

FOR LEASE

PROFESSIONAL SPACE



28 PENN SQUARE | LANCASTER PA 17602

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM 
Real Estate, Inc.

THIRD FLOOR

±8,000 Sq. Ft.

Details

14 Offices
3 Conference rooms
Kitchen + 3 restrooms
Beautiful reception
Ample open work space
Prime location in Lancaster's Penn Square
Unbeatable city views
Abundant natural light

Zoning Central Business District

Walk Score 99/100 - Walker's Paradise

Accessibility ADA Accessible building and 2 Passenger elevator to all levels

Parking
2 Parking spaces provided onsite
Garage parking in nearby Steinman Park Garage
Paid street parking & surface parking lots on block

RENT

RENT: \$25.00PSF | \$16,667/MONTH GROSS

Gross Rent Includes:

RE Taxes, CAM, insurance, HVAC repairs and maintenance, and utilities

Tenant Pays:

Internet/ phone, suite janitorial

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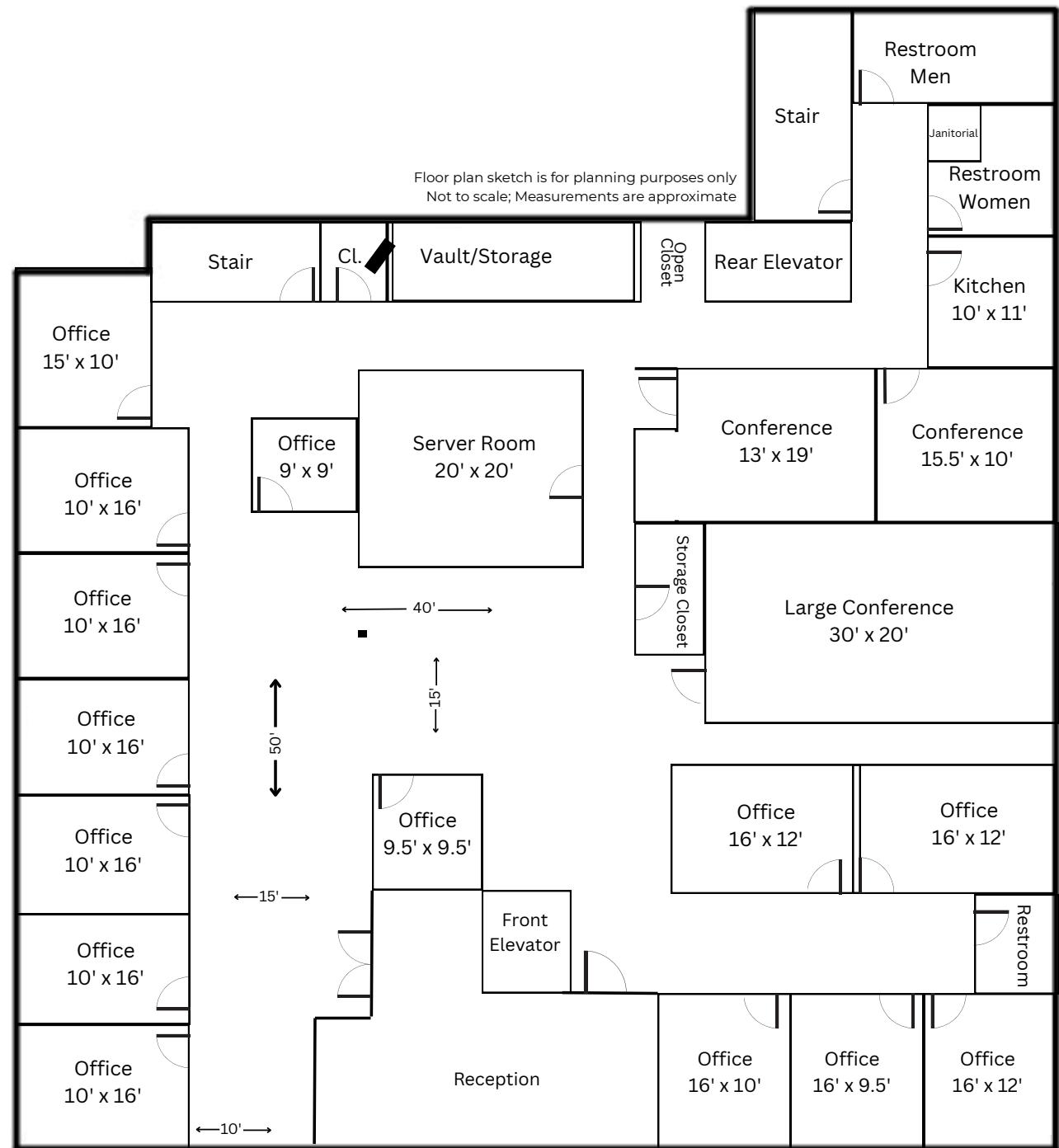


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Floor plan sketch is for planning purposes only
Not to scale; Measurements are approximate



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FOURTH FLOOR

±8,000 Sq. Ft.

