GOOD MEASURE.**

1853 WILLIAM PENN WAY  
Lancaster, PA 17601  
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