

FOR LEASE

PROFESSIONAL SPACE



200 NORTH DUKE STREET | LANCASTER PA 17602

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM
Real Estate, Inc.

PROPERTY HIGHLIGHTS

±14,952 Sq. Ft.

Parking

Onsite secure parking garage: \$85/month per space
2 Public Parking Garages adjacent to building: \$75/month
Easy on-street parking
20 Spaces available in garage

Zoning

Central Business District

Walk Score

99/100 - Walker's Paradise

Accessibility

ADA access from Chestnut Street to elevator
Passenger elevator to all levels

Additional Amenities

Fully furnished - some offices have projectors, screens, whiteboards; furnishings can be removed
Shared break room, kitchen & restrooms
Abundant natural light from large windows
100% sprinklered
Heavy IT/data connection

Lease Pricing

Base Rent	\$14.00 PSF	\$209,328.00 Annual
NNN	\$6.35 PSF	\$94,945.20 Annual
Total	\$25,356.10 Monthly	\$304,273.20 Annual

Tenant pays electric, gas, internet services the Leased Premises



CONTACT US FOR YOUR SHOWING

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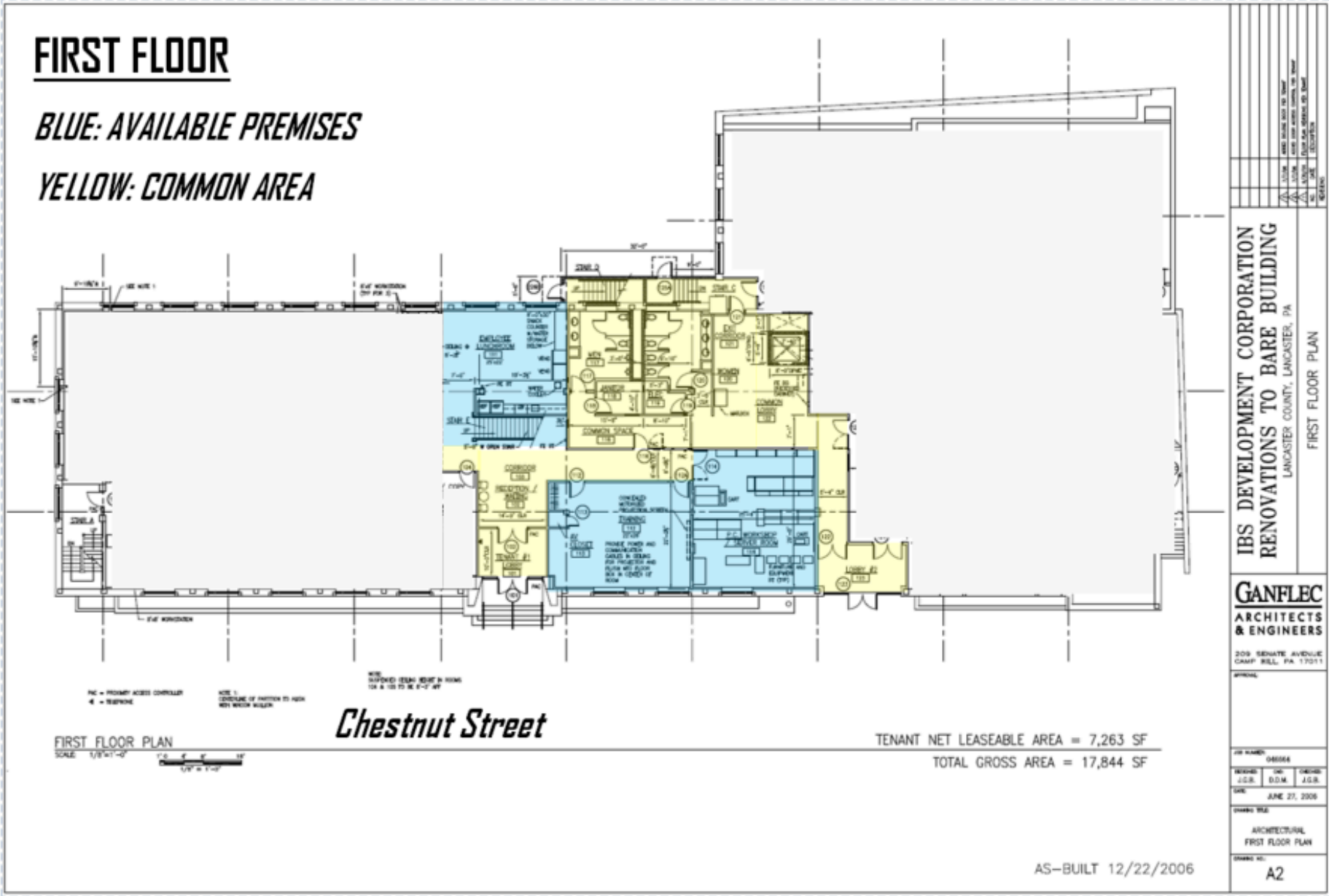
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Expandable wall