Details

19 Offices
3 Conference rooms
Kitchen + 2 restrooms
Beautiful reception
Ample open work space
Prime location in Lancaster's Penn Square
Unbeatable city views
Abundant natural light

Zoning Central Business District

Walk Score 99/100 - Walker's Paradise

Accessibility ADA Accessible building and 2 Passenger elevator to all levels

Parking
2 Parking spaces provided onsite
Garage parking in nearby Steinman Park Garage
Paid street parking & surface parking lots on block

RENT

RENT: \$23.00PSF | \$15,333/MONTH GROSS

Gross Rent Includes:

RE Taxes, CAM, insurance, HVAC repairs and maintenance, and utilities

Tenant Pays:

Internet/ phone, suite janitorial

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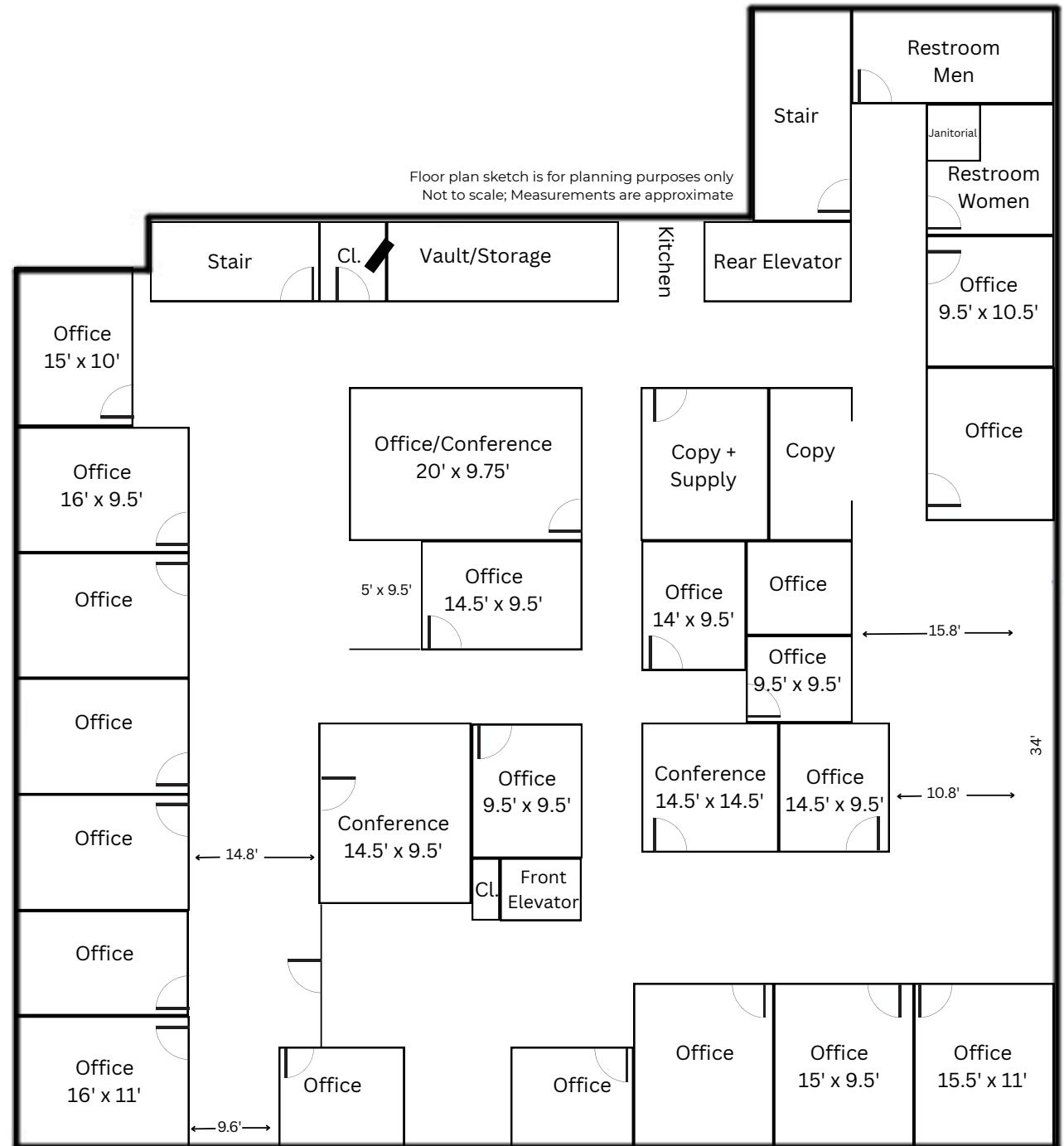
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FOURTH FLOOR



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JUST A **QUICK** WALK TO

- CONVENTION CENTER
- LANCASTER COUNTY COURTHOUSE
- SOUTHERN MARKET
- LANCASTER CENTRAL MARKET
- CITY & COUNTY OFFICES
- MARRIOTT
- HOLIDAY INN
- CAFES
- RESTAURANTS
- FULTON THEATER
- WARE CENTER
- PENN MEDICINE
LANCASTER GENERAL
HOSPITAL

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PPM
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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

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

MARKETING TEAM



Corinn Kirchner
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Corinn@ppmproperties.com



Alex (Alexandra) Ebert
Listing Agent
Alex@ppmproperties.com



Shade Foreman
Marketing & Client Care Specialist
shade@ppmproperties.com

