

FOR LEASE

1850 William Penn Way

 Greenfield

 **HIGH** ASSOCIATES LTD.  
An Affiliate of High Real Estate Group LLC



LANCASTER, PA 17601

**MIX OF PRIVATE OFFICES AND OPEN  
AREA**

**CLASS A BUILDING**

**CONVENIENTLY LOCATED IN  
GREENFIELD**



**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • [HIGHASSOCIATES.COM](http://HIGHASSOCIATES.COM)

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#### LEASE INFORMATION

|               |                               |
|---------------|-------------------------------|
| Suite:        | 201                           |
| Available SF: | 1,816 +/- SF                  |
| Lease Rate:   | \$26.95 SF/yr Gross Base Year |
| County:       | Lancaster                     |
| Municipality: | East Lampeter Township        |

#### PROPERTY OVERVIEW

This second-floor corner office space offers an open bull-pen area for collaboration and three private offices. The suite features lots of natural light and is served by an elevator.

#### OFFERING SUMMARY

|             |  |
|-------------|--|
| HVAC:       | Gas Forced Warm Air<br>Electric A/C Roof Top Units |
| Sprinklers: | No   |
| Parking:    | 75+ on-site  |
| Water:      | Public   |
| Sewer:      | Public   |
| Zoning:     | Business Park                                      |

|                   |                 |
|-------------------|-----------------|
| Lighting:         | LED/Fluorescent |
| Flooring:         | Carpet          |
| Number of Floors: | 2               |

#### ADDITIONAL COMMENTS

Conveniently located in Greenfield with easy access to Route 30, nearby restaurants, and other amenities.

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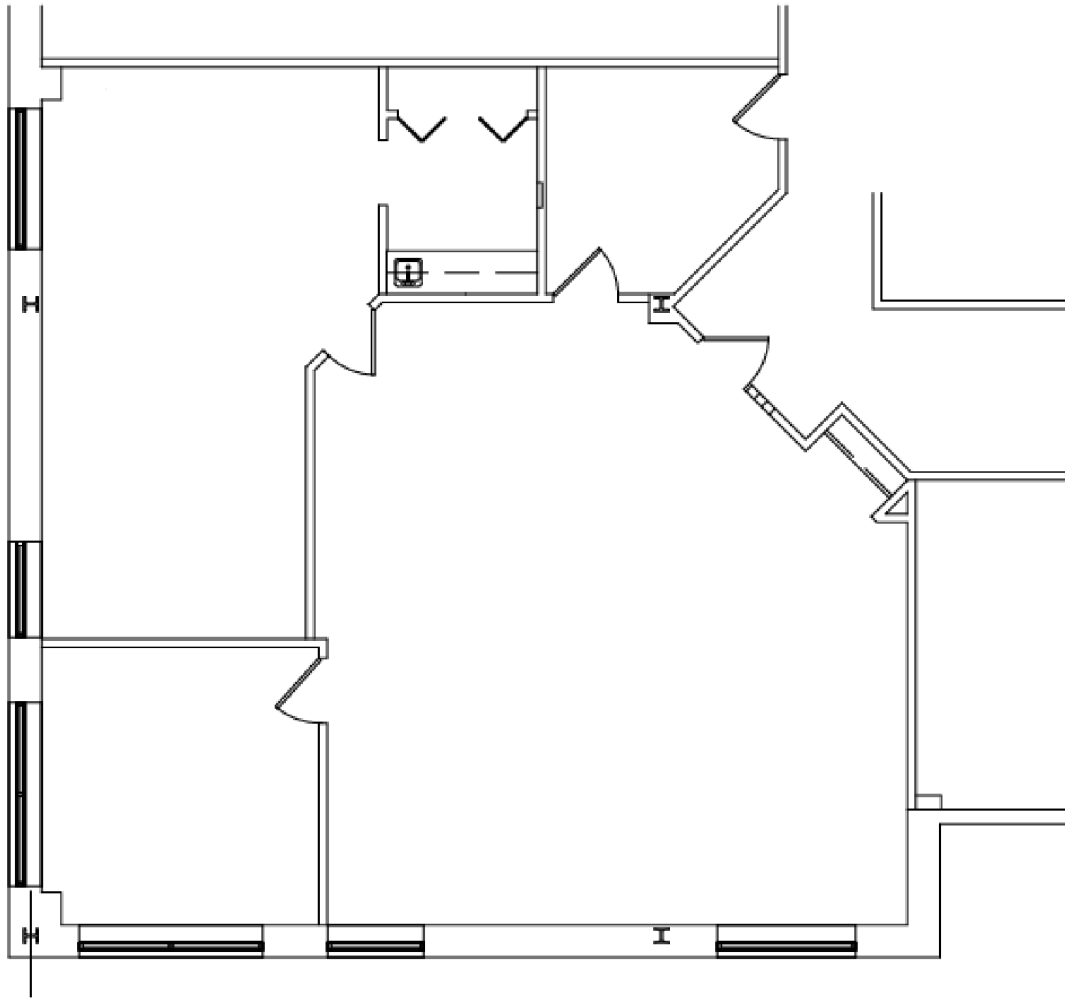
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**FLOOR PLAN**

