

FOR LEASE

850 Greenfield Rd



LANCASTER, PA 17601

**PRISTINE CLASS A BUILDING**

**IDEAL LOCATION**

**ABUNDANT PARKING**



**ALTHEA RAMSAY CARRIGAN**

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

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**LEASE INFORMATION**

Available SF:	Suite 101 - 6,871 SF
	Suite 102 - 6,268 SF
	Suite 201 - 6,900 SF
	Suite 202 - 17,446 SF
	Suite 203 - 6,240 SF
	Combined Suites - 43,723 SF
Lease Rate:	\$25.00 SF/yr Modified Gross
County:	Lancaster
Municipality:	East Lampeter Township

**PROPERTY OVERVIEW**

Stunning office suites in turn-key Class A+ condition. Great location with abundant on-site parking. Full customization possible, all ADA, shared meeting space, gorgeous grounds. Suite sizes start at 6,240 square feet and go up to 44,000 square feet. Located just off two US Route 30 exits yet positioned in the heart of the PA Dutch country. Enjoy all the benefits of the Greenfield Corporate Center.

**OFFERING SUMMARY**

HVAC:	Gas Heat and Electric A/C
Sprinklers:	Yes
Parking:	Abundant
Water:	Public
Sewer:	Public
Zoning:	Business Park

Lighting:	Custom
Flooring:	Carpet, Tile, VCT
Number of Floors:	2

**ADDITIONAL COMMENTS**

Built in 1999, Completely renovated in 2015  
29' Clear ceiling height  
Conestoga Valley School District

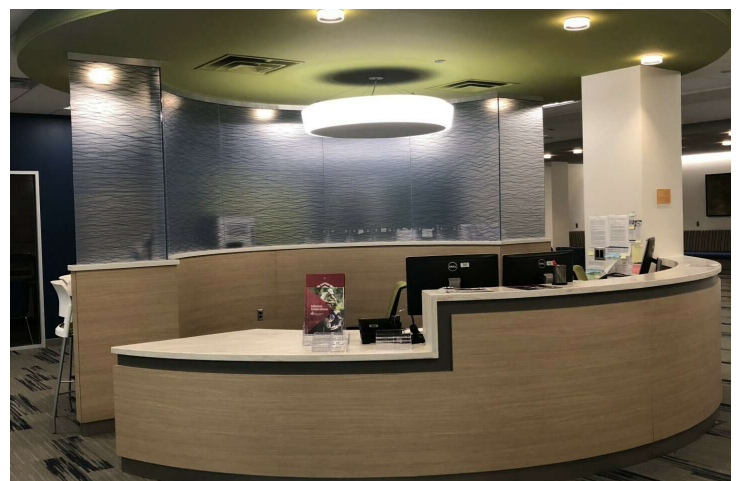
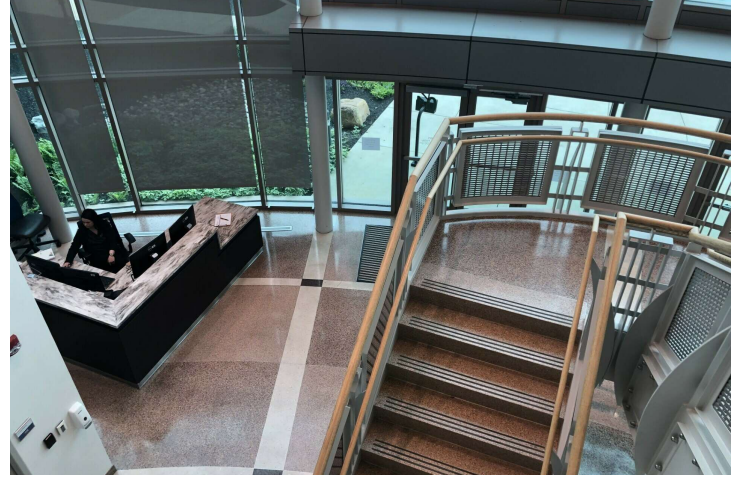


