



FOR LEASE

# 4139 OREGON PIKE

EPHRATA, PA 17522

\$16.50/SF Triple Net  
\$5.23/SF CAM

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## PROPERTY HIGHLIGHTS

### 80,119 SF | 3 STORY CLASS A OFFICE BUILDING

This Class A office building provides an attractive and functional corporate environment. 4139 Oregon Pike offers a variety of suite sizes and configurations from 1,690 up to 6,365 SF.

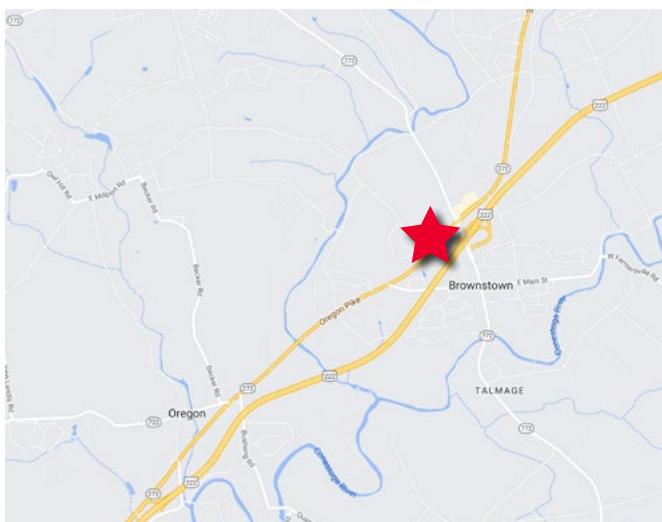
The building amenities include a large shared café, a fitness room with showers as well as partially furnished suites. This property has an abundance of parking at a ratio of over 5.3 spaces/1,000 SF, and has an outstanding location that is in close proximity to the PA Turnpike (I-76), Route 283 and Route 30.

Join Lancaster General Health, ELA Group, WSP engineers, and Pye Barker in this impeccably maintained building.



#### PROPERTY DETAILS

<b>Address</b>	4139 Oregon Pike, Ephrata, PA 17522
<b>County</b>	Lancaster County
<b>Municipality</b>	Lancaster County
<b>Total Building SF</b>	80,119 SF
<b>Available Space</b>	1,690 up to 6,365 SF
<b>Acres</b>	4.71 acres
<b>Stories</b>	3 stories
<b>Built</b>	1984
<b>Renovated</b>	2012
<b>Elevator</b>	Yes
<b>Sprinklers</b>	Yes
<b>Lighting</b>	T-5
<b>Ceiling</b>	2'x2' and 2'x4' acoustical ceiling
<b>Zoning</b>	C-2 - Highway Commercial
<b>Construction</b>	Masonry construction
<b>Parking</b>	Abundant parking



