

100 NORTH QUEEN STREET

CENTRAL BUSINESS DISTRICT
LANCASTER PA 17603



PROPERTY VIEWS

- ✔ 77,294± Gross Sq. Ft.
- ✔ Incredible signage opportunities
- ✔ Extremely walkable
- ✔ Expansive windows
- ✔ Onsite garage parking
- ✔ Welcoming lobby with elevator
- ✔ Stunning views
- ✔ Partially occupied with flexible leases
- ✔ Partially sprinklered
- ✔ CRIZ Tax Incentive Zone



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PPM
Real Estate, Inc.



PROPERTY DETAIL

3 Story brick building with finished lower level, outside space, extraordinary windows, prominent street presence, and accessible entry with elevators to every level

77,294± Gross Sq. Ft. (62,325± above grade)

Prime location one block from Penn Square with close proximity to courthouse, entertainment, gallery row, eating and drinking establishments & more - Property boasts a 99% Walkability Score. Zoned CBI & Located in the CRIZ

Onsite parking via direct, interior connections to Prince Street Parking Garage (\$75/month)

Signage visibility to 20,000+ vehicles per day (Queen St: 11,000+ and Orange St: 9,600+)

Building-wide central heating and cooling system. All utilities combined. Current NNN includes RE taxes, CAM, insurance, all utilities and building management (\$8.05psf).

Custom upgrades throughout, secure building with fob system, CAT 6 wiring, kitchen with hood system and auditorium on 3rd floor, garage in lower level & more amenities

Prior research indicates building can support additional stories for future development





FIRST FLOOR



FLOOR AREA LEGEND

GROSS 1ST FLOOR AREA: 16,099 S.F.

TOTAL GROSS BUILDING: 77,294 S.F.

1ST FLOOR GROSS AREA PLAN

GROSS AREA PLAN

A101

**GROSS AREA PLAN FOR:
NQ STREET- 1ST FLOOR**
100 NORTH QUEEN STREET
LANCASTER, PA
GROSS AREA PLAN

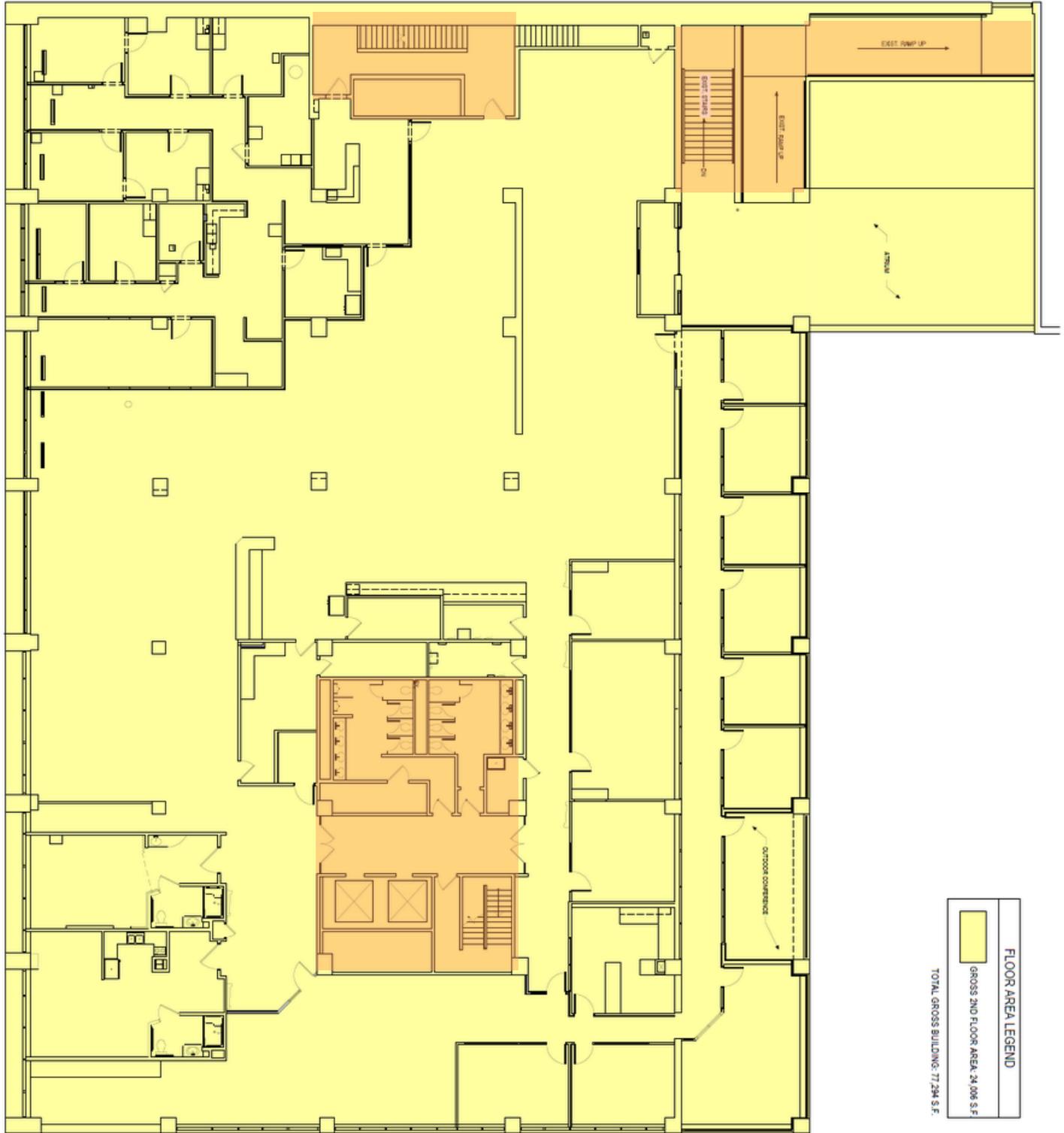
DATE:	JAN 24, 2018		
PROJECT NO.:	SL 1018		
PROJECT NAME:	2018		
REVISIONS:			
NO.:	DATE:	BY:	DESCRIPTION:

ALL CONSTRUCTION TO BE PERMITTED BY THE LOCAL GOVERNMENT AND ALL NECESSARY PERMITS OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY EQUIPMENT AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY TRANSPORTATION AND TRAVEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY MEALS AND LODGING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY ACCOMMODATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY COMMUNICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY EQUIPMENT AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY TRANSPORTATION AND TRAVEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY MEALS AND LODGING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY ACCOMMODATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL NECESSARY COMMUNICATIONS.





SECOND FLOOR



FLOOR AREA LEGEND	
	GROSS 2ND FLOOR AREA: 24,006 S.F.
	TOTAL GROSS BUILDING: 77,294 S.F.

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2ND FLOOR GROSS AREA PLAN
SCALE: 1/8" = 1'-0"

GROSS AREA PLANS



ALTERATIONS FOR:
ASPIRE VENTURES
 100 NORTH QUEEN STREET, SECOND FLOOR
 LANCASTER, PA 17602
2ND FLOOR - GROSS AREA PLAN

DATE	REVISION
JUNE 20, 2024	DATE
10/25	PROJECT NUMBER

PERSONS

NAME	DATE	REVISION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE (UPC) AND THE PENNSYLVANIA UNIFORM DEPARTMENTAL REGULATIONS (UPDR).

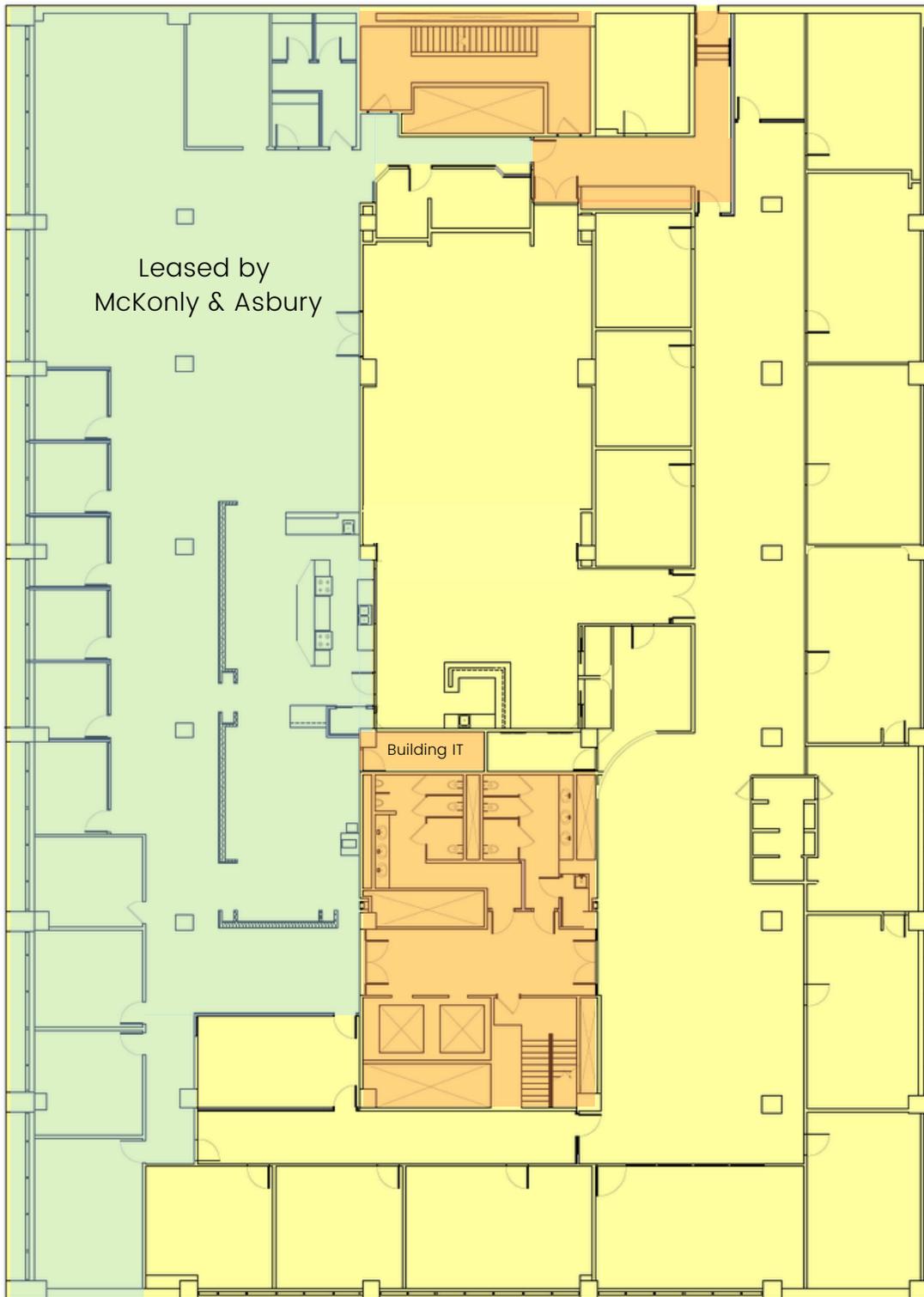
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SKYLINE ARCHITECTS
 100 NORTH QUEEN STREET, 2ND FLOOR
 LANCASTER, PA 17602
 TEL: 717-394-3374
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 WWW.SKARCHITECTS.COM





