

FOR LEASE

90 Good Drive



LANCASTER, PA 17601

PREMIER MEDICAL BUILDING

FIVE EXAM ROOMS WITH SINKS

TWO PRIVATE OFFICES

FULLY SPRINKLERED

**SECURE BUILDING WITH KEY CARD
ACCESS**

ELEVATOR ACCESS



F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554

jkurtz@high.net

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

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

90 Good Drive



LEASE INFORMATION

Lease Rate:	\$25.00 SF/yr (NNN)
County:	Lancaster
Municipality:	East Hempfield Township
CAM:	\$6.90 / SF
Available SF:	1,829 SF

PROPERTY OVERVIEW

Exceptional medical office space available in a premier medical building on Good Drive, surrounded by other established healthcare providers including Hartz Physical Therapy, The Vein Center, and UPMC. This well-designed suite features five exam rooms with sinks, two private offices, and two restrooms, providing an ideal layout for a wide range of medical or professional uses. The suite is fully sprinklered and located in a secure building with key card access for tenants. The building is open during regular weekday hours and offers elevator access to all floors for convenience and accessibility. The lease is structured as NNN, with the tenant responsible for separately metered electric and gas utilities. The landlord is open to considering tenant improvements for a qualified tenant and an appropriate lease term. This is an excellent opportunity to establish your practice or professional office in a highly regarded medical corridor on Good Drive.

OFFERING SUMMARY

HVAC:	Central A/C	Lighting:	Fluorescent
Sprinklers:	Yes	Water:	Public
Parking:	Surface Lot	Sewer:	Public Sewer
Zoning:	Commercial		



F. JEFFREY KURTZ, CCIM, SIOR
717.293.4554
jkurtz@high.net

FOR LEASE

90 Good Drive



F. JEFFREY KURTZ, CCIM, SIOR

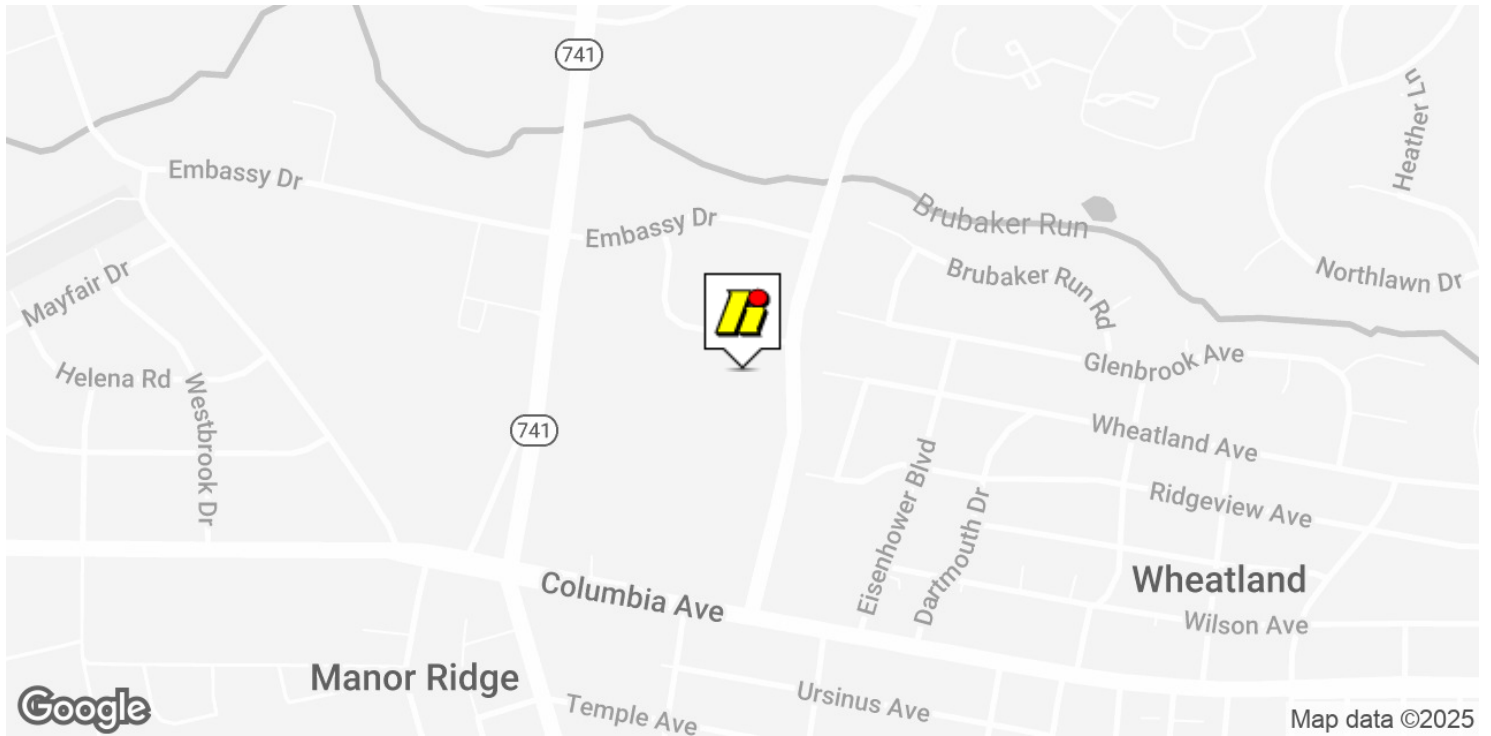
717.293.4554

jkurtz@high.net

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

FOR LEASE

90 Good Drive



F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554

jkurtz@high.net

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

FOR LEASE

90 Good Drive



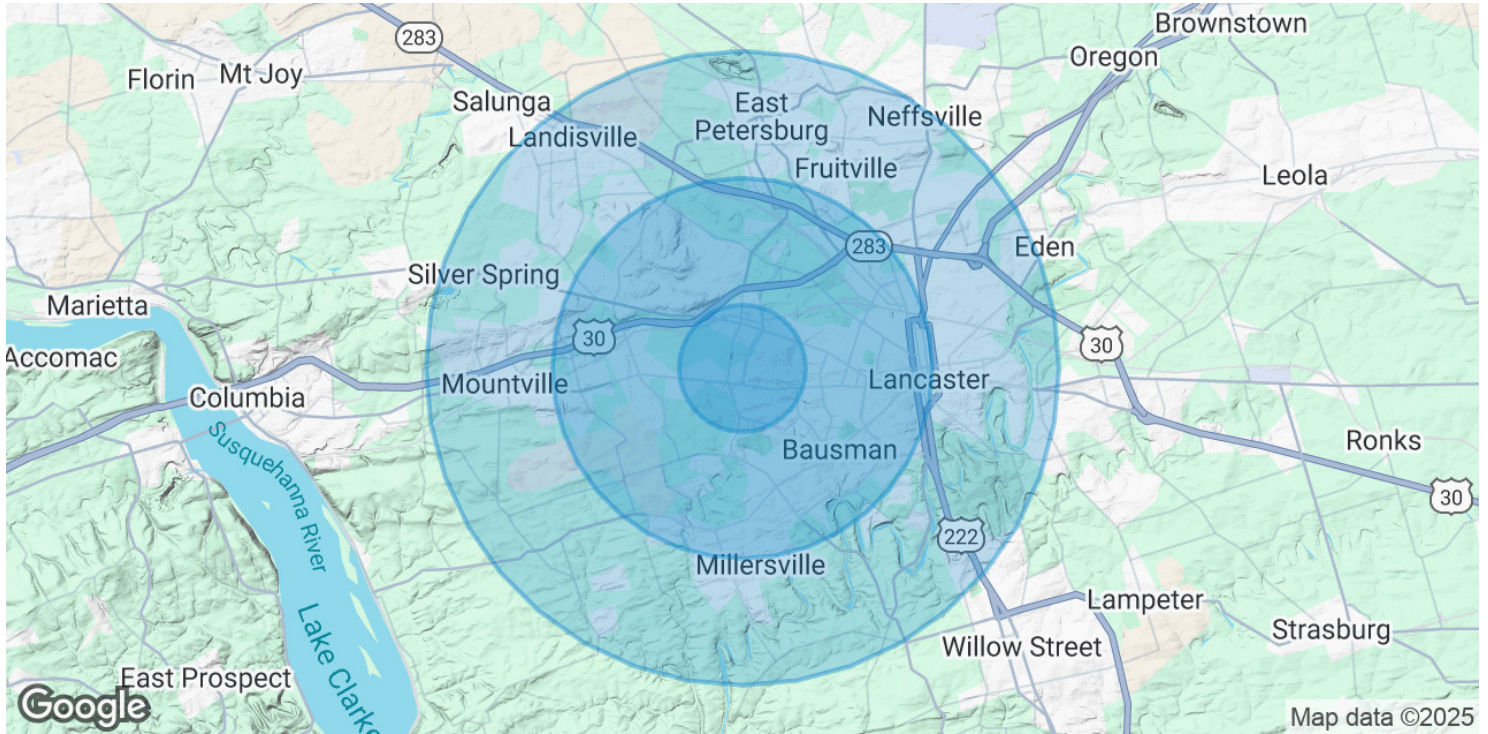
F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554
jkurtz@high.net

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

FOR LEASE

90 Good Drive



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,006	82,873	173,811
Average Age	45	41	40
Average Age (Male)	44	40	39
Average Age (Female)	47	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,255	33,175	66,556
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$100,434	\$100,408	\$101,837
Average House Value	\$274,381	\$298,476	\$299,080

Demographics data derived from AlphaMap

F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554

jkurtz@high.net

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

FOR LEASE

90 Good Drive



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
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422