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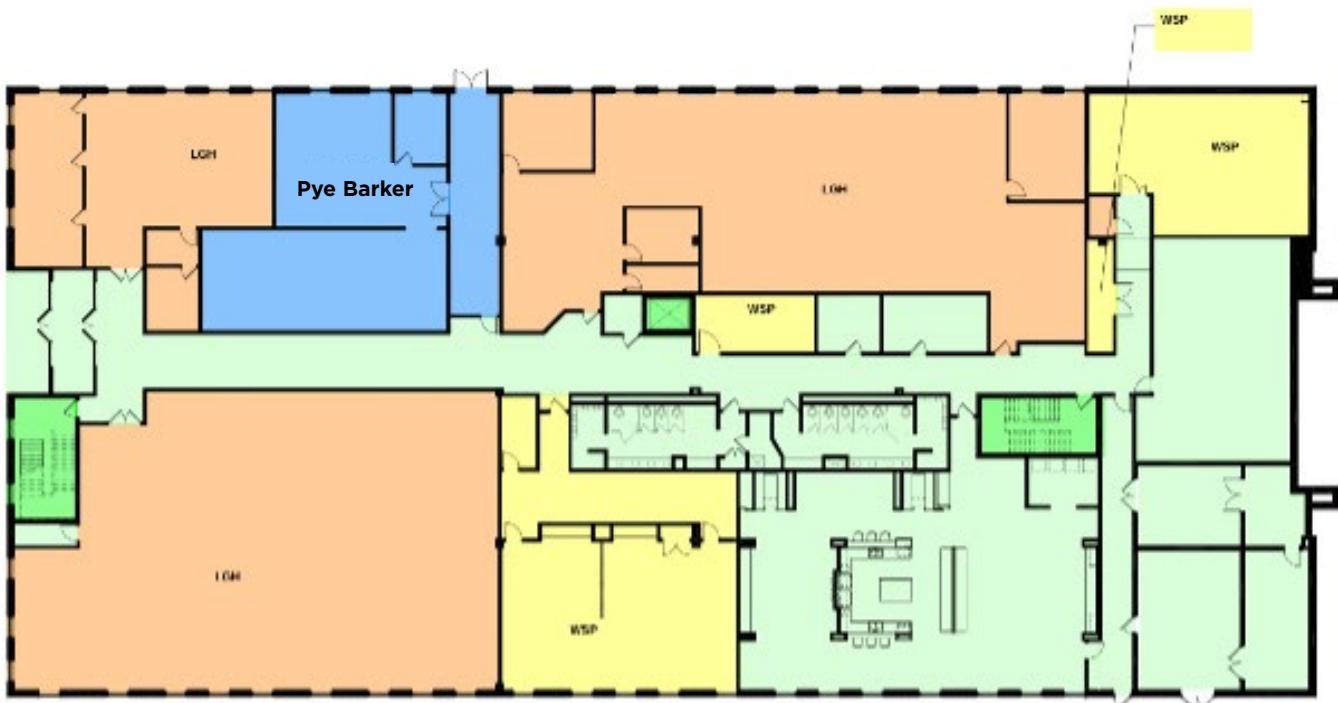
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## FLOOR PLAN - FIRST FLOOR



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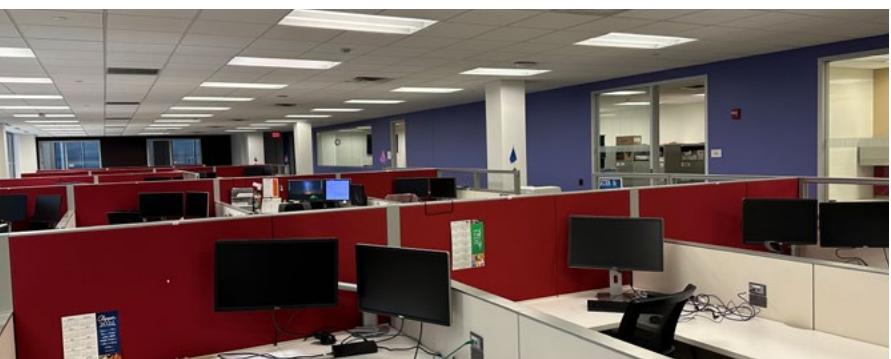
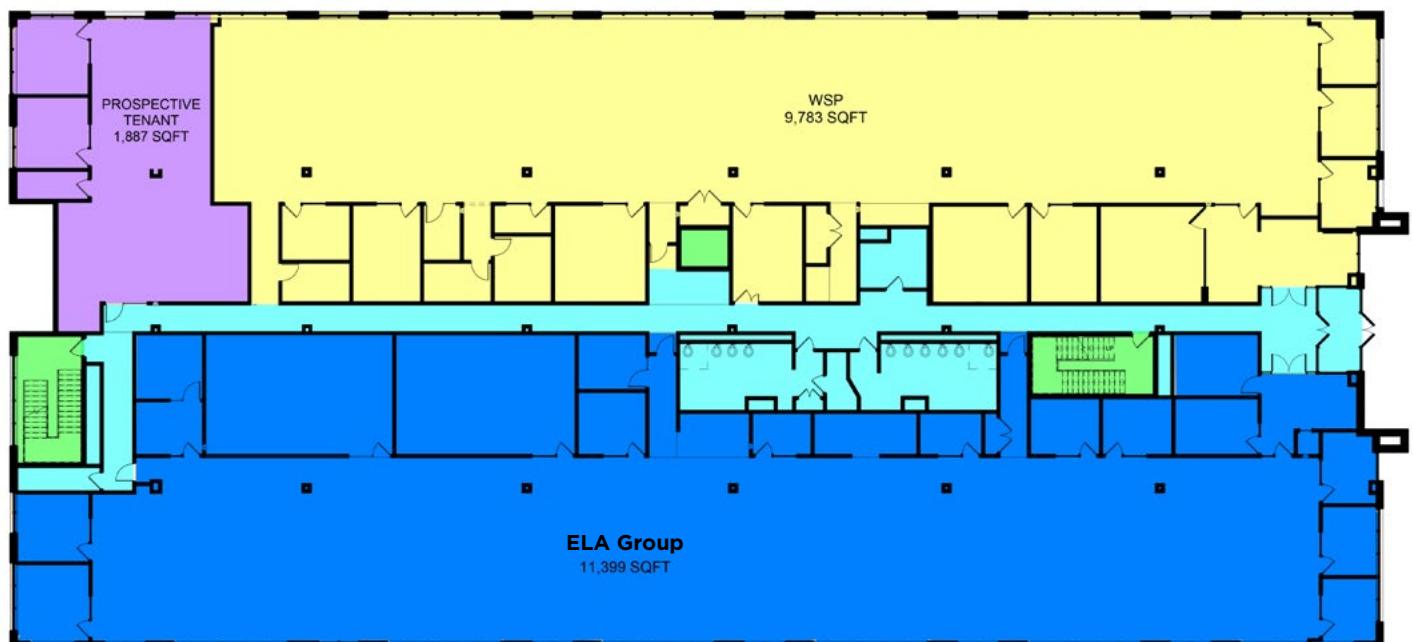
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## FLOOR PLAN - SECOND FLOOR