SCALE: N.T.S.

**BUILDING 45**

1850 WILLIAM PENN WAY  
LANCASTER, PA  
SUITE 201

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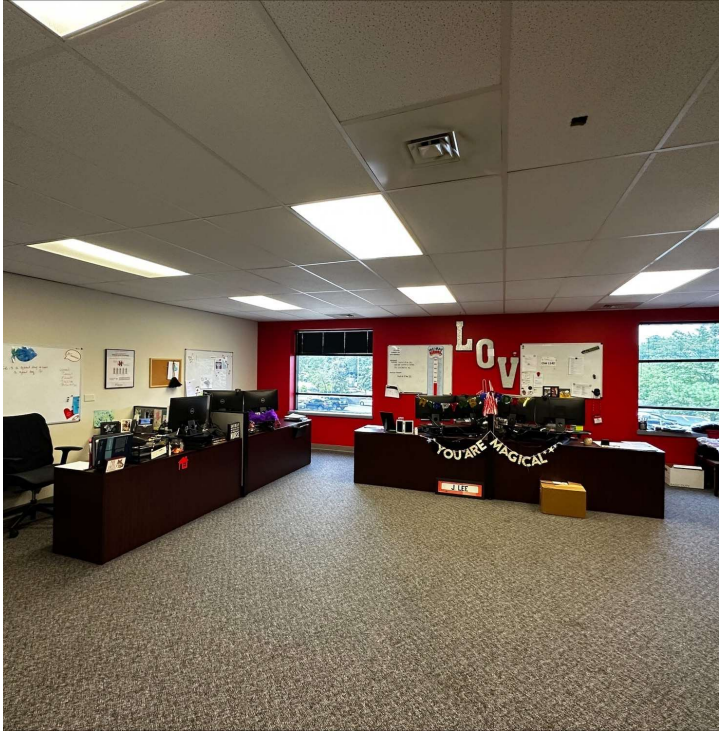
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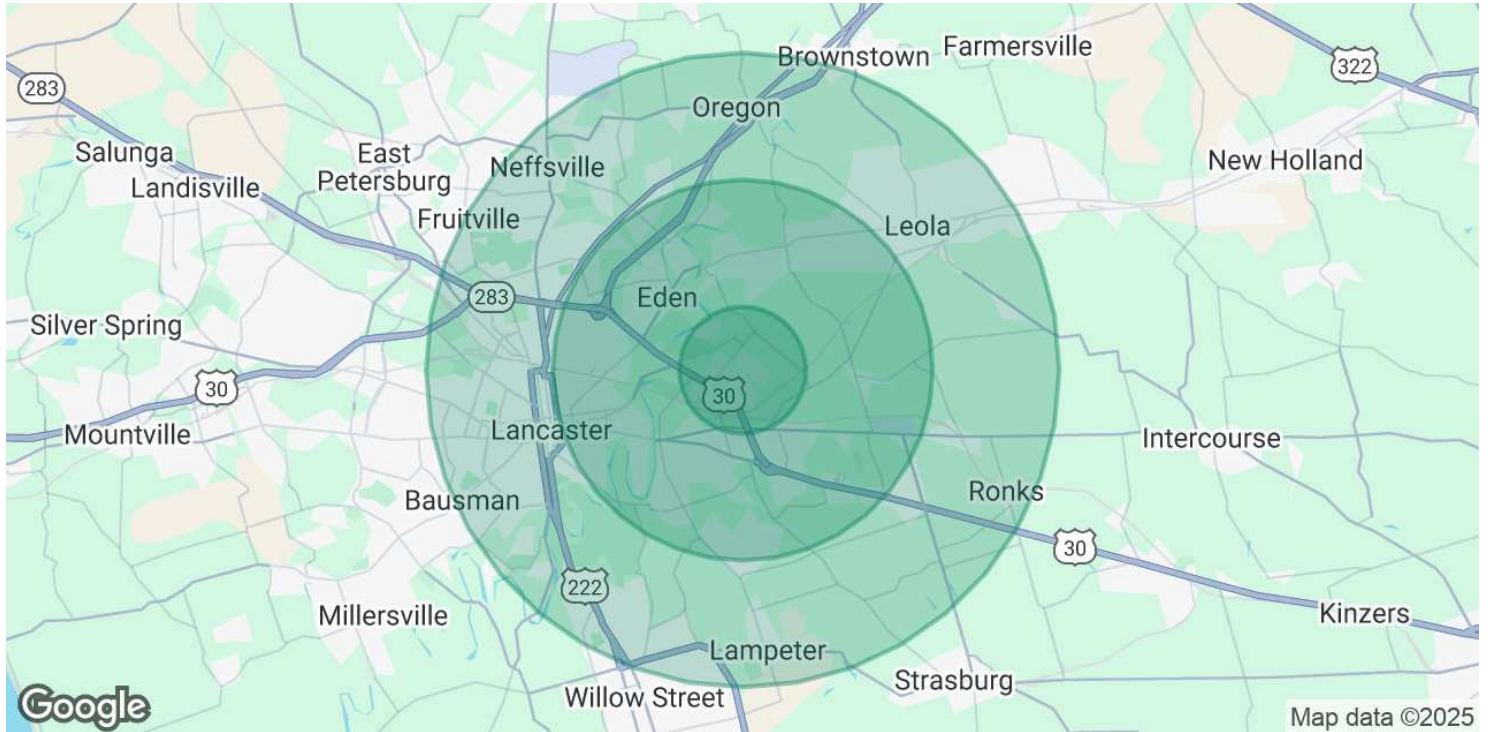
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# 1850 William Penn Way