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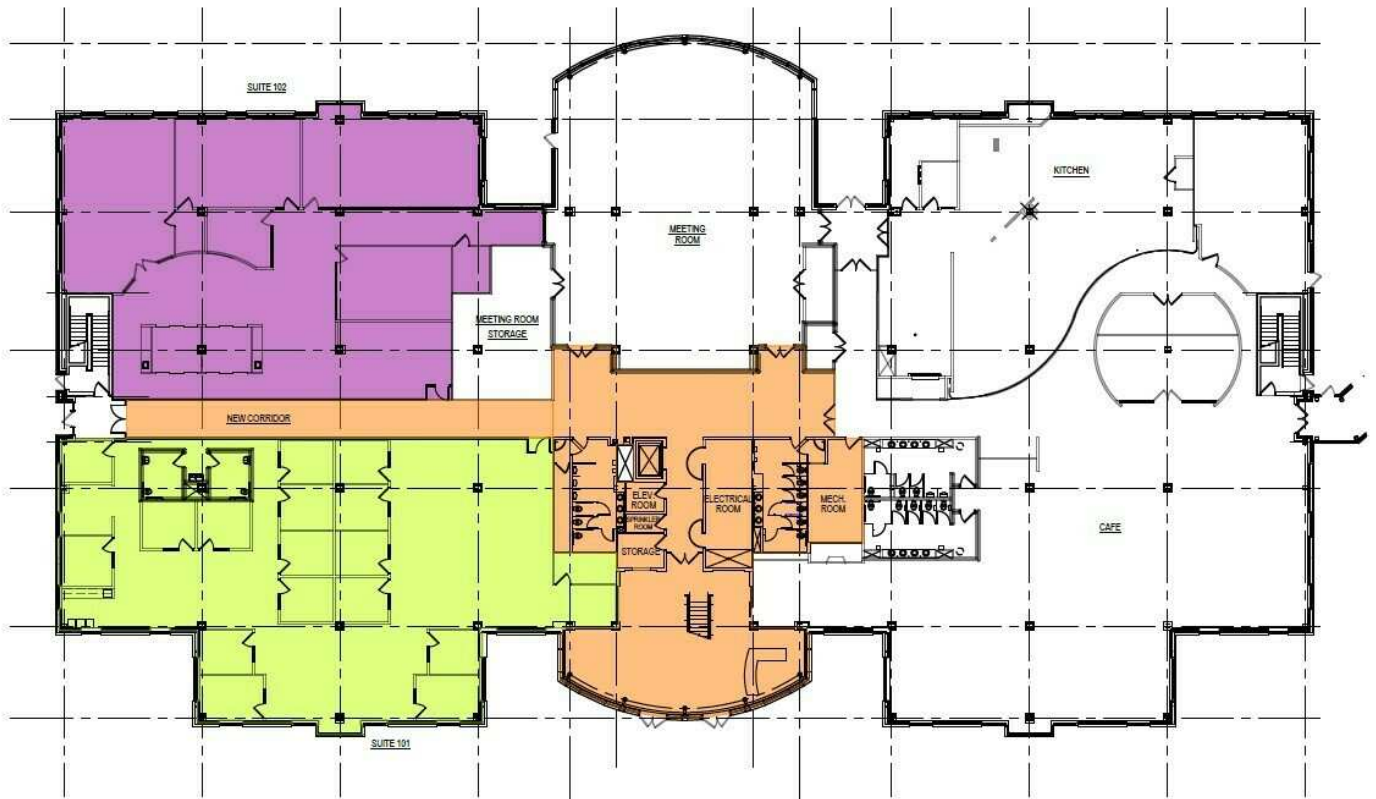
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USEABLE: 28,301 SQUARE FEET  
RENTABLE: 32,914 SQUARE FEET  
LOAD FACTOR: 16.3%

### FIRST FLOOR PLAN

SCALE: N.T.S.