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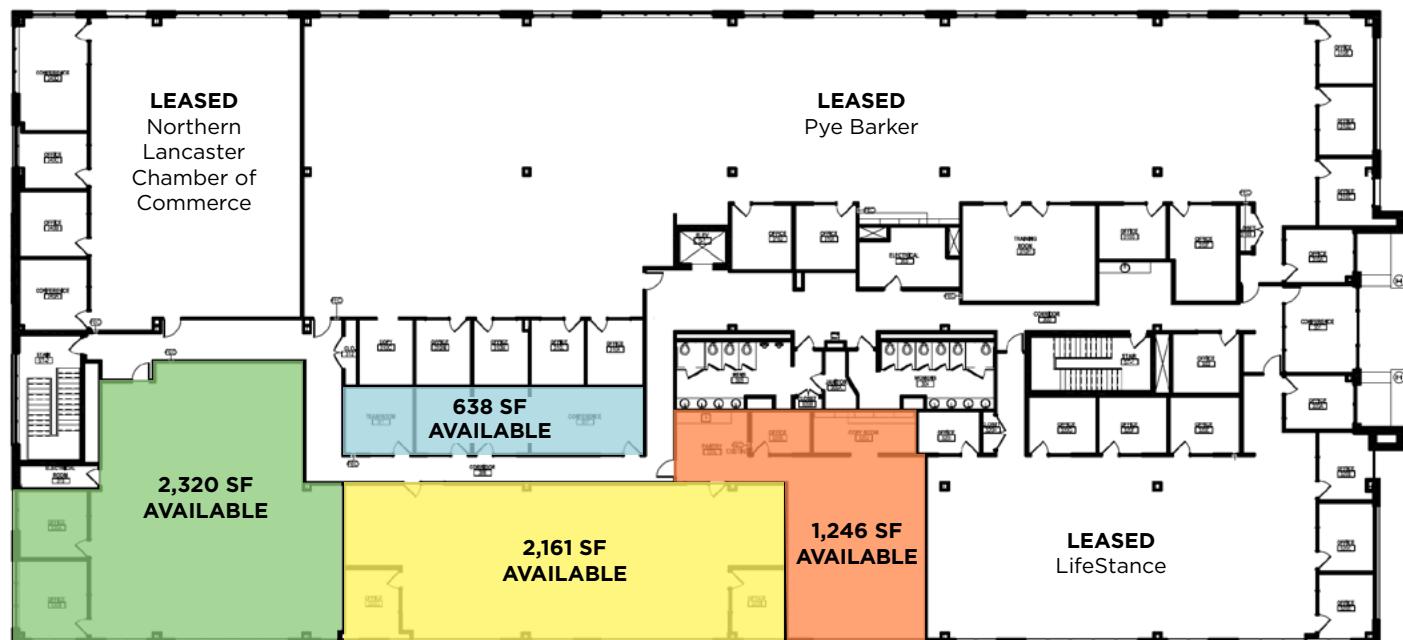
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## FLOOR PLAN - THIRD FLOOR



