

101 NORTH QUEEN STREET  
LANCASTER, PA 17603

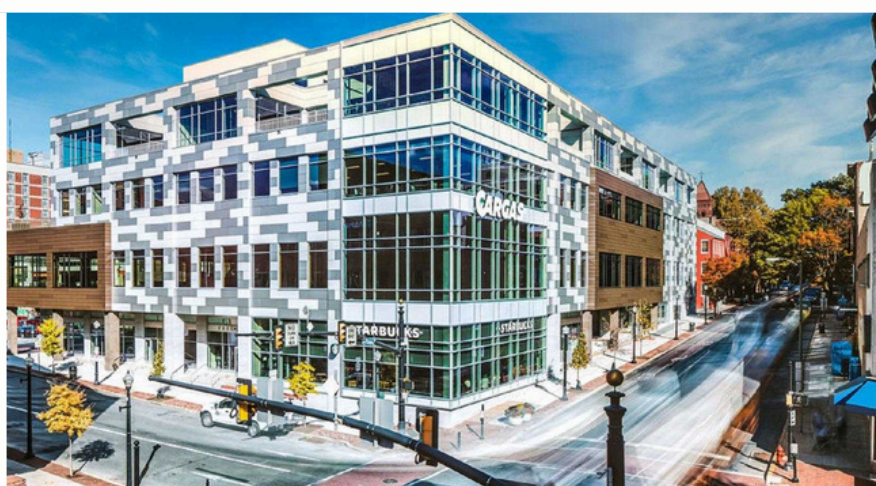
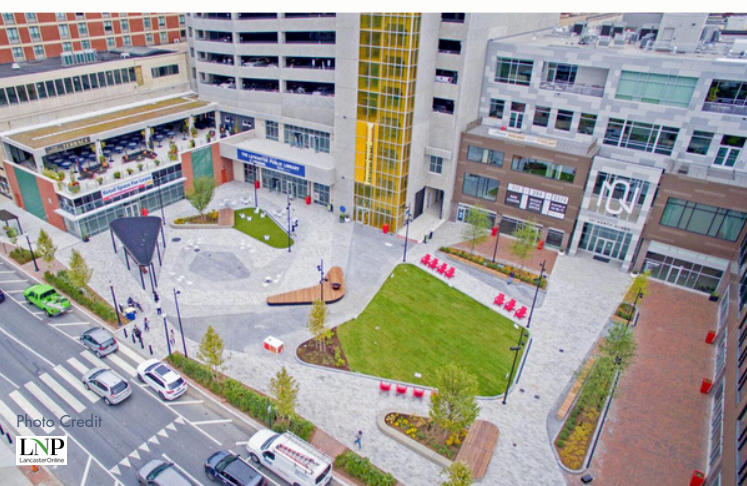
NQ



233 N. Duke St. | Lancaster, PA 17602  
(717) 394-3374 | [info@ppmproperties.com](mailto:info@ppmproperties.com)  
[www.ppmproperties.com](http://www.ppmproperties.com)

ZAMAGIAS  
PROPERTIES





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## 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 \$90/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

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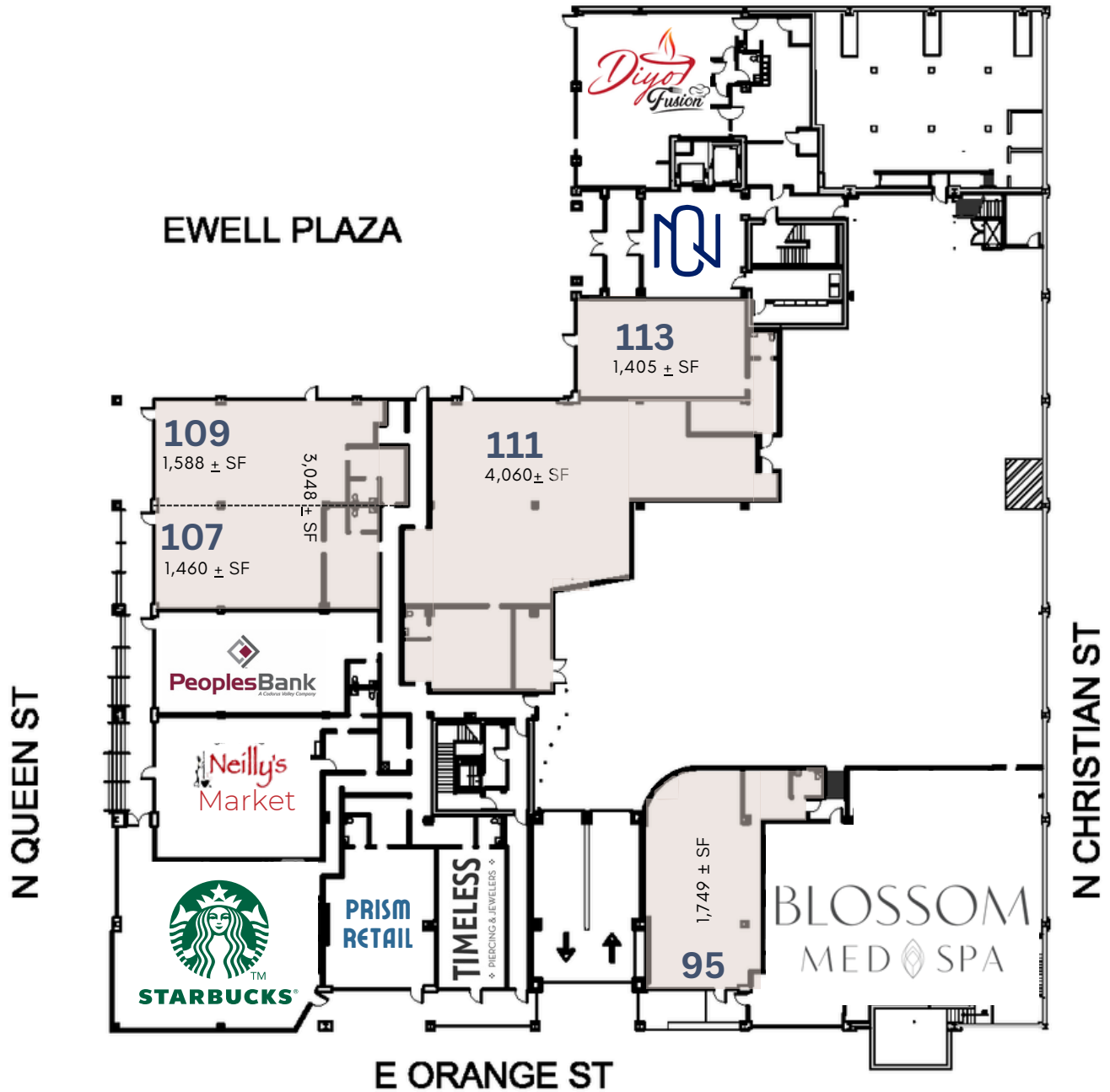
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# AVAILABLE SPACES

## First Floor Retail



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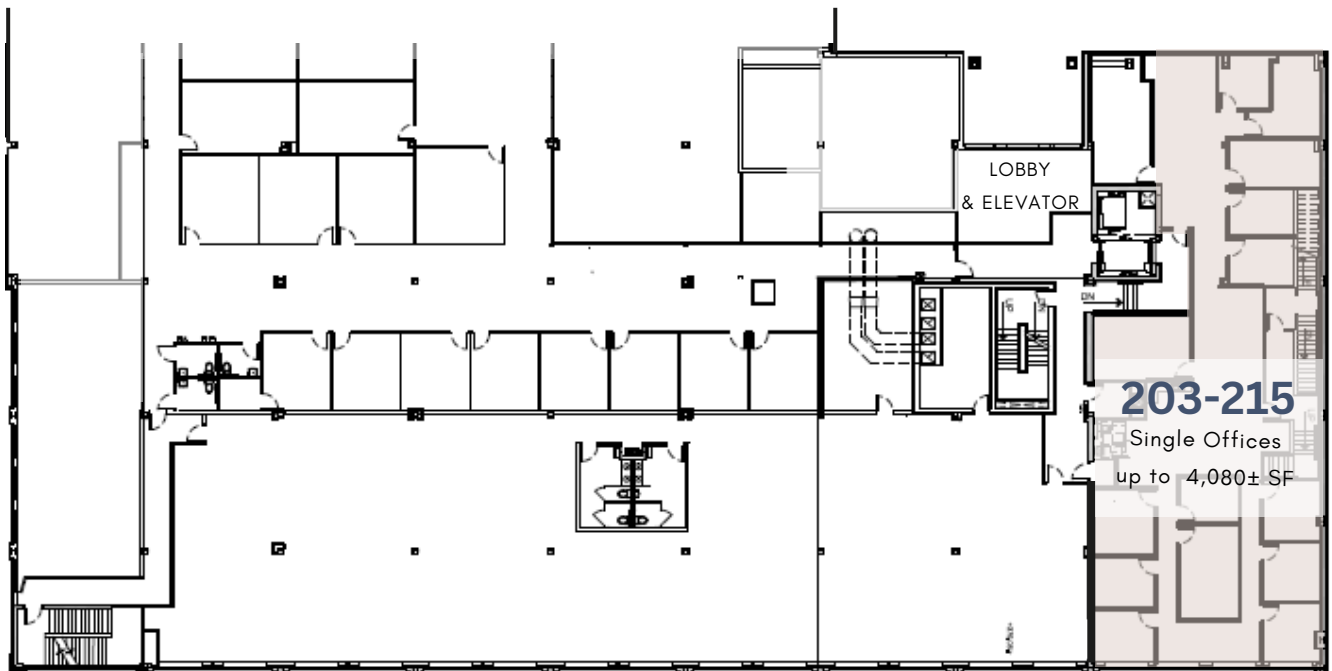


# AVAILABLE SPACES

## Second Floor



## Mezzanine Level



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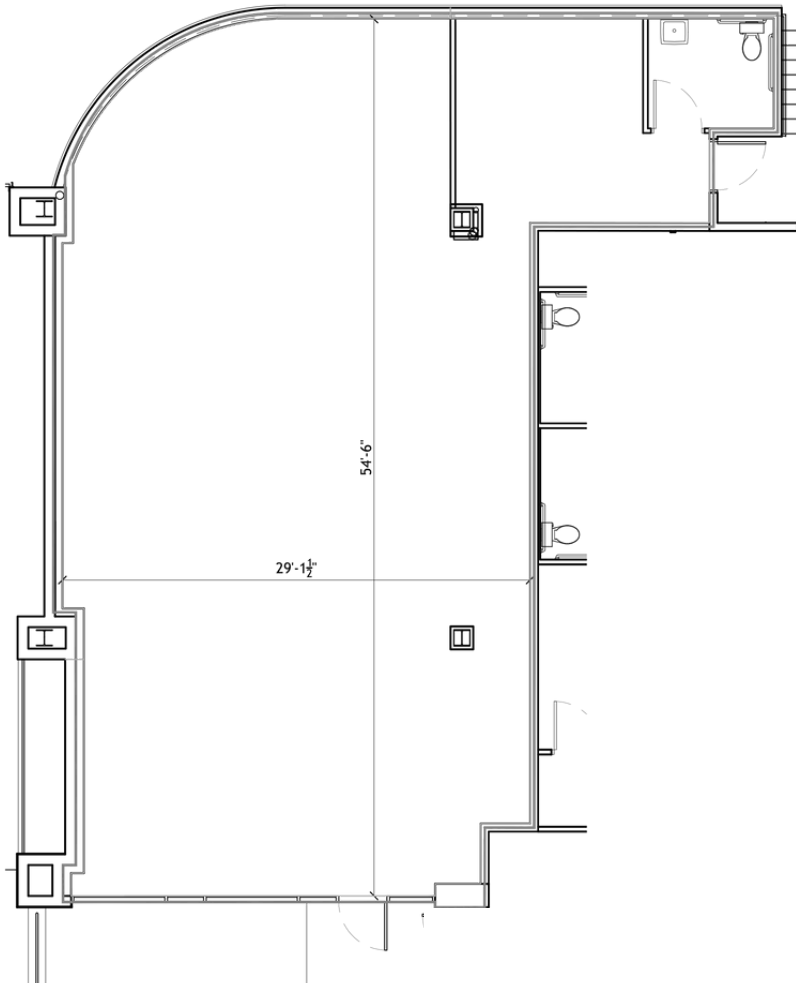
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# RETAIL SUITE 95 ±1,749 SQ. FT.



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

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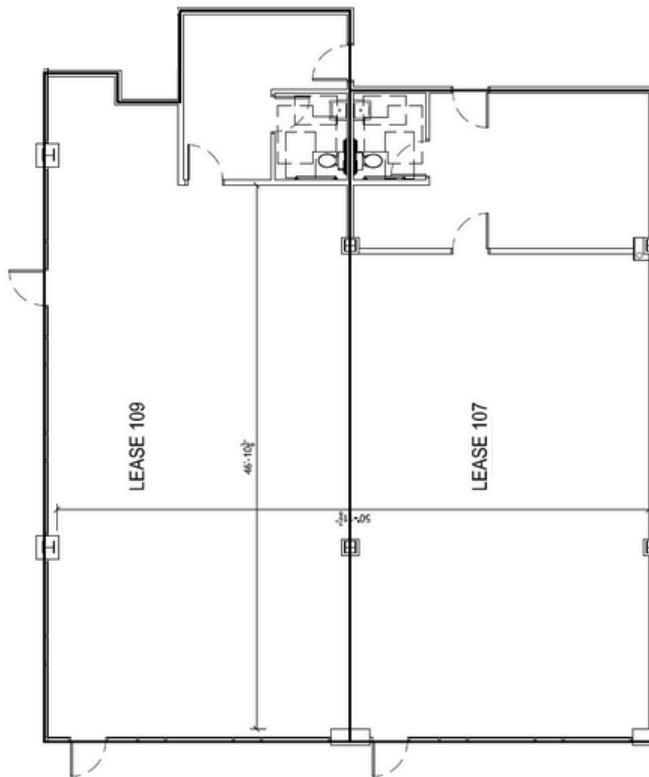




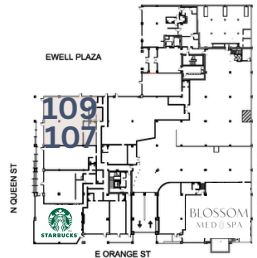
RETAIL SUITE 107  
±1,460 SQ. FT.

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

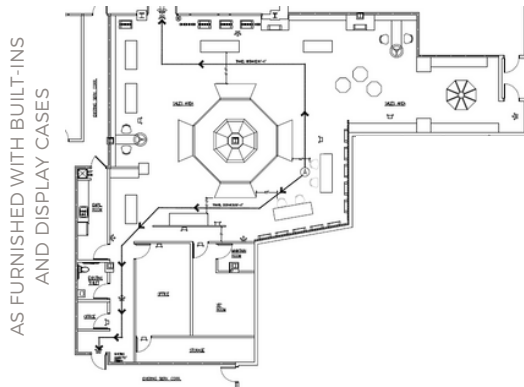
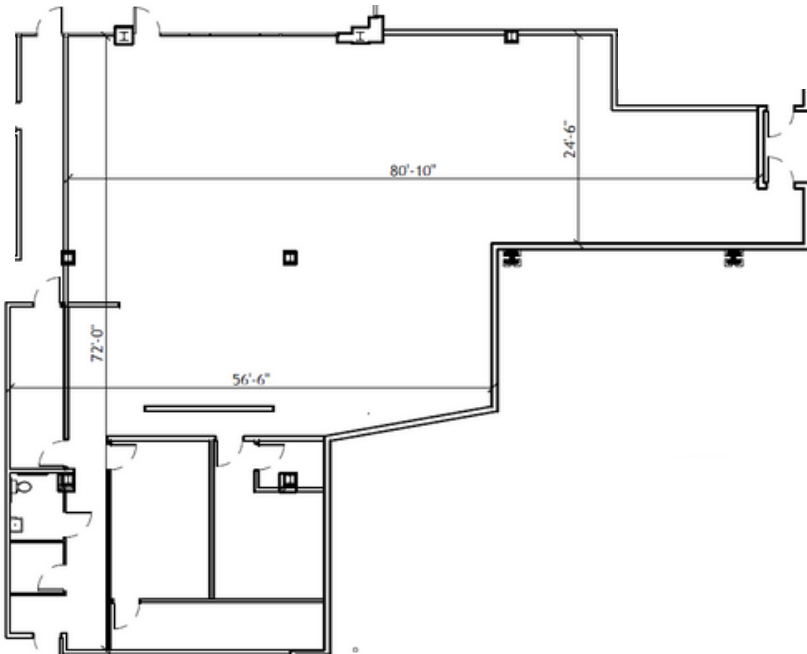
Landlord will finish space to obtain C.O

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# 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  
Luxury tile flooring  
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

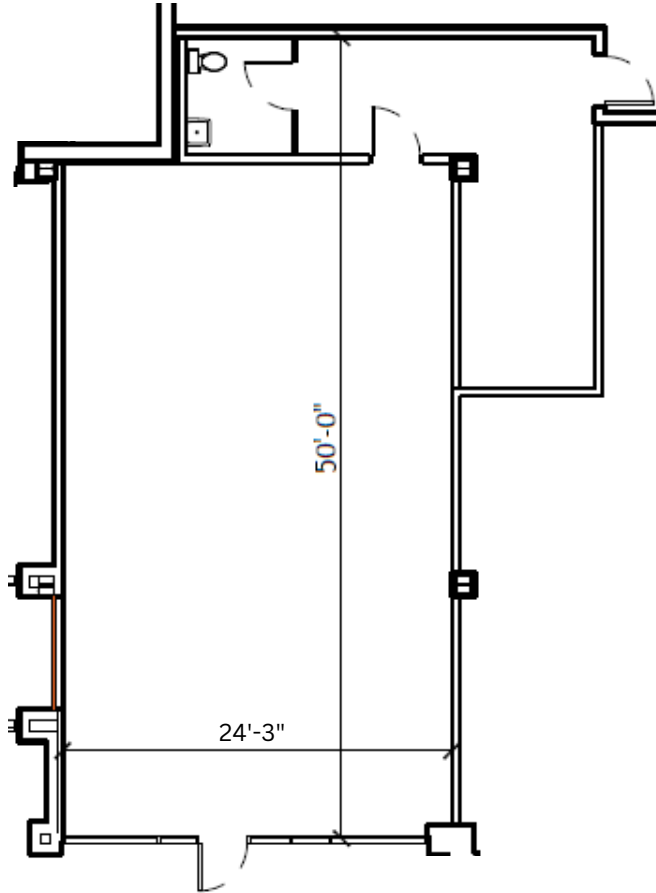
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# RETAIL SUITE 113 ±1,405 SQ. FT.

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

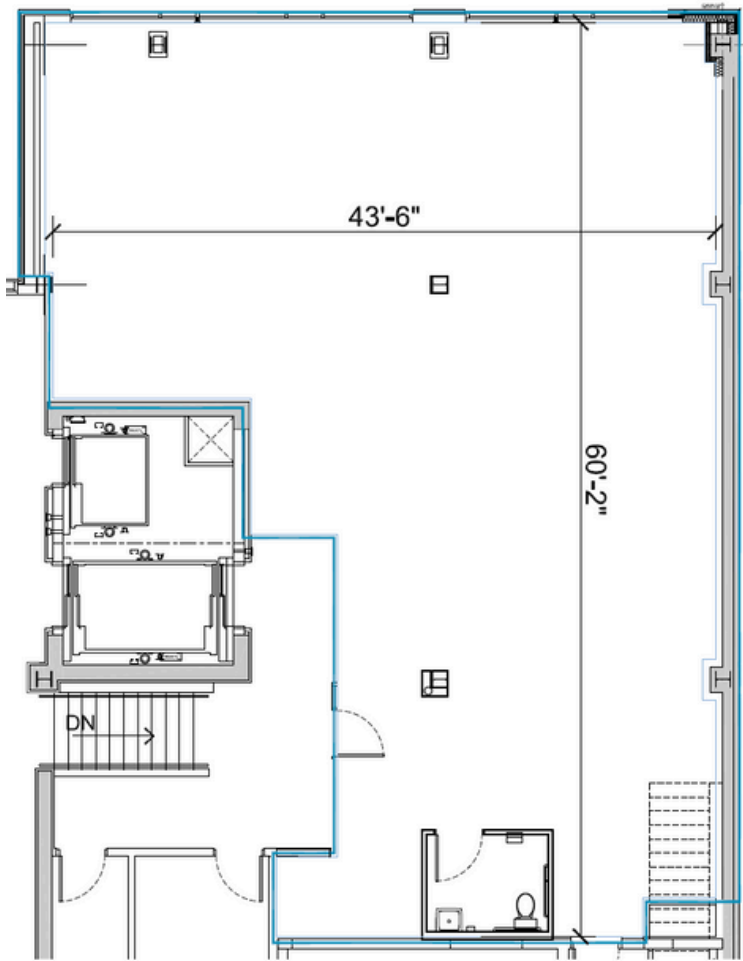
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# SUITE 200

±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



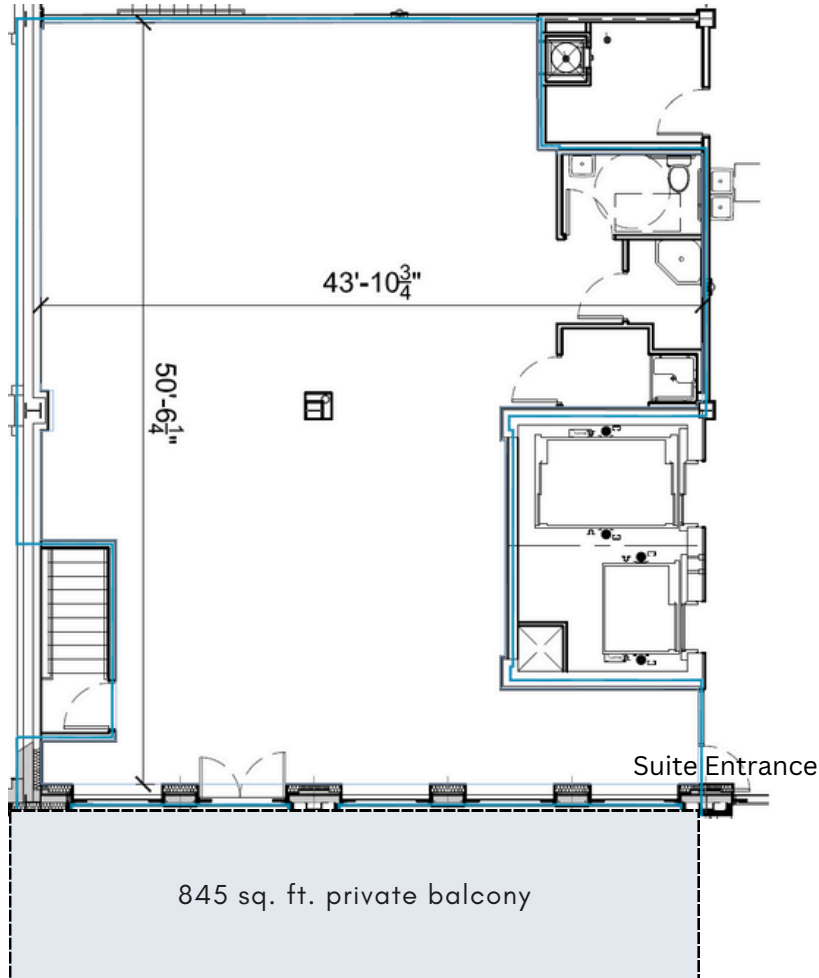
\$16.00psf Modified Gross  
**Total Monthly: \$2,950.67**