THIRD FLOOR



3RD FLOOR GROSS AREA PLAN

GROSS AREA PLAN

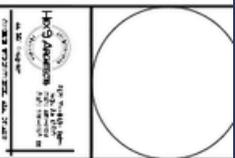
FLOOR AREA LEGEND	
	GROSS 3RD FLOOR AREA: 22,260 S.F.
TOTAL GROSS BUILDING: 77,284 S.F.	

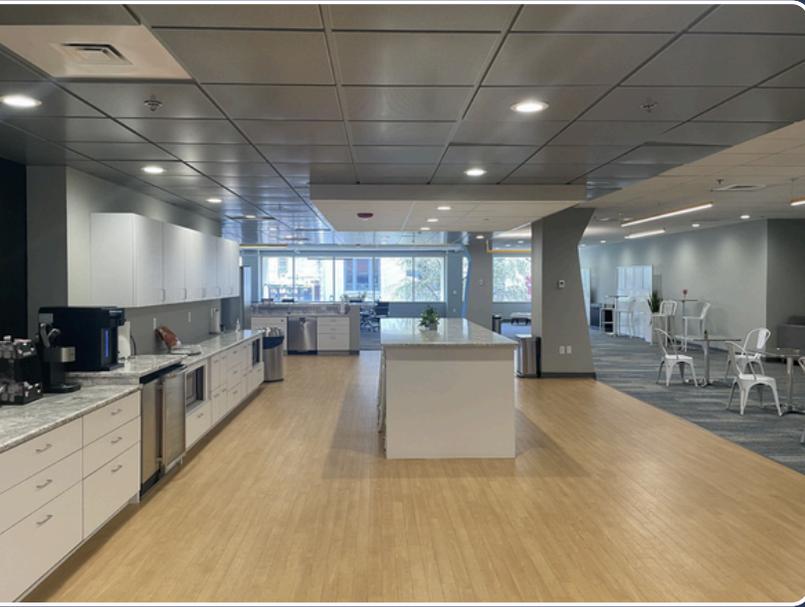


LEASING PLAN FOR:
100 NORTH QUEEN STREET - THIRD FLOOR
 100 NORTH QUEEN ST.
 LANCASTER, PA 17602
3RD FLOOR GROSS AREA PLAN

DATE	BY	REVISION
JAN 24, 2024	BA/CHS	
FEB 07, 2024	BA/CHS	

PERMISSIONS
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LANCASTER ORDINANCES AND THE PENNSYLVANIA DEPARTMENT OF REVENUE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LANCASTER AND THE PENNSYLVANIA DEPARTMENT OF REVENUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LANCASTER AND THE PENNSYLVANIA DEPARTMENT OF REVENUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LANCASTER AND THE PENNSYLVANIA DEPARTMENT OF REVENUE.







ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our 35 years in this community gives us an expansive network and an insider understanding to its 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
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

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

Listing Contacts



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