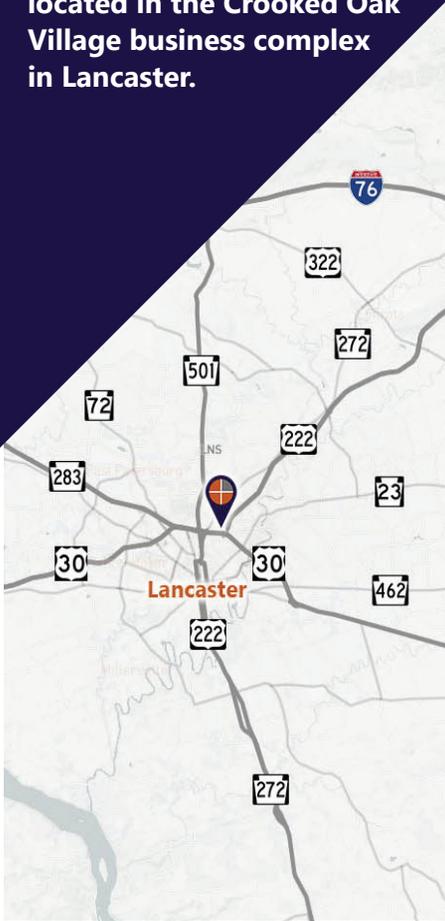


FOR LEASE

Prime professional office space located in the Crooked Oak Village business complex in Lancaster.



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

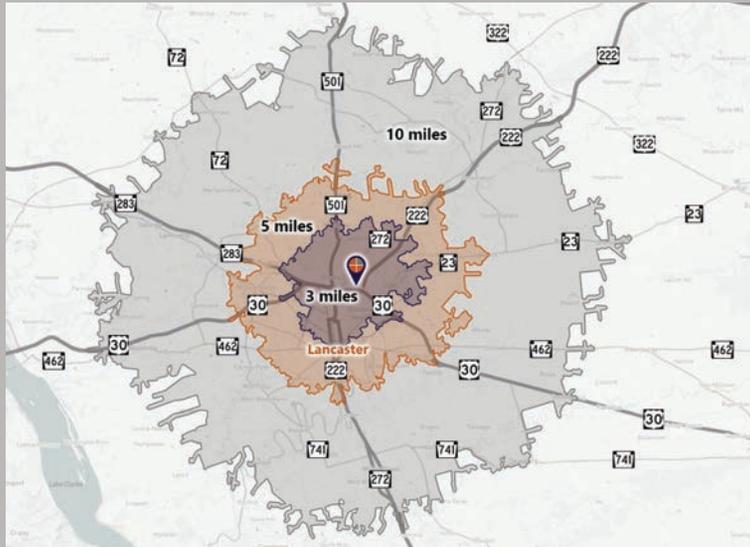
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

CROOKED OAK VILLAGE: OFFICE CONDO

DEMOGRAPHICS

Variable	600F Eden Road Lancaster, PA 17601		
Travel Distance from Site	3 miles	5 miles	10 miles
Total Population	43,725	133,653	297,703
Population Density (Pop per Sq. Mile)	3,179.5	3,004.4	1,461.9
Total Daytime Population	66,322	166,730	320,213
Total Households	17,405	51,323	114,816
Per Capita Income	\$44,185	\$40,330	\$42,698
Average Household Income	\$110,176	\$103,773	\$110,041
Average Disposable Income	\$83,792	\$79,134	\$83,663
Total (SIC01-99) Businesses	3,350	6,956	12,620
Total (SIC01-99) Employees	54,855	107,940	187,511
Health Care	\$128,140,539	\$355,080,994	\$854,424,933
Medical Services	\$26,013,638	\$71,927,127	\$173,548,831
Physician Services	\$5,283,057	\$14,406,489	\$35,036,491
Dental Services	\$8,679,857	\$24,291,997	\$58,153,430

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Crooked Oak Village is in the heart of Manheim Township, Lancaster County. 600-F Eden Road is a well-established professional office complex offering excellent accessibility and a strong business environment. Just off Oregon Pike (Route 272) and moments from the on/off ramps of US Route 30, US Route 222, and Route 283, the property offers quick connections to Downtown Lancaster and surrounding communities.