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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



\$18.00psf Modified Gross  
**Total Monthly: \$2,980.50**

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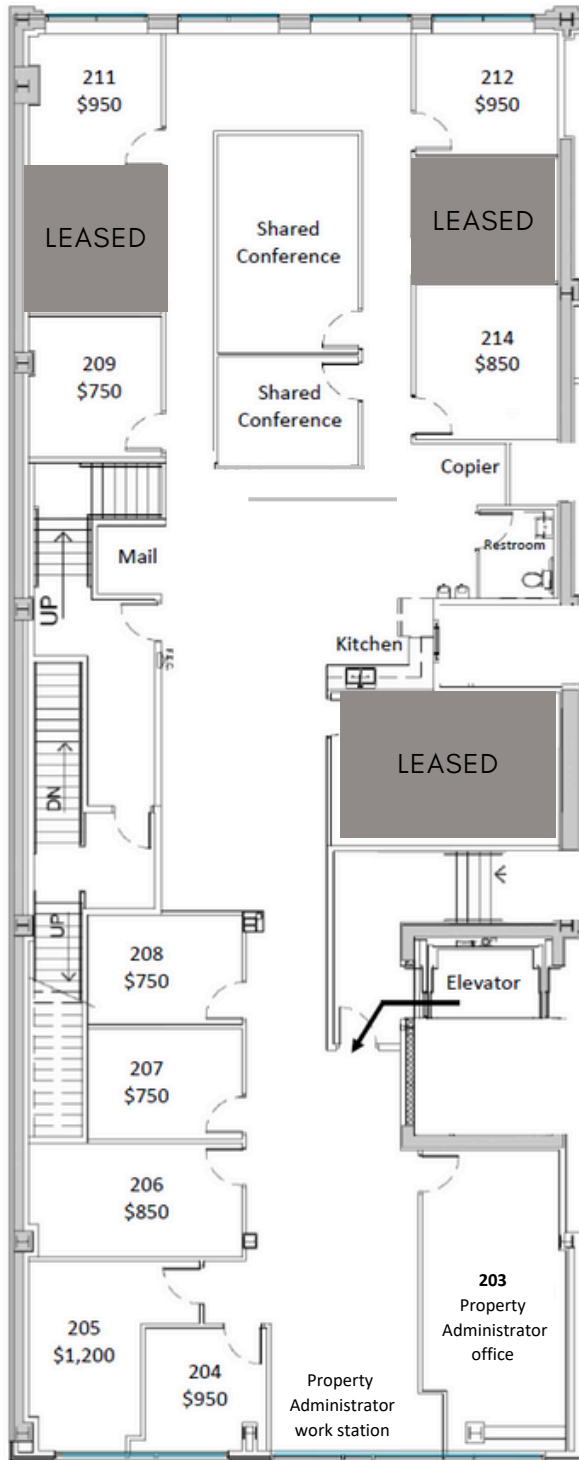
# EXECUTIVE SUITES

## SUITES 204-215

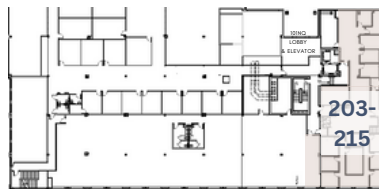
### SINGLE OFFICES

### 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.

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**PPM**  
Real Estate, Inc.



## 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](http://ppmproperties.com) to learn more  
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## LISTING AGENTS FOR THIS PROPERTY



**Corinn Kirchner**  
**Owner | Broker of Record**  
[Corinn@ppmproperties.com](mailto:Corinn@ppmproperties.com)



**Alex (Alexandra) Ebert**  
**Real Estate Agent**  
[Alex@ppmproperties.com](mailto:Alex@ppmproperties.com)



**Tracy Lin Horst**  
**Owner | Associate Broker**  
[Tracy@ppmproperties.com](mailto:Tracy@ppmproperties.com)



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