### BUILDING 168

850 GREENFIELD ROAD  
LANCASTER, PA

REV. 10.11.24

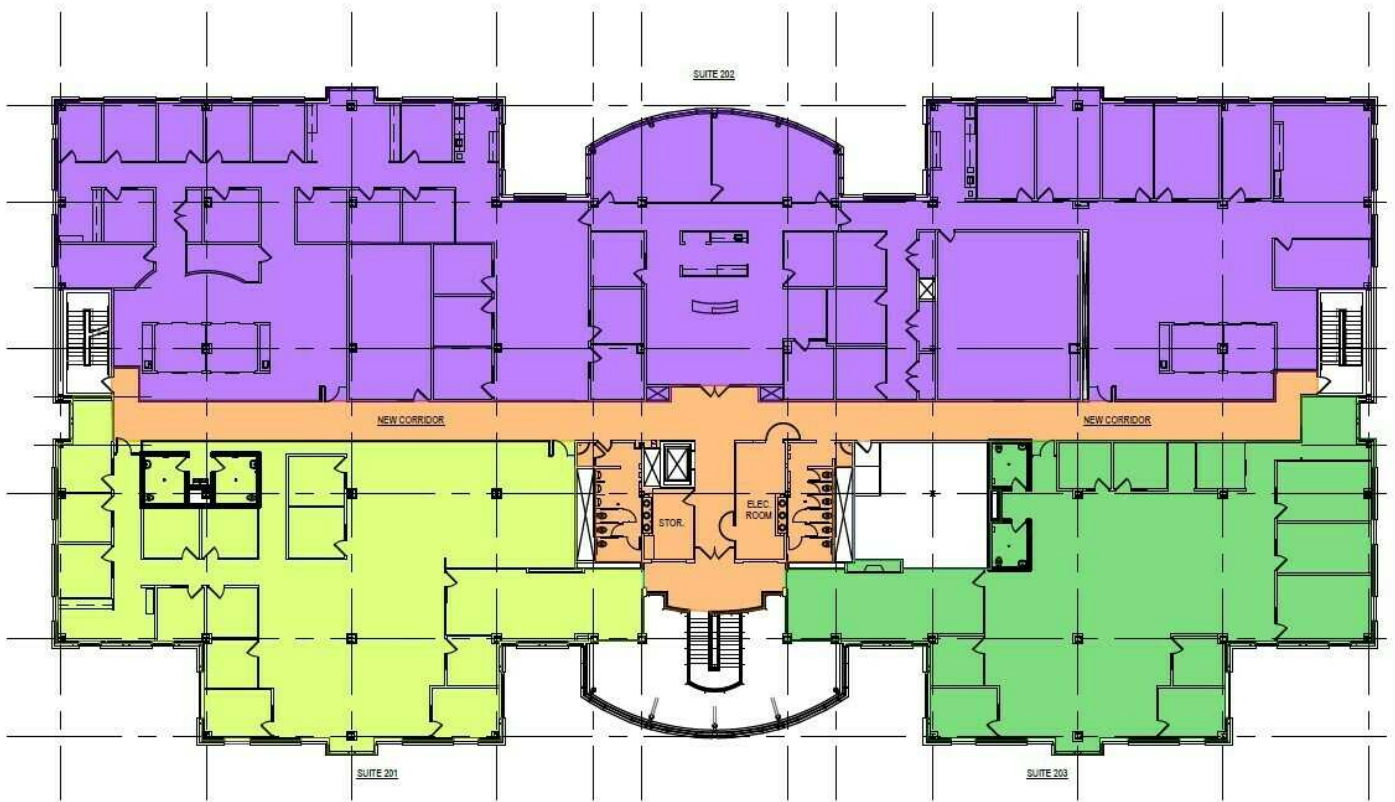
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850 Greenfield Rd



USEABLE: 26,300 SQUARE FEET  
RENTABLE: 30,586 SQUARE FEET  
LOAD FACTOR: 16.3%

**SECOND FLOOR PLAN**

SCALE: N.T.S.