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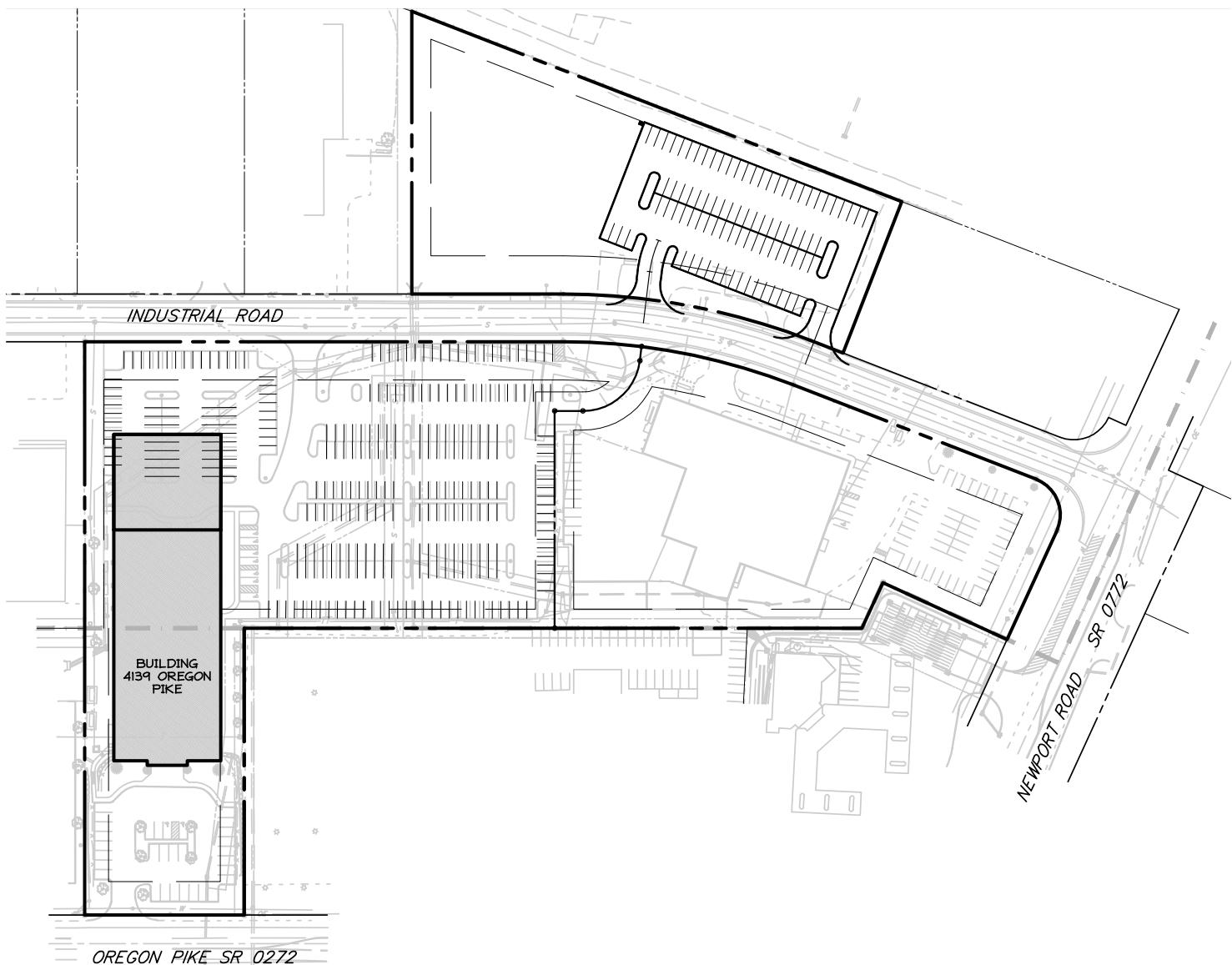
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## SITE PLAN