FLOOR PLANS



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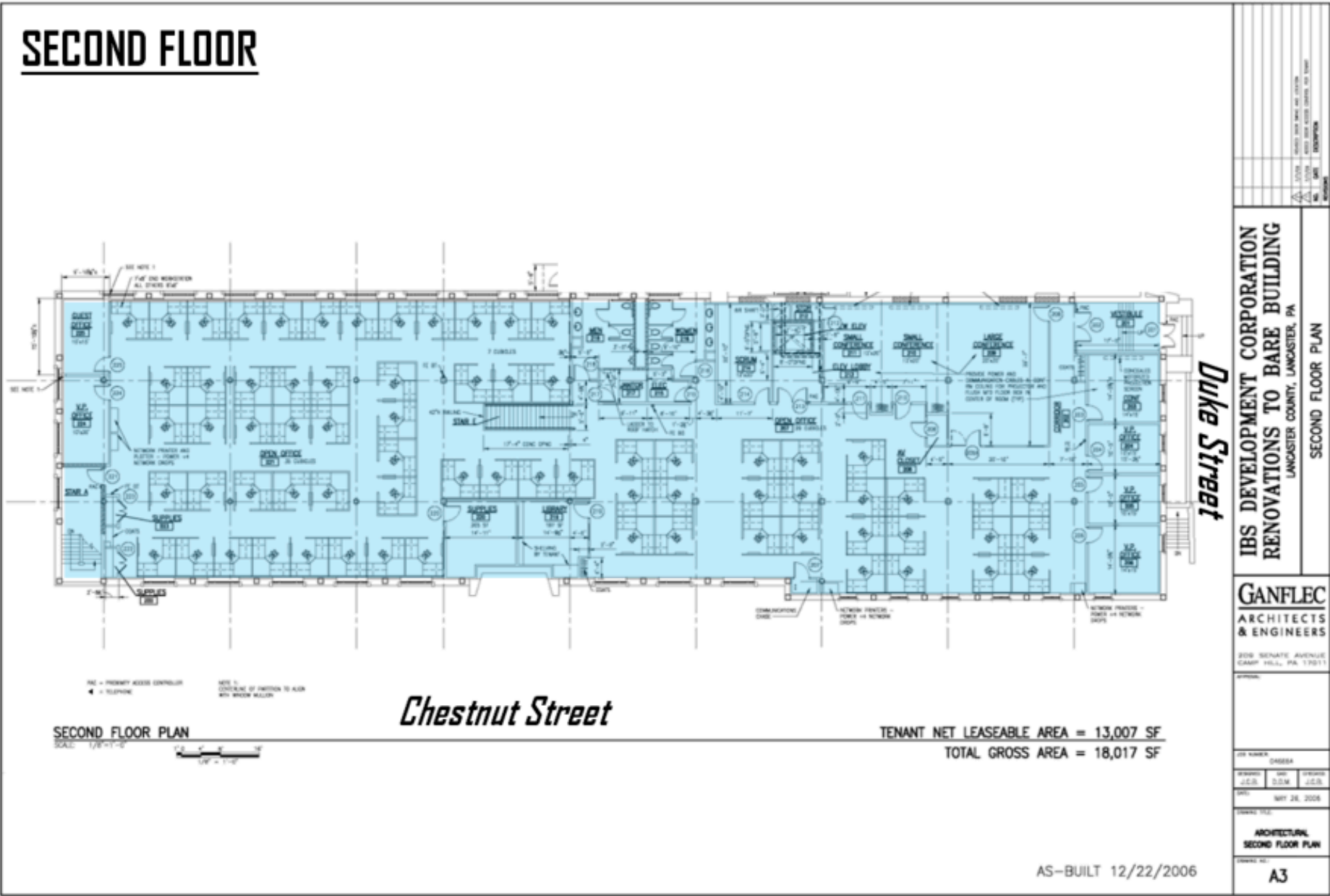
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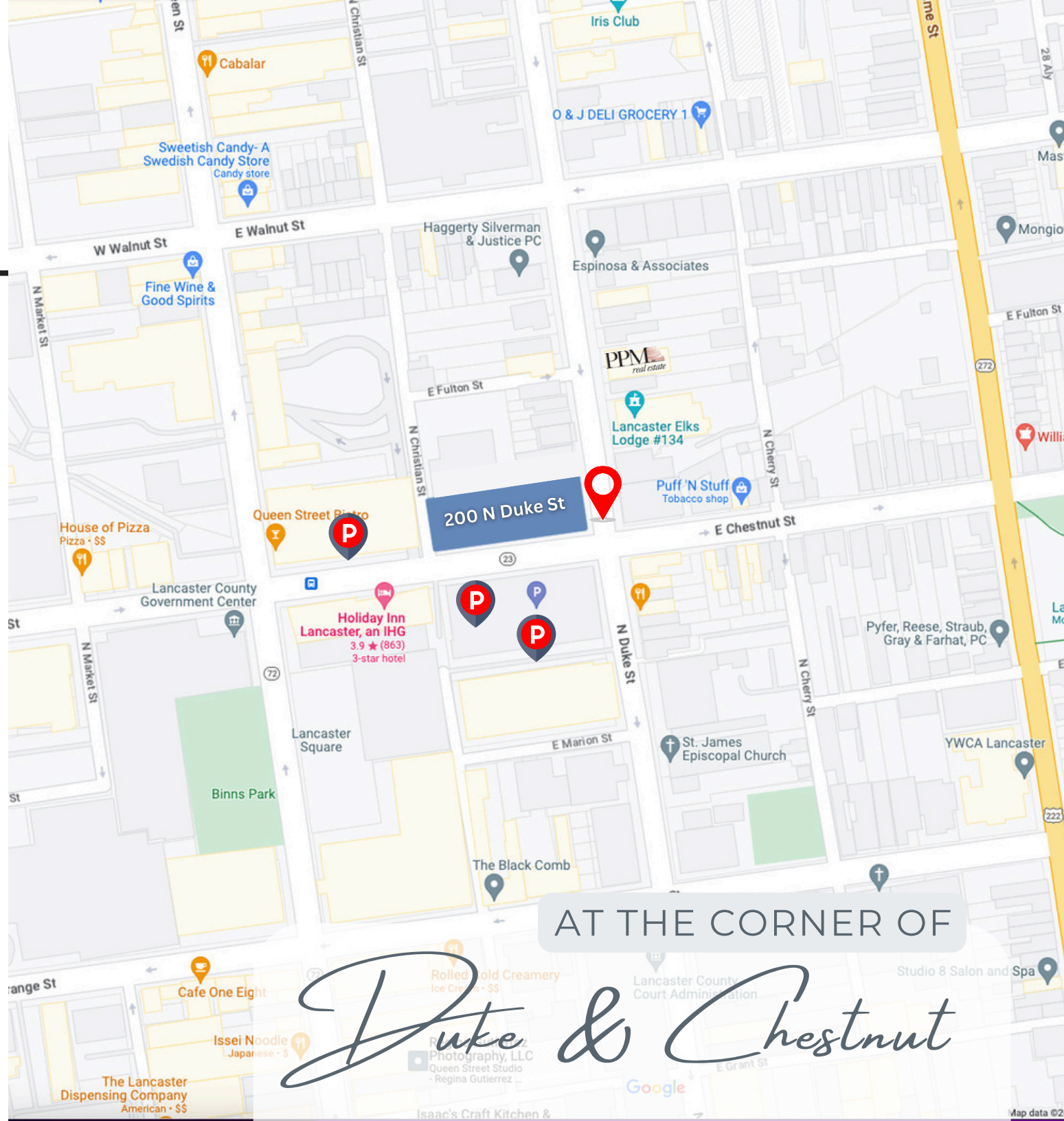
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JUST A
QUICK
WALK TO

- RESTAURANTS
- CAFES
- LANCASTER CENTRAL MARKET
- LANCASTER COUNTY COURTHOUSE
- CITY & COUNTY OFFICES
- MARRIOTT
- HOLIDAY INN
- CONVENTION CENTER
- FULTON THEATER
- WARE CENTER
- MUSSER PARK
- PENN MEDICINE LANCASTER GENERAL HOSPITAL



AT THE CORNER OF

Duke & Chestnut

ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
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*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.



Corinn Kirchner
Owner | Broker of Record
Corinn@ppmproperties.com



Alex (Alexandra) Ebert
Real Estate Agent
Alex@ppmproperties.com



Tracy Lin Horst
Owner | Associate Broker
Tracy@ppmproperties.com

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