

FOR LEASE

51 South Duke Street Suite 200



LANCASTER, PA 17602

CLASS A BUILDING

RECENTLY RENOVATED

**PRIVATE OFFICES &
COLLABORATE AREAS**

LOTS OF NATURAL LIGHT

AMPLE NEARBY PARKING



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LEASE INFORMATION

Lease Rate:	\$23.00 PSF Mod. Gross
County:	Lancaster
Municipality:	Lancaster City
Available SF:	6,938 +/- SF

PROPERTY OVERVIEW

51 South Duke Street Suite 200 is a 6,938 +/- square foot commercial office space available for lease in Lancaster, PA. Centrally located within Lancaster City, this expansive property offers a prime location with high visibility, making it an ideal space for professional office user. The interior features large windows that flood the space with natural light, creating an inviting atmosphere for employees. With a mix of private offices and collaborative space, modern touches, a versatile layout, a convenient kitchenette, restrooms, conference room, and elevator access, this property presents a unique opportunity to establish a prominent office presence in a vibrant community. One parking space can be leased at an additional \$100 per month, but additional parking is conveniently available via street parking and the South Duke Street Parking Garage.

OFFERING SUMMARY

HVAC:	Central Air
Sprinklers:	Yes
Parking:	One Parking Space Can Be Leased at \$100 per Month
Water:	Public
Sewer:	Public
Zoning:	CB - Central business district

Lighting:	Fluorescent
Signage	Interior & Exterior Directory Signage,
Number of Floors:	4
Flooring:	Carpet

ADDITIONAL COMMENTS

Modified Gross lease structure ; Tenant is responsible for electric, gas and interior janitorial.



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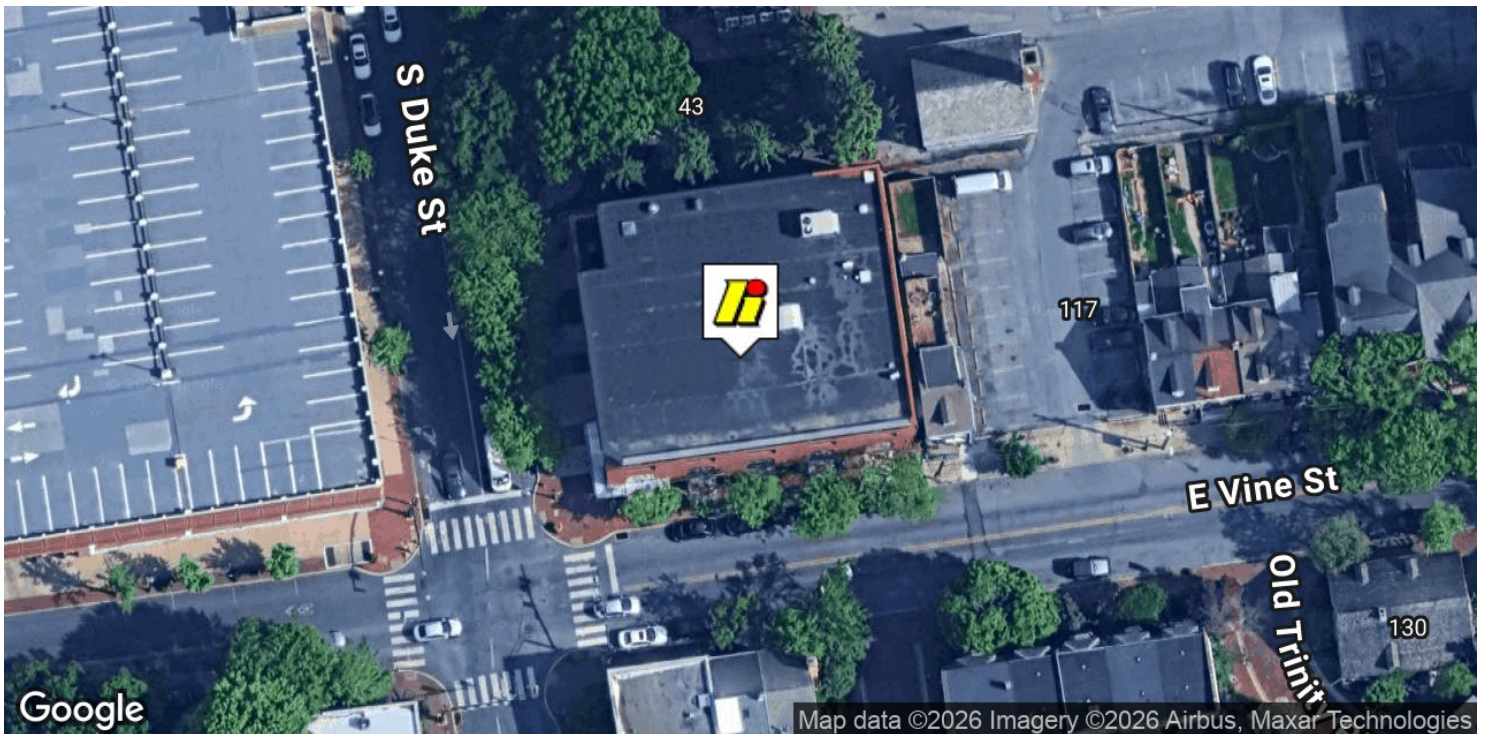
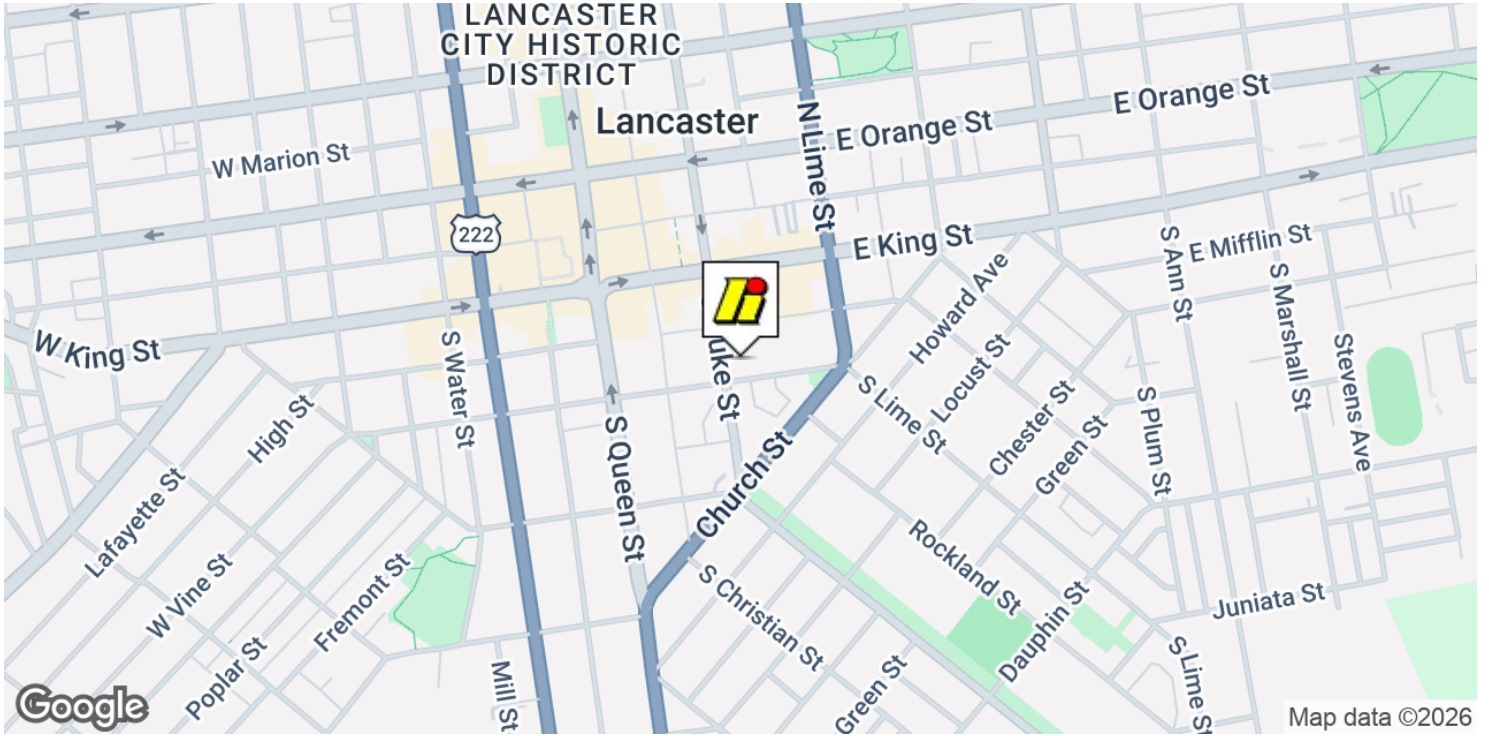
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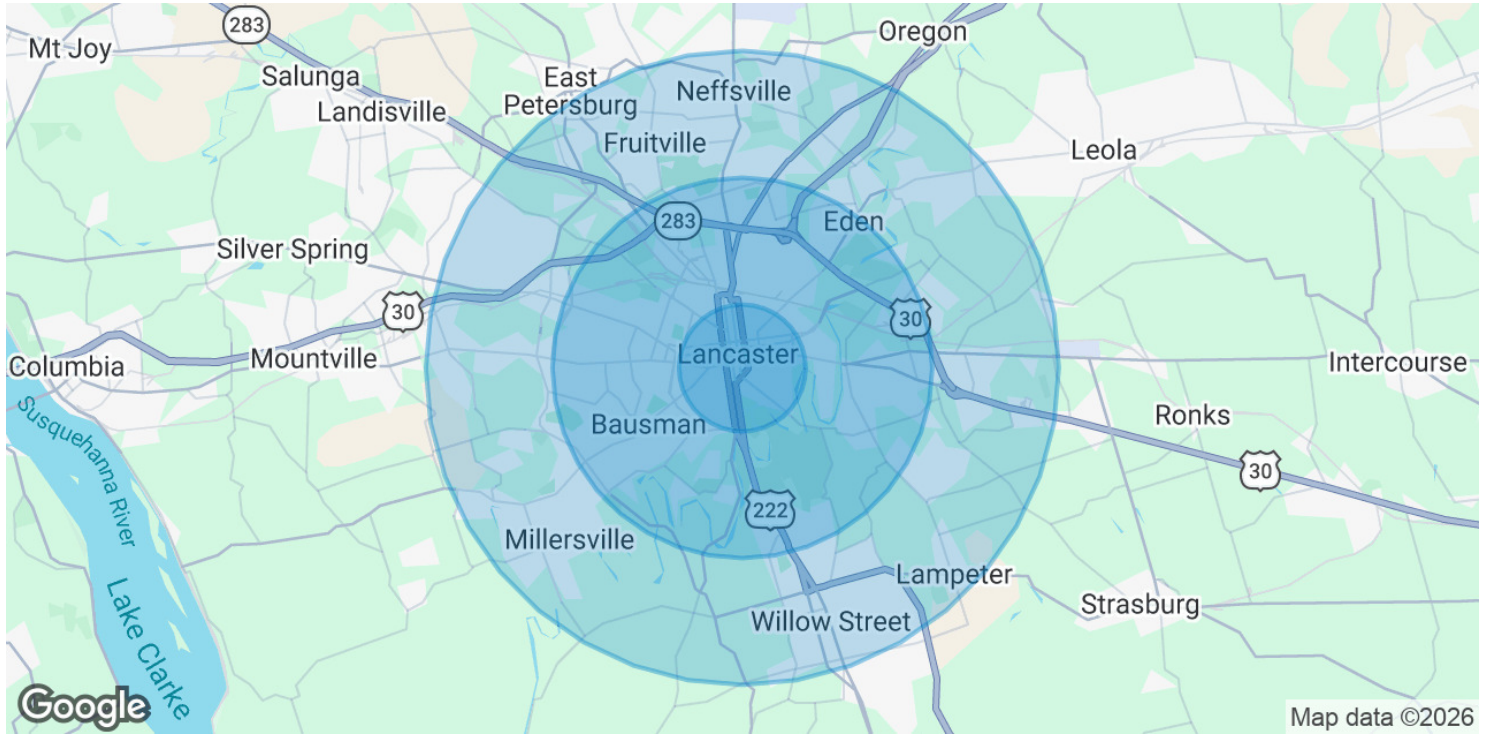
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	43,926	111,734	188,357
Average Age	36	40	41
Average Age (Male)	36	39	40
Average Age (Female)	37	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,226	42,947	72,546
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$72,129	\$92,181	\$105,687
Average House Value	\$231,681	\$269,233	\$310,563

2020 American Community Survey (ACS)

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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.

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