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 2,424     | 56,017    | 140,370   |
| Average Age          | 39.2      | 39.1      | 38.6      |
| Average Age (Male)   | 39.8      | 38.2      | 37.9      |
| Average Age (Female) | 36.7      | 40.0      | 39.0      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 1,178     | 21,435    | 56,263    |
| # of Persons per HH  | 2.1       | 2.6       | 2.5       |
| Average HH Income    | \$70,949  | \$84,986  | \$80,842  |
| Average House Value  | \$178,561 | \$206,918 | \$207,194 |

2020 American Community Survey (ACS)

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Located in the heart of Lancaster County, Greenfield offers a variety of amenities conveniently located within or around the community:

- Federal Express
- United States Postal Service
- Hampton Inn by Hilton
- Courtyard by Marriott
- Charter Lane KinderCare
- The Greenfield Restaurant
- Isaac's Restaurant & Deli
- Ginza Sushi
- Bruno's Signature Hoagies
- Sheetz
- McDonalds
- Costco
- Lowes

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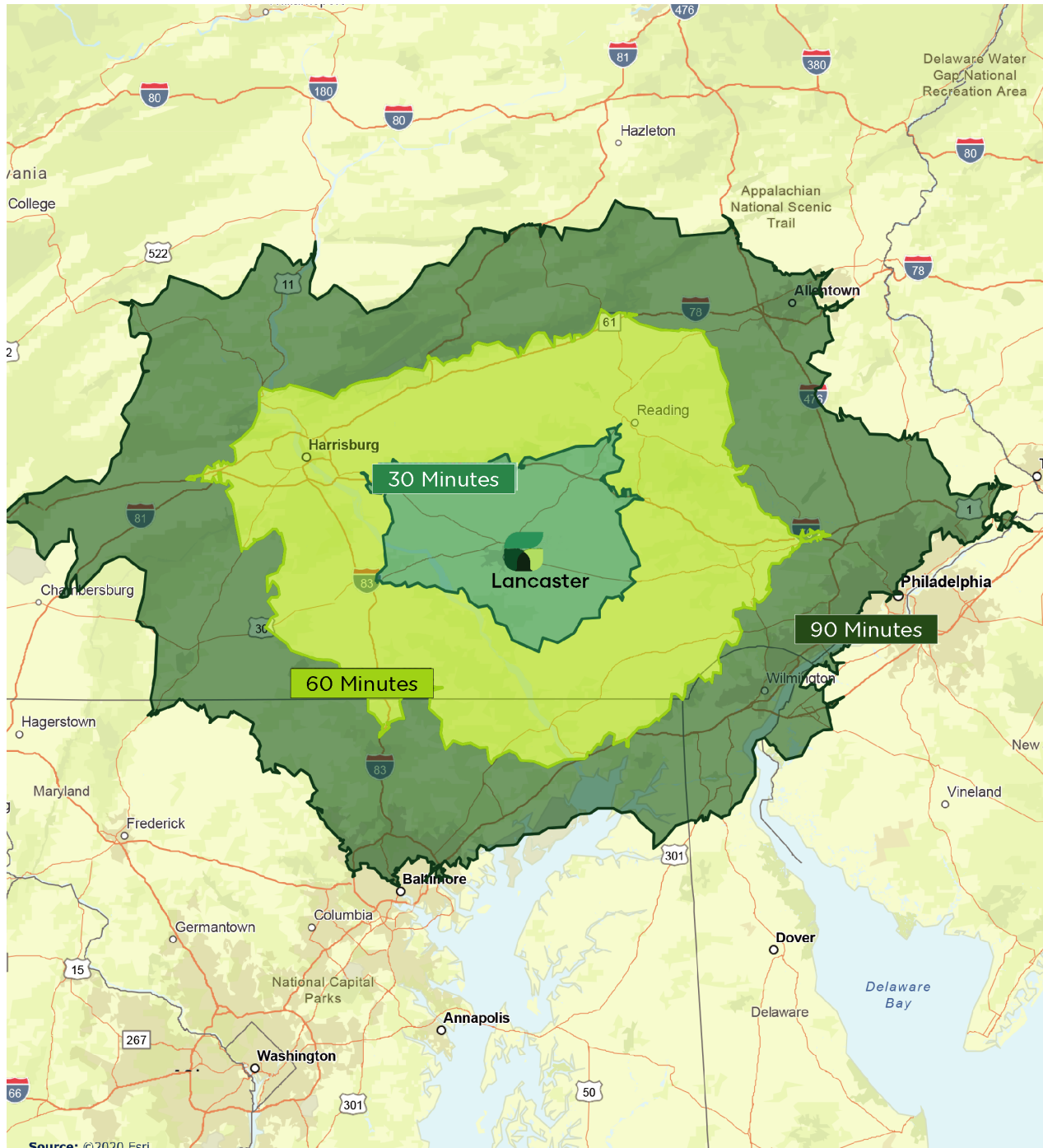
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Source: 2020 ERSI

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- **27 OFFICE BUILDINGS,**  
800,000 sq. ft., spaces from **500-80,000** sq. ft.
- **40 INDUSTRIAL BUILDINGS**  
2.7 million sq. ft., spaces from **5,000-250,000** sq. ft.
- **20 FLEX BUILDINGS**  
from **3,000-30,000** sq. ft., **40,000** sq. ft. of retail
- **90 ACRES OF LAND ZONED**  
for future commercial/industrial and multi-family
- Well-maintained outdoor area featuring walking trails, outdoor seating, and sculptural art installations
- On-campus amenities include 2 hotels, a variety of dining options, and 1,100 sq. ft. of meeting/event space
- Education hub with 5 colleges within 1 mile radius
- Convenient proximity to vibrant Downtown Lancaster, Lancaster General Hospital, Spooky Nook, Lancaster Airport, Lancaster Country Club, US Routes 30, 283, 222, and PA Turnpike



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## HEALTH & WELLNESS

At Greenfield, we do well by living well. We meet people on their own terms, as a confidant, coach, cheerleader, or counselor, as they work to succeed. Enjoy yoga classes, walking on our beautiful trails, and more.

## EDUCATION

We believe that growth and learning never stop. Tenants, residents and students have access to complimentary educational series, seminars and peer circles for collaboration.



## COMMUNITY

We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

## ENVIRONMENT

We believe a wholesome life - reflective, natural, ethical - is a richer life. We make change for the good by making space for mutual responsibility and care. As we work to better the world around us, we build connections among the people in our community and the nature that surrounds us.



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*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  
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