

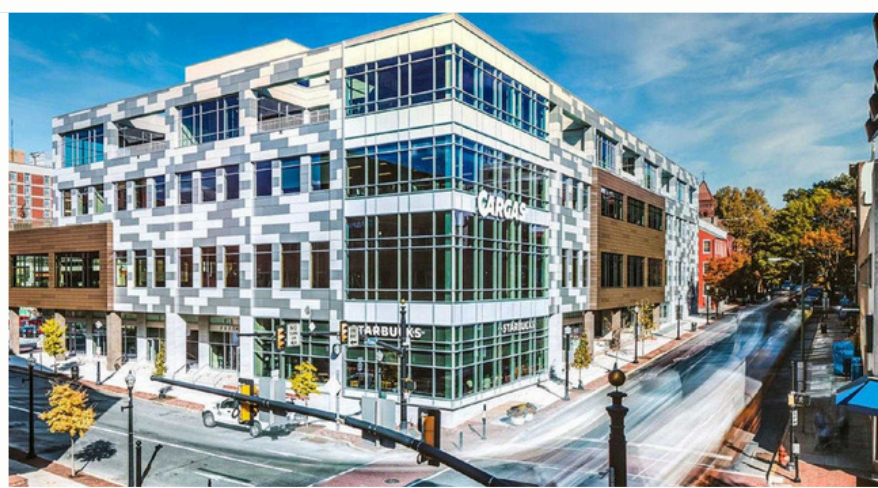
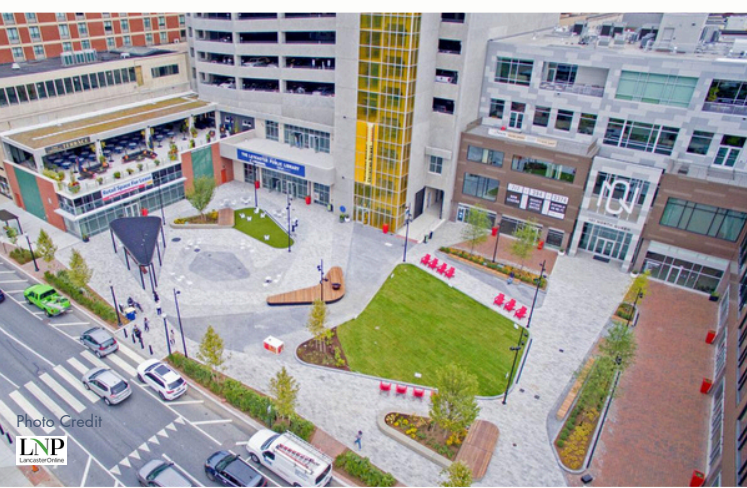
101 NORTH QUEEN STREET
LANCASTER, PA 17603

NQ



233 N. Duke St. | Lancaster, PA 17602
(717) 394-3374 | info@ppmproperties.com
www.ppmproperties.com

ZAMAGIAS
PROPERTIES



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com





PROPERTY DETAILS

ZONING

Central Business District
Located in the CRIZ ↗

PARKING

101NQ features an interior connection to the new Christian Street public parking garage. Passes are \$75/month per space.

HVAC

New high efficiency system boasting optimum fresh air exchange. Gas heat and central air systems.

NNN BUDGET INCLUDES

- Common Area Utilities
- HVAC Maintenance
- DID Taxes
- Snow Removal
- Exterminating
- Fire Alarm
- Sprinkler
- Common Area Janitorial
- Stormwater Fee
- Trash Removal
- Landscaping
- Window Cleaning
- Building Insurance
- Management Fees & Admin Costs