Total Building SF: 80,119 SF



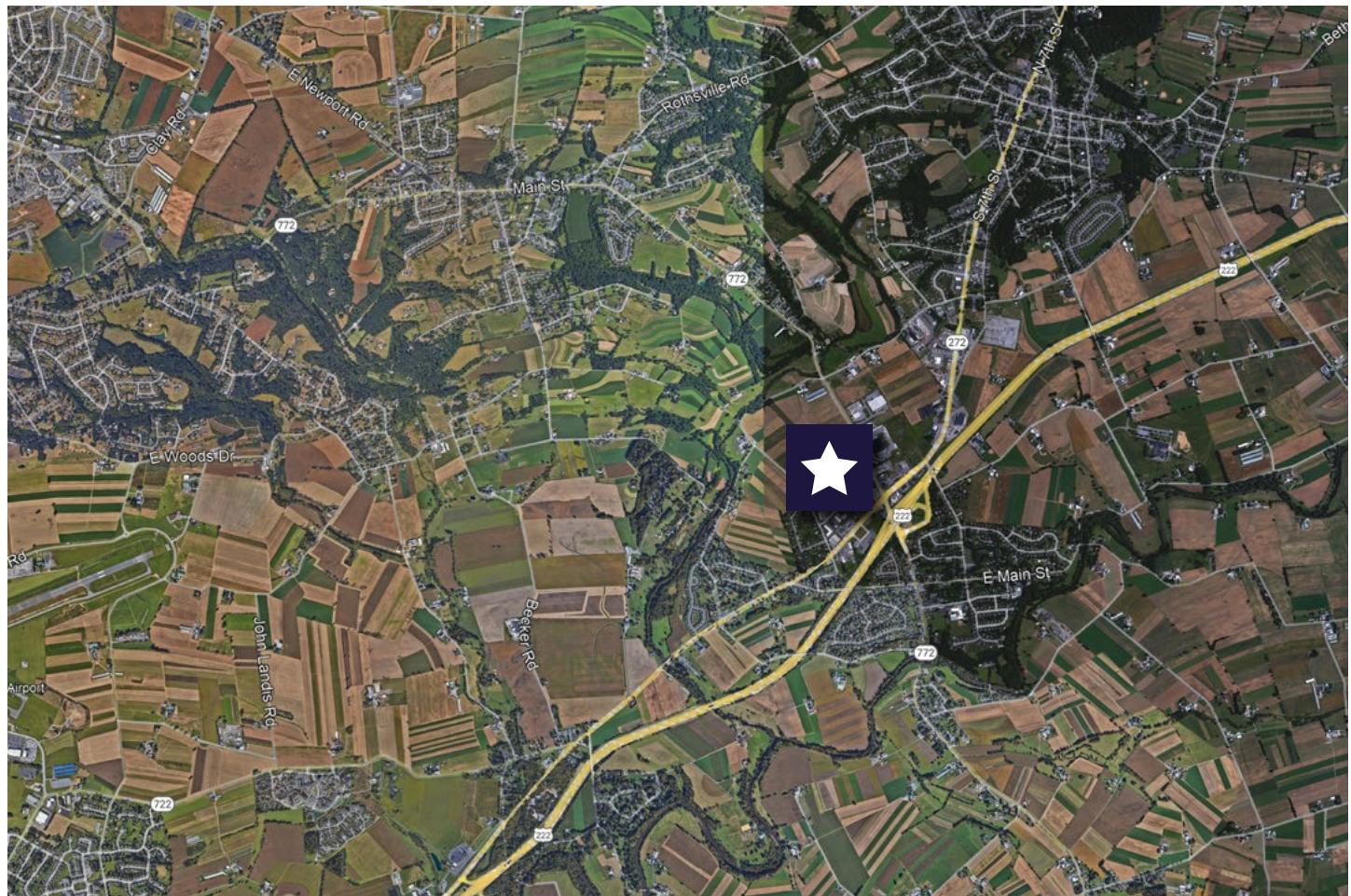
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### AERIAL MAP





**FOR MORE INFORMATION, CONTACT:**

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