**BUILDING 168**

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## Office Building 168 Square Footage

### Useable Square footage

28,301 First Floor  
26,300 Second Floor

54,601 Total Useable

### Rentable Square Footage

32,914 First Floor  
30,586 Second Floor

63,500 Total Rentable

Load Factor: 16.3%

### First Floor

<u>Area</u>	<u>Useable Square Feet</u>	<u>Rentable Square Feet</u>
Cafe	9,210	10,711
Kitchen	3,307	3,846
Meeting Room	4,487	5,218
Suite 101	5,908	6,871
Suite 102	5,389	6,268
<hr/>		
TOTAL	28,301	32,914

### Second Floor

<u>Area</u>	<u>Useable Square Feet</u>	<u>Rentable Square Feet</u>
Suite 201	5,933	6,900
Suite 202	15,001	17,446
Suite 203	5,366	6,240
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TOTAL	26,300	30,586

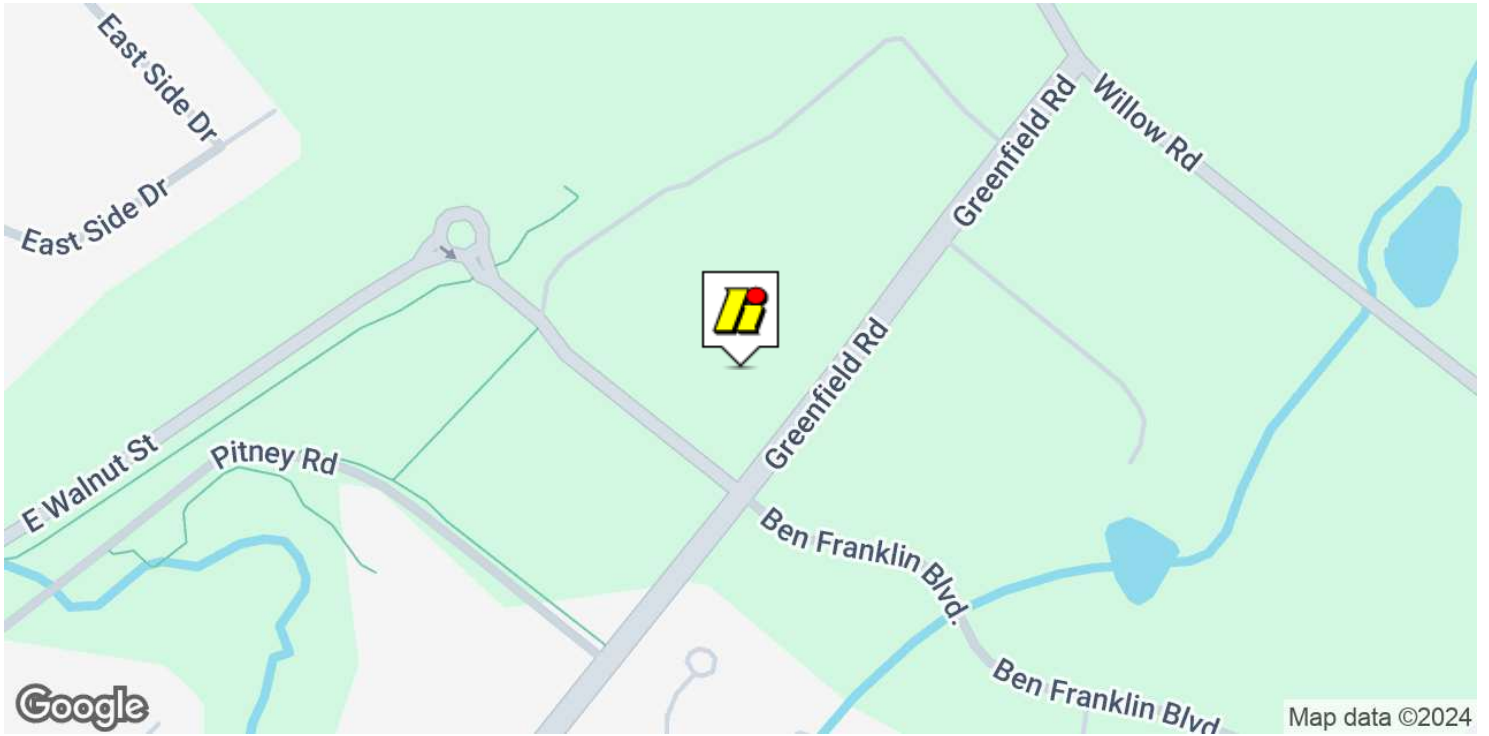
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Located in the heart of Lancaster County, Greenfield offers a variety of amenities conveniently located within or around the community:

- Federal Express
- United States Postal Service
- Hampton Inn by Hilton
- Courtyard by Marriott
- Charter Lane KinderCare
- The Greenfield Restaurant
- Isaac's Restaurant & Deli
- Ginza Sushi
- Bruno's Signature Hoagies
- Sheetz
- McDonalds
- Costco
- Lowes

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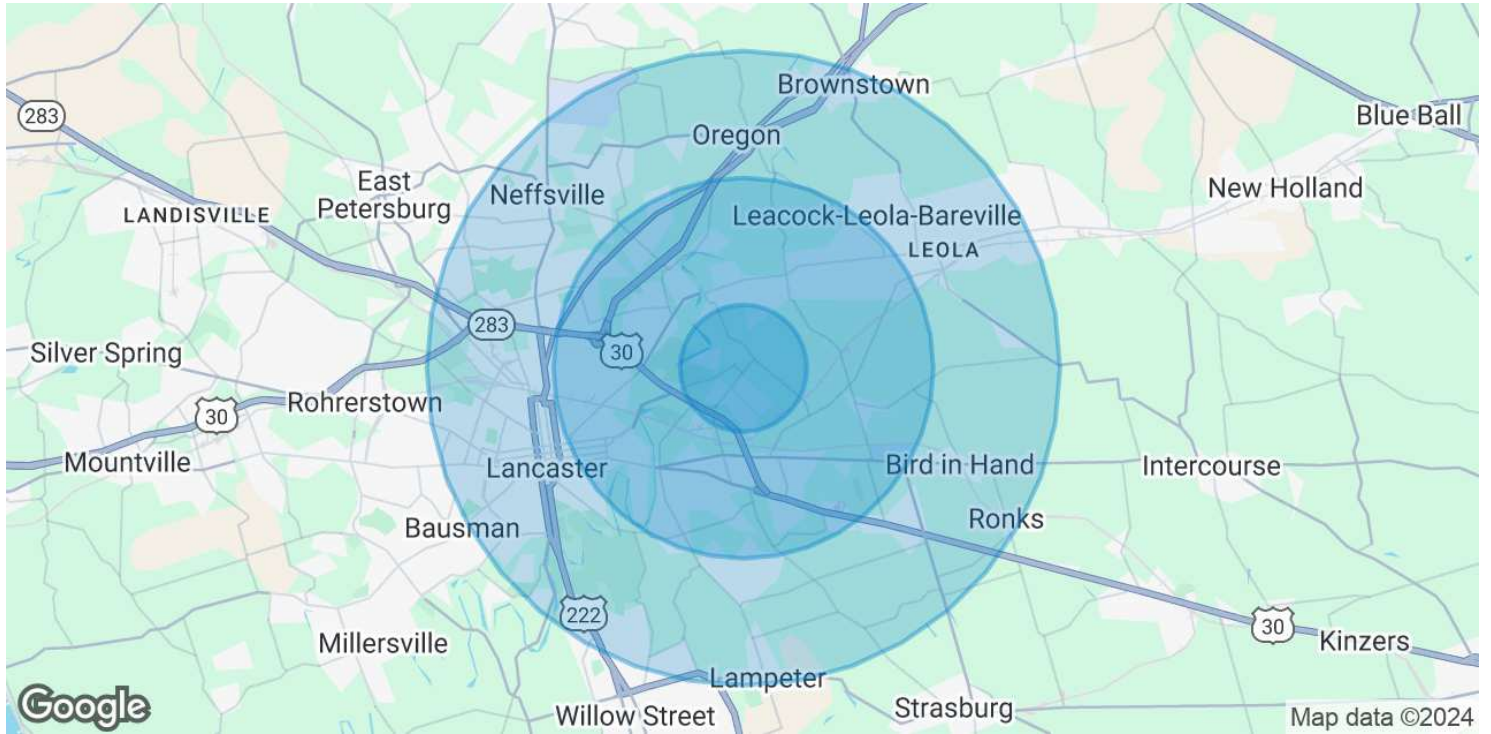
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,608	54,686	143,548
Average Age	43	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,156	21,085	54,220
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$106,751	\$113,755	\$102,579
Average House Value	\$366,930	\$347,478	\$312,113

Demographics data derived from AlphaMap

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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.**

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