A unique opportunity to lease office space within the Crooked Oak Village offering two (2) units. The first, Unit 1, with 1,175± SF space located on the first floor offers four (4) private offices, with two (2) restrooms, and a kitchenette. The second, Unit 2, with 2,362± SF space has a private first floor entry with stairs leading to the second floor and offers four (4) private offices with multiple open space areas for cubicles/bullpen area, an area for printer/copier setup, one (1) restroom, a breakroom and storage room. Both units enjoy ample on-site parking and a highly visible, easy-to-find location, making them ideal for professional offices or medical practices. Unit 2 has the ability to be split into two (2) separate spaces.

Join a diverse professional tenant mix, including: Eden Natural Care Center, Edward Jones, Cameo Skin & Body Wellness, Crooked Oak Dental Associates, Alliance, KinderCare Learning Centers, Providence Behavioral Health Services, Kingsview Partners, First American Abstract, and Regal Abstract.

With nearby amenities, strong traffic corridors, and a well-maintained complex, Crooked Oak Village is an exceptional place for your business to grow. Contact us today to schedule a private tour and learn more about these leasing opportunities.

PROPERTY DETAILS

- Total Building Size:..... 5,558 SF
- Lease Rate:..... Negotiable
- Lease Terms:..... Negotiable
- NNN Costs:..... \$4.10/SF
- Zoning:..... I-1 Industrial Dist. w/D-R Overlay
- Date Available:..... Immediately
- Parking:..... On-Site, Shared
- Roof Type:..... Shingles
- Construction:..... Masonry
- Ceiling Height:..... 8' to 10'
- Year Built:..... 1986
- Heating:..... Electric HVAC
- Cooling:..... Central Air
- Water/Sewer:..... Public

TRAFFIC COUNTS

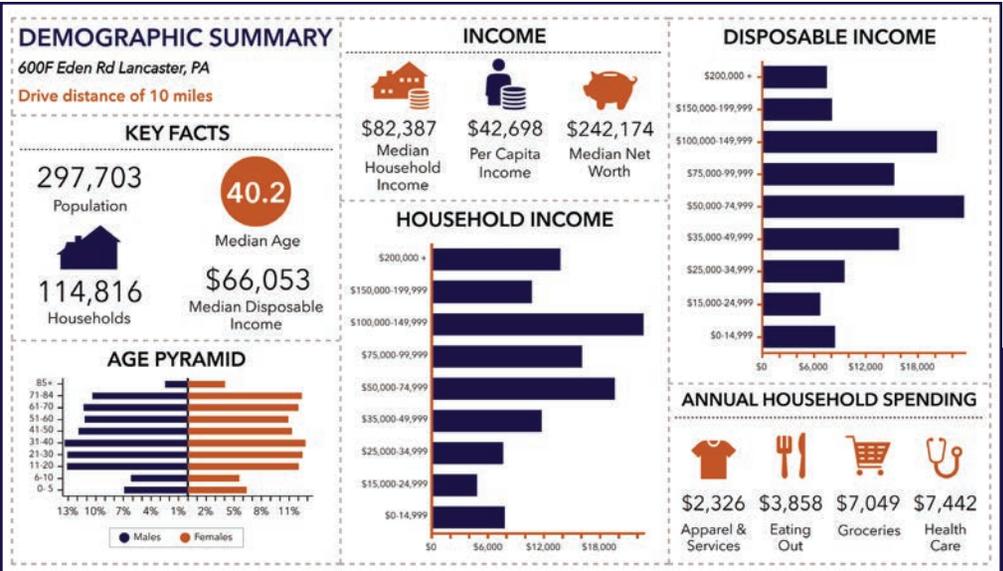
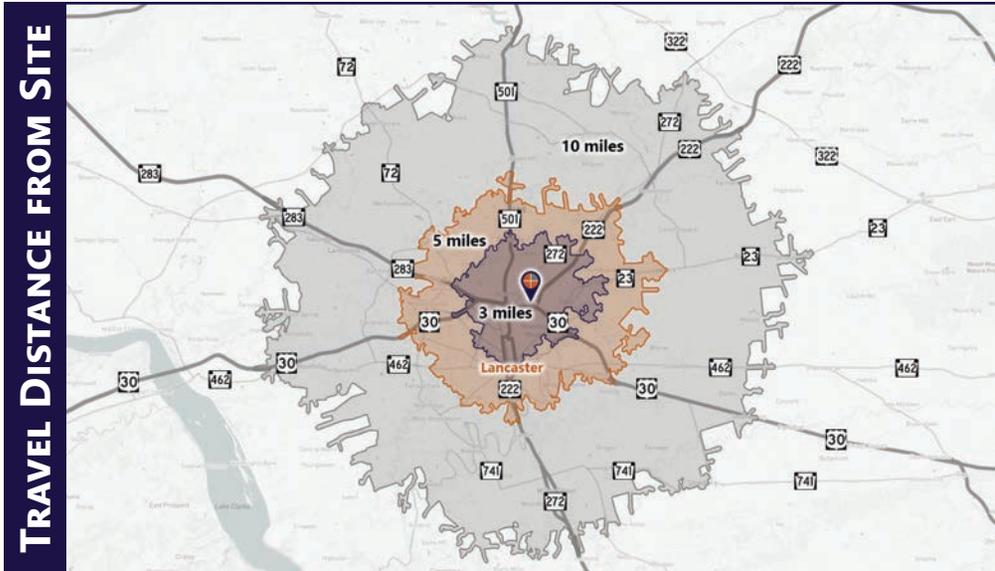
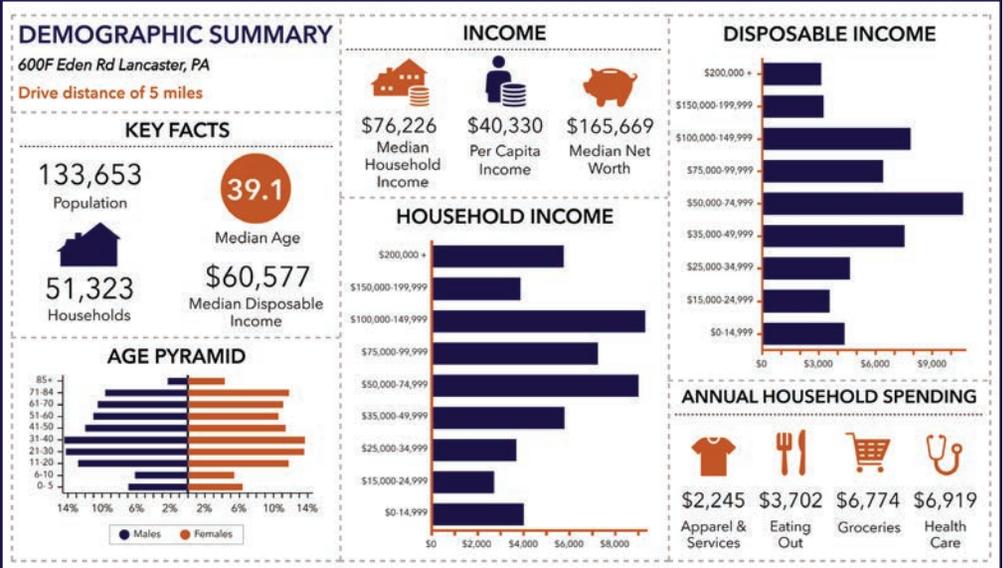
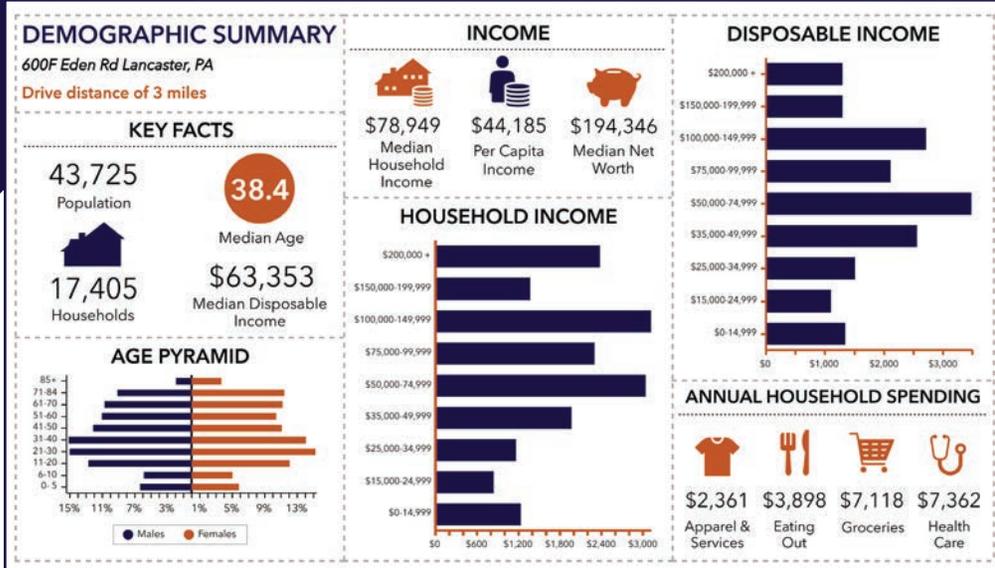
- Eden Road:..... 5,545 VPD
- Oregon Pike/Route 272:..... 16,998 VPD
- US Route 30:..... 149,465 VPD

AVAILABLE SPACES

- Unit 1 - First Floor:..... 1,175± SF
- Unit 2 - Second Floor:..... 2,362± SF

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DEMOGRAPHIC SUMMARY



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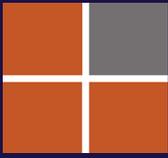
ESTABLISHED REGIONAL AREA MAP



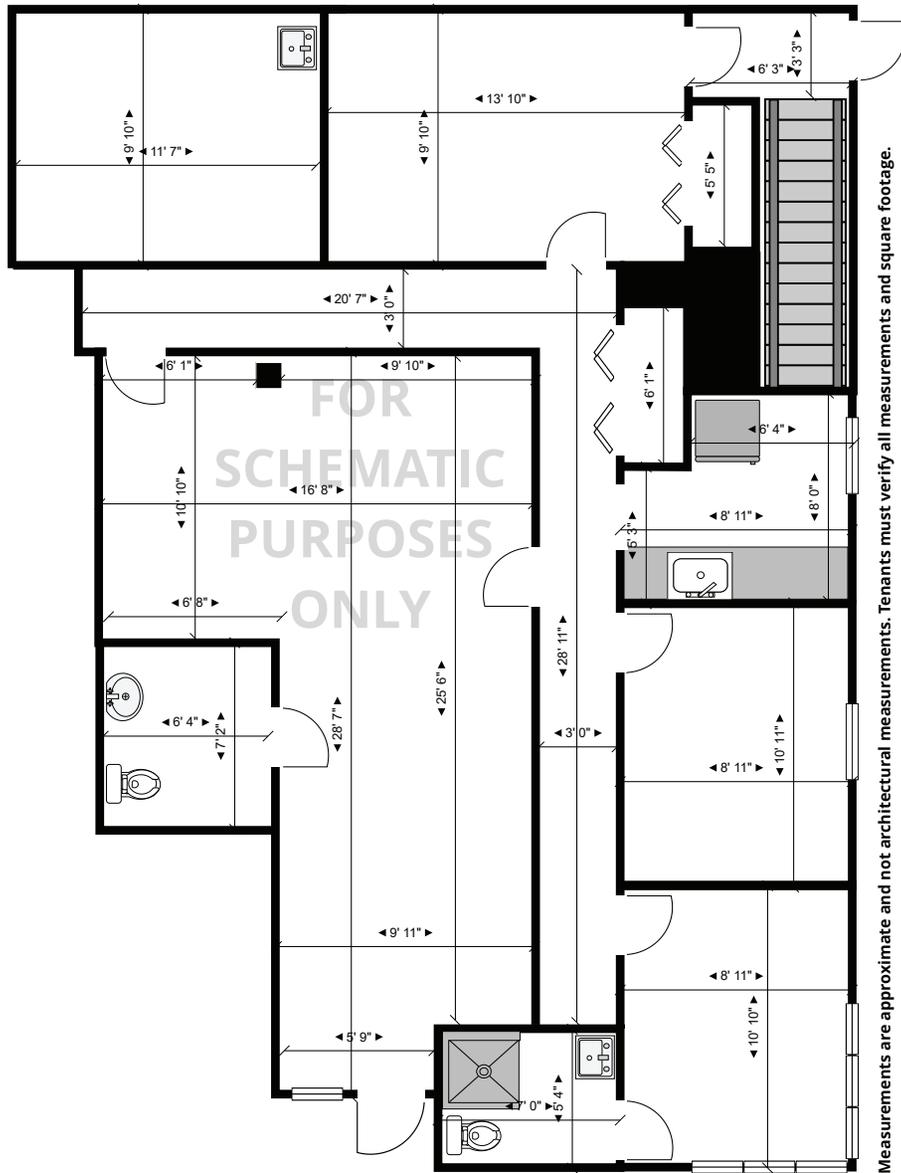
WITHIN 3 MILES OF THE SITE

- 700+ Offices & Clinics of Doctors of Medicine (including ambulatory surgical centers, dermatologists, free-standing urgent care centers, gynecologists, neurologists, eye doctors, orthopedic physicians, pathologists, pain, pediatricians, plastic surgeons, primary care physicians, psychiatrists, sports medicine, surgeons, and urologists.)
- 55+ Insurance Agents / Brokers
- 30+ Banks & Credit Unions
- 11 Title Abstract Offices
- 35+ Mortgage Broker / Loan Correspondents
- 65+ Financial Planning / Investments
- 95+ Legal Services / Attorneys
- 15+ Child Day Care Services
- 25+ Home Health Care Services

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FLOOR PLAN & OVERVIEW | UNIT 1



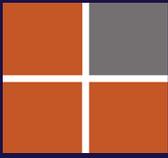
Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.

UNIT 1 (FIRST FLOOR) OVERVIEW

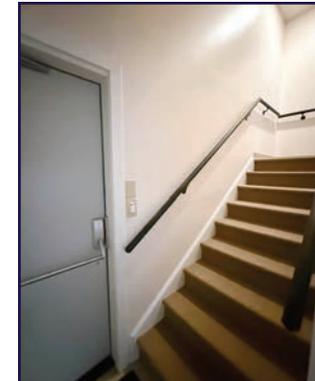
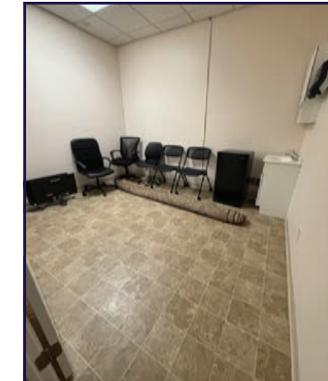