CONTACT US FOR YOUR SHOWING

(717) 394-3374

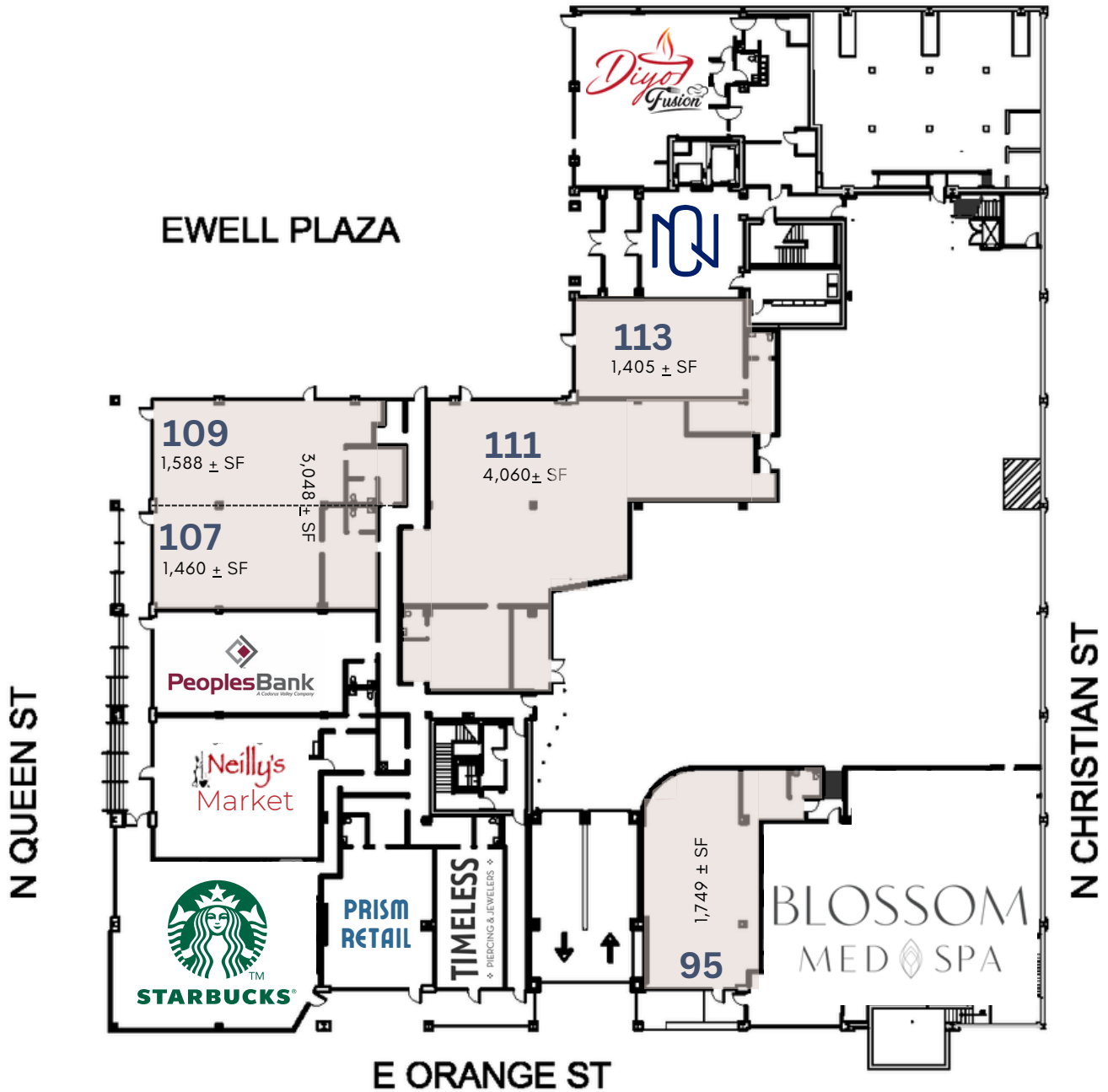
233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com



AVAILABLE SPACES

First Floor Retail



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

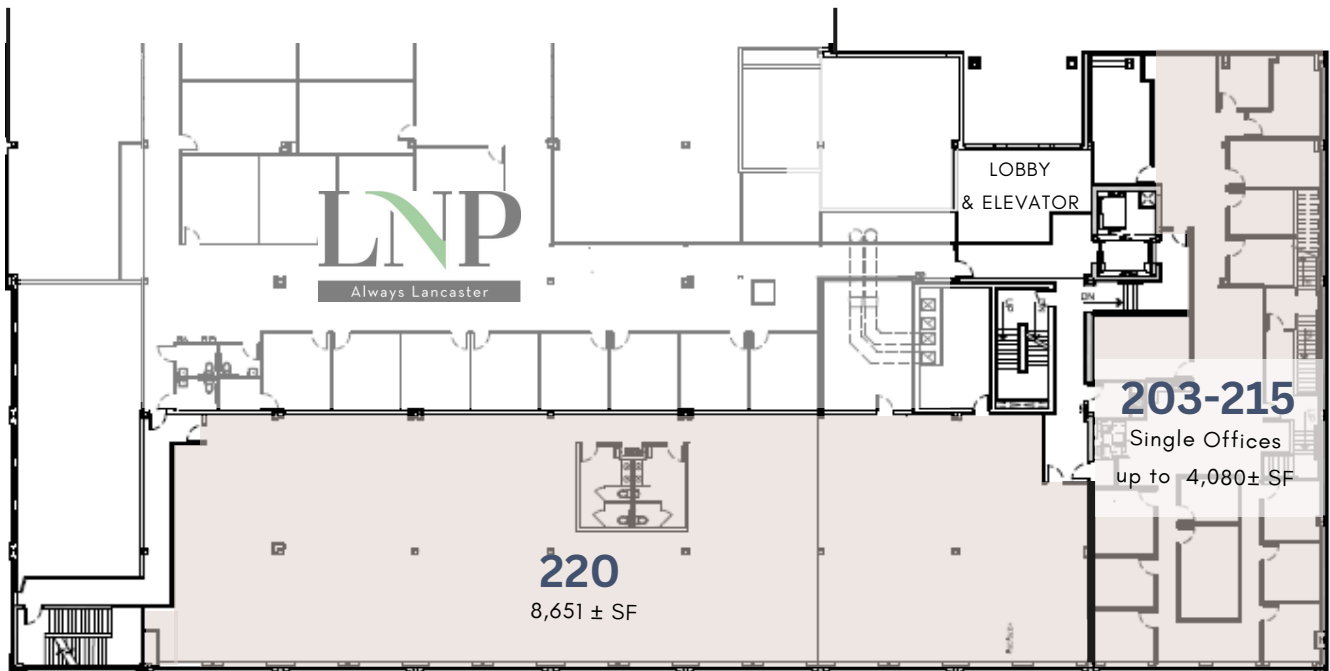
info@ppmproperties.com

AVAILABLE SPACES

Second Floor



Mezzanine Level



CONTACT US FOR YOUR SHOWING

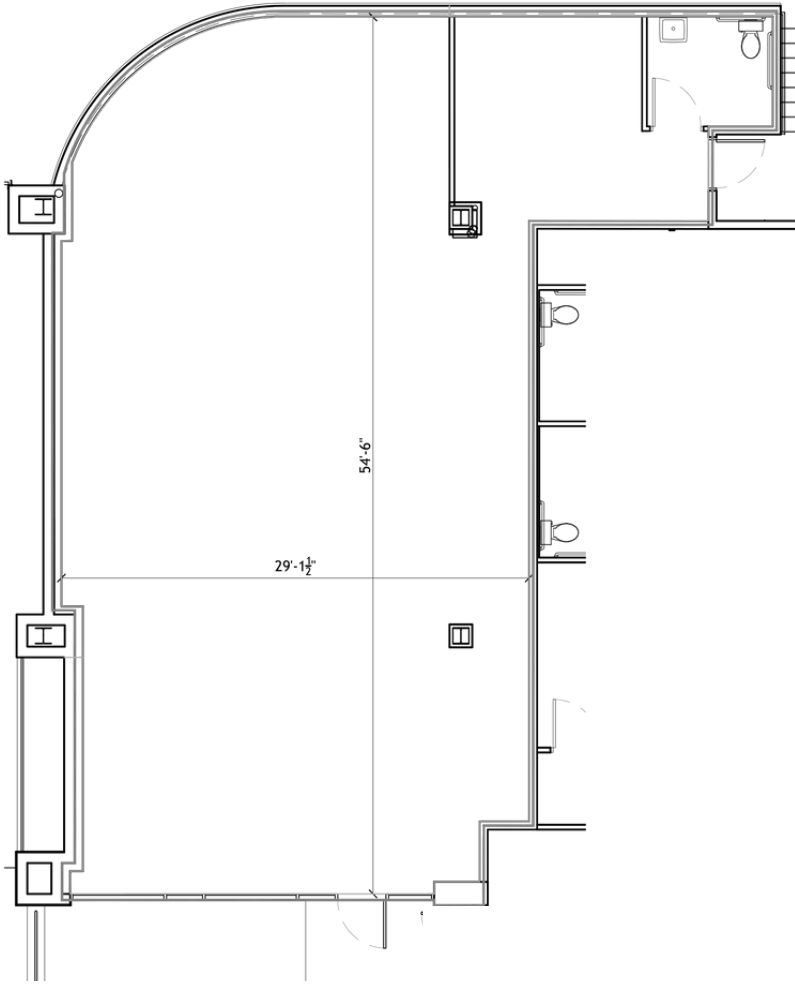
(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM
Real Estate, Inc.

RETAIL SUITE 95 ±1,749 SQ. FT.



- First generation space
- Finished ADA restroom
- Curved rear wall
- Dedicated signage



\$18.00psf + \$6.00psf NNN
Total Monthly: \$3,498.00

Tenant pays separately metered utilities
Improvement Allowance available

Landlord will finish space to obtain C.O

CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

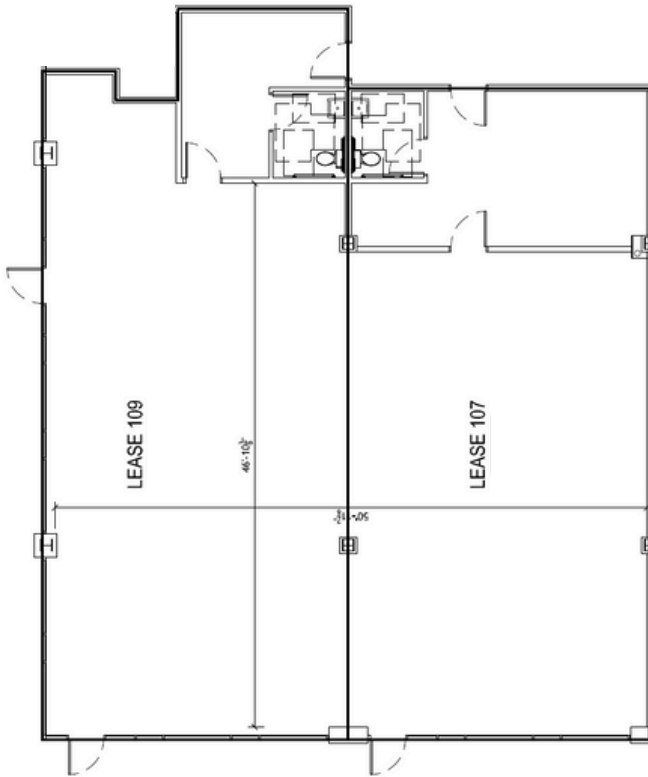
info@ppmproperties.com



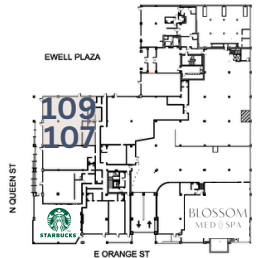
RETAIL SUITE 107
±1,460 SQ. FT.

RETAIL SUITE 109
±1,588 SQ. FT.

SUITES 107+109
±3,048 SQ. FT.



First generation space
107 has an existing duct
for hood install
Each suite has an ADA
restroom & storage room
Dedicated signage



\$18.00psf + \$6.00psf NNN
107 Total Monthly: \$2,920.00
109 Total Monthly: \$3,176.00
107+109 Total Monthly: \$6,096.00

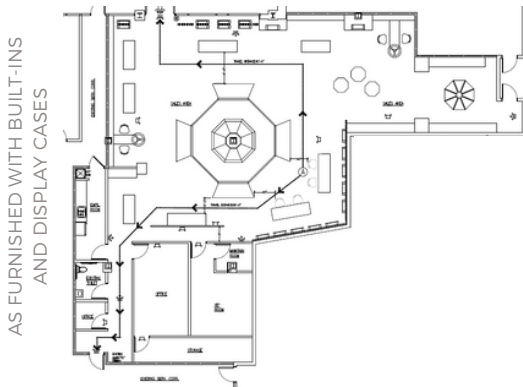
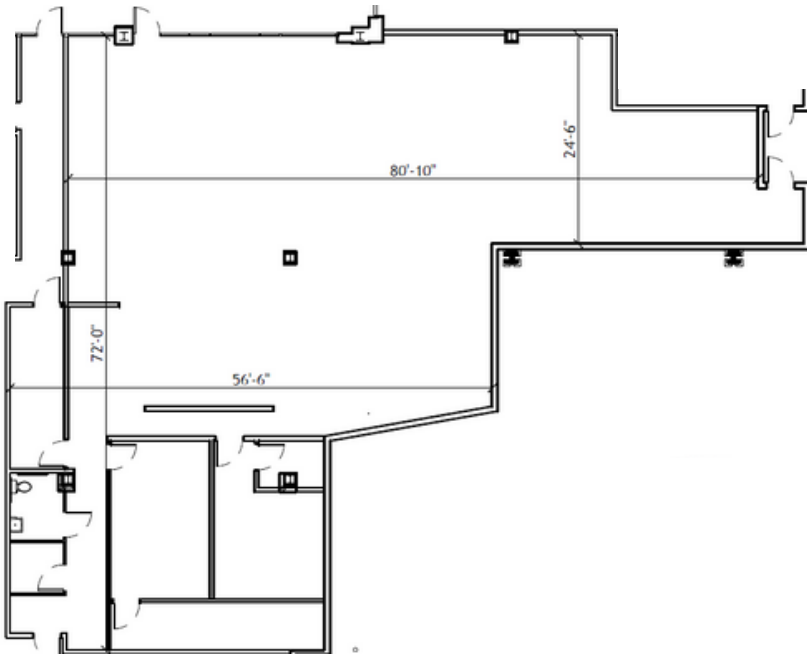
Tenant pays separately metered utilities
Improvement Allowance available
Landlord will finish space to obtain C.O

CONTACT US FOR YOUR SHOWING



RETAIL SUITE 111 ±4,060 SQ. FT.

OPTION TO COMBINE SUITES 111 + 113 FOR 5,465± SQ. FT. (TOTAL MONTHLY \$10,930.00)



- Extraordinarily beautiful
- Move in ready
- Lit, built-in displays
- High ceilings
- Stock or meeting rooms
- Dedicated signage
- Break room

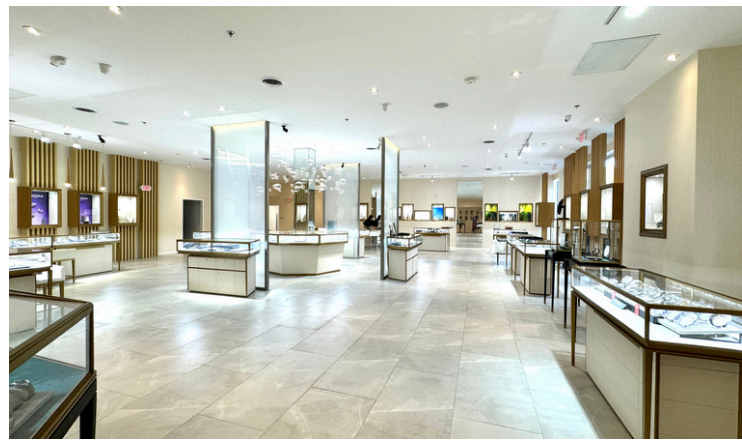


\$18.00psf + \$6.00psf NNN

Total Monthly: \$8,120.00

Tenant pays separately metered utilities

CONTACT US FOR YOUR SHOWING



(717) 394-3374

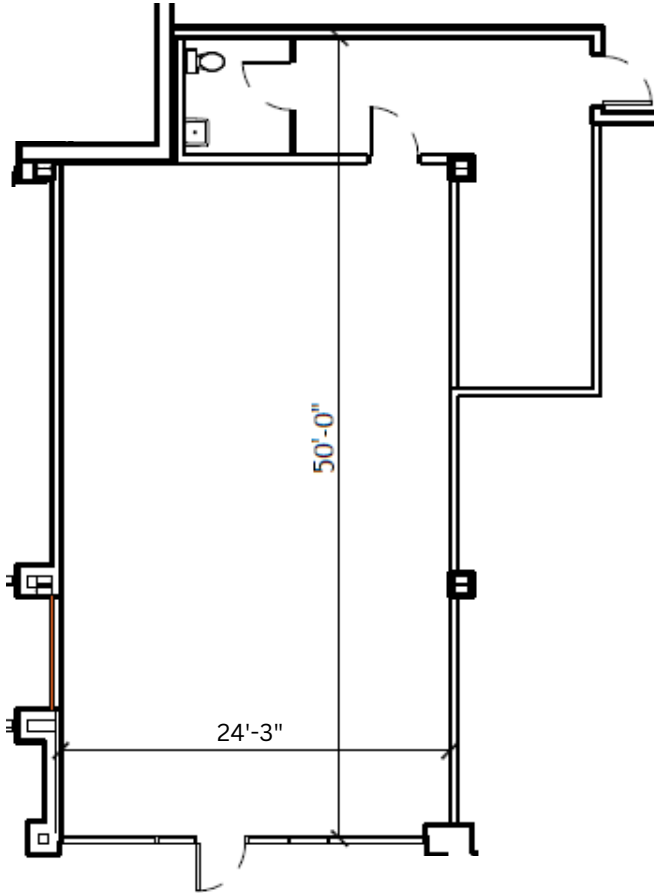
233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM
Real Estate, Inc.

RETAIL SUITE 113 ±1,405 SQ. FT.

OPTION TO COMBINE SUITES 111 + 113 FOR 5,465± SQ. FT. (TOTAL MONTHLY \$10,930.00)



- Urban vibe finishes
- Open retail floor area
- High ceilings
- Stock room
- Situated immediately beside the building lobby
- Dedicated signage



\$18.00psf + \$6.00psf NNN
Total Monthly: \$2,810.00

Tenant pays separately metered utilities



CONTACT US FOR YOUR SHOWING

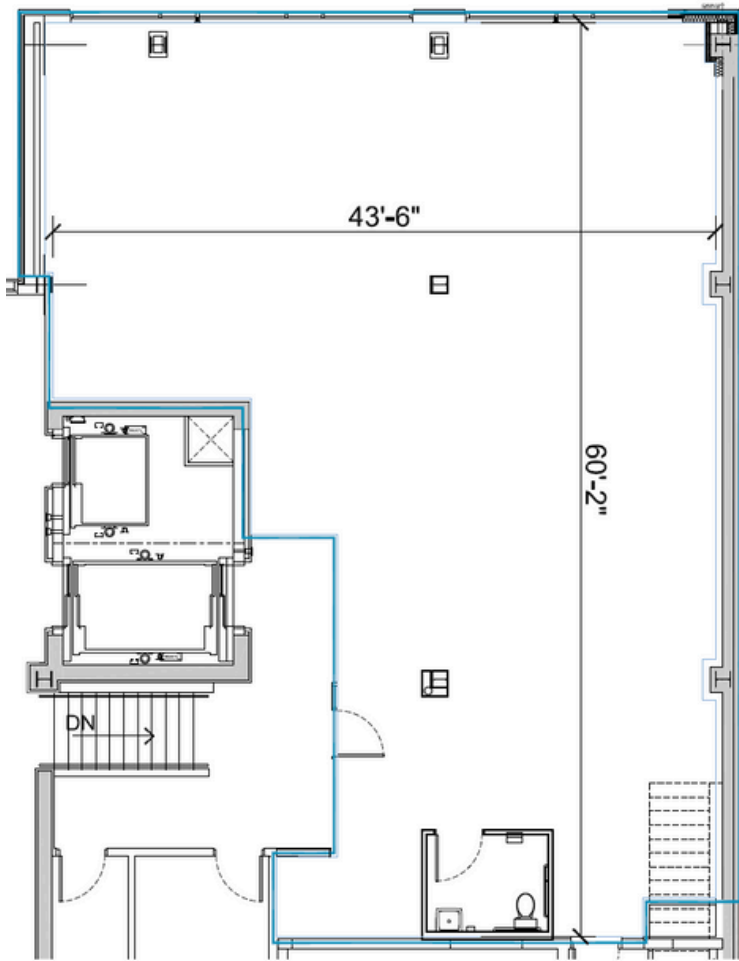
(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM
Real Estate, Inc.

SUITE 200
±2,213 SQ. FT.



Views of Ewell Plaza/Binns Park

High ceilings

Glass door entry

ADA Restroom

Landlord will paint,
seal concrete floor
and install cove base



\$21.50psf + \$6.00psf NNN

Total Monthly: \$5,071.45

Tenant pays separately metered utilities

CONTACT US FOR YOUR SHOWING

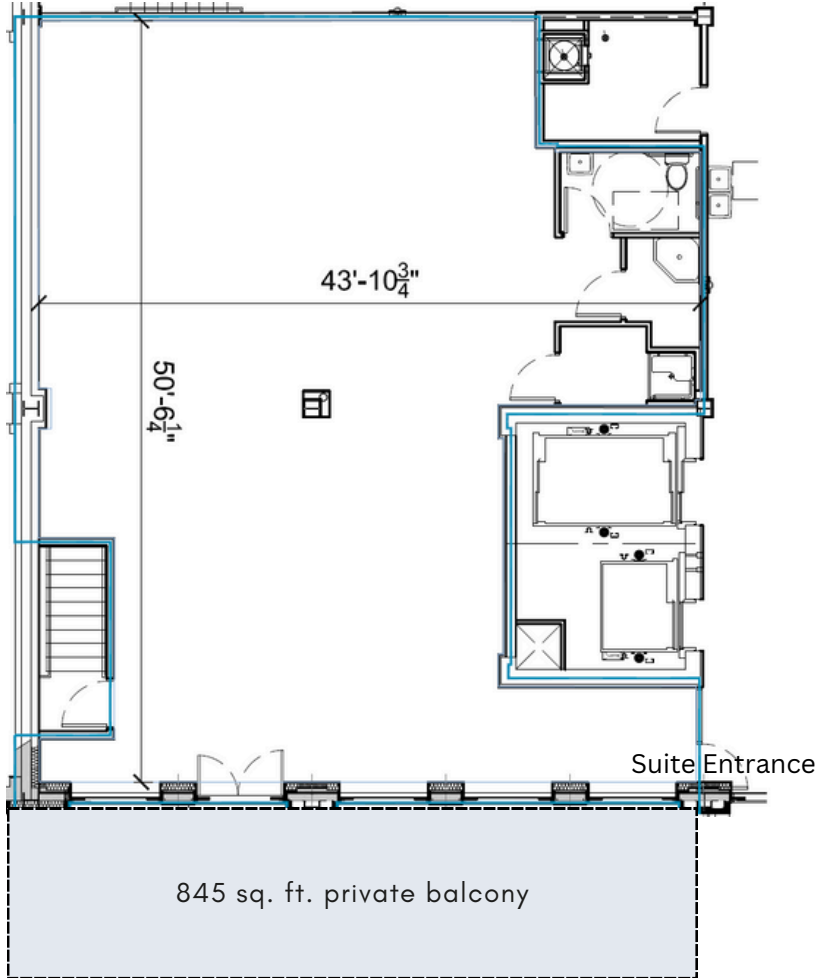
(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM
Real Estate, Inc.

SUITE 301
±1,987 SQ. FT.
PLUS 845 SQ. FT. BALCONY



Private 845 sq ft Balcony
Views of Ewell Plaza
High ceilings
Glass door entry
2 ADA Restrooms
One with Shower



\$25.50psf + \$6.00psf NNN
Total Monthly: \$5,215.88
Tenant pays separately metered utilities

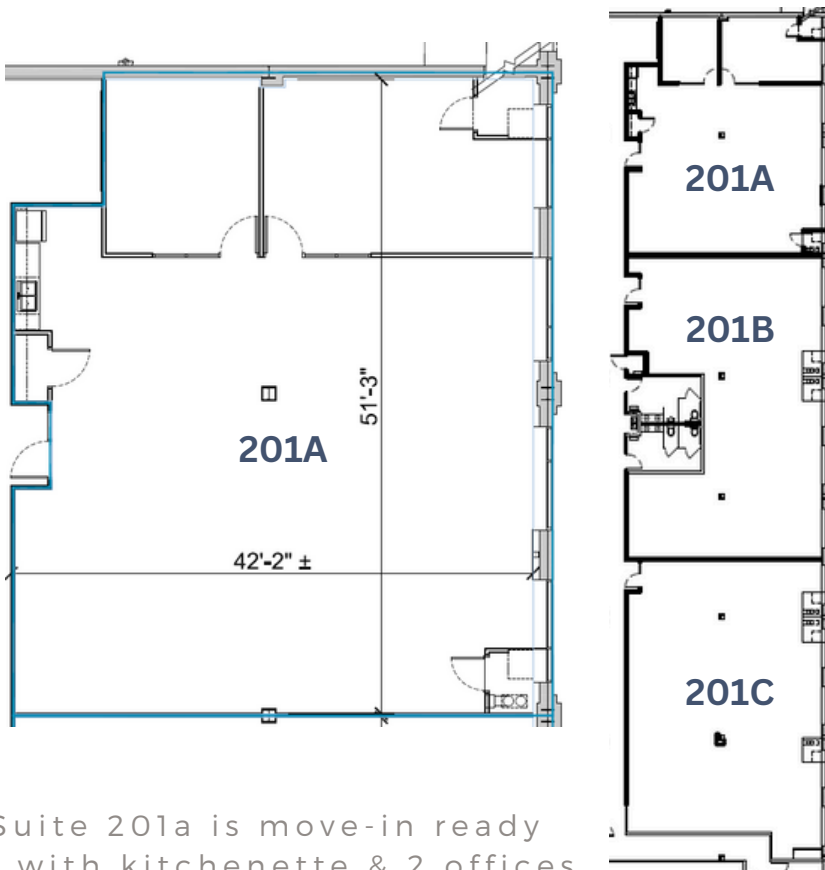
CONTACT US FOR YOUR SHOWING



SUITE 201A
±2,213 SQ. FT.

SUITE 201B & 201C
±1,500-5,081 SQ. FT.

TOTAL AVAILABLE
±7,294 SQ. FT. (A,B+C)



Suite 201a is move-in ready with kitchenette & 2 offices
Suites 201b + 201c are first generation spaces and can be sized and designed to suit Tenant needs
Shared restrooms



\$23psf Modified Gross
201a Total Monthly: \$4,241.58
201b+c Total Monthly: \$9,738.58
Tenant pays separately metered utilities
Improvement Allowance available for B+C



CONTACT US FOR YOUR SHOWING

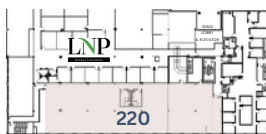
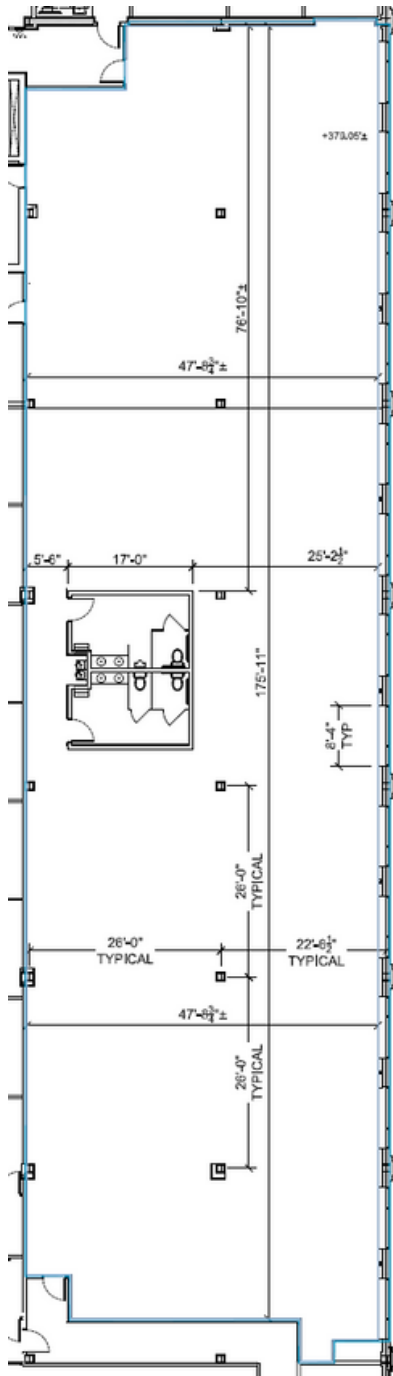
(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM
Real Estate, Inc.

SUITE 220
±8,651 SQ. FT.



\$23psf Modified Gross
Total Monthly: \$16,581.08

Tenant pays separately metered utilities
Improvement Allowance available

First generation space
Abundant windows
Existing ADA Restrooms
Ready for Tenant floor plan design

CONTACT US FOR YOUR SHOWING

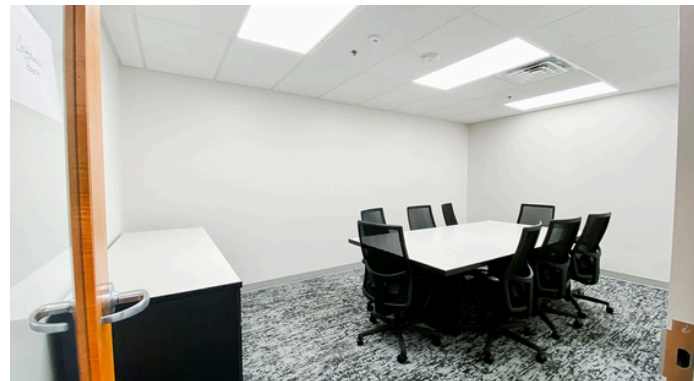
(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

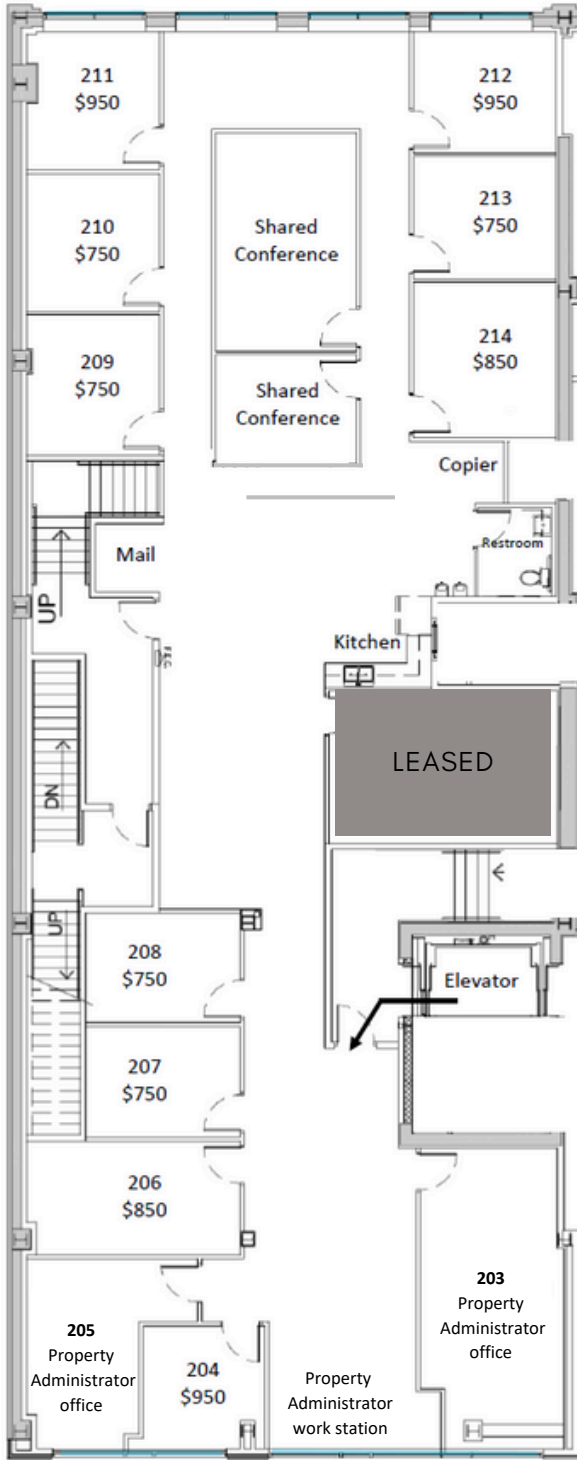
info@ppmproperties.com



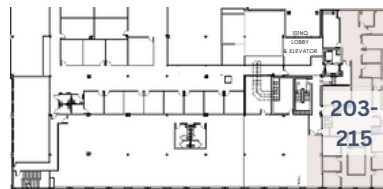
EXECUTIVE SUITES
SUITES 204-215
SINGLE OFFICES
UP TO ±4,000 SQ. FT.



FURNISHED OFFICES



View of Ewell Plaza / North Queen Street



Single office rent includes wi-fi & shared amenities including kitchen, open meeting space, restroom & conference rooms.

101NQ Property Administration occupies offices as identified. A Tenant may choose to lease the remainder of the space, for which, rent will be calculated at \$25psf to include the shared areas. Rent will include cleaning of common areas.

CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com





LOCATION

WALKER'S PARADISE: 99% WALKABILITY SCORE



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com



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
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

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



Tracy Lin Horst
Owner | Broker of Record
Tracy@ppmproperties.com



Corinn Kirchner
Owner | Associate Broker
Corinn@ppmproperties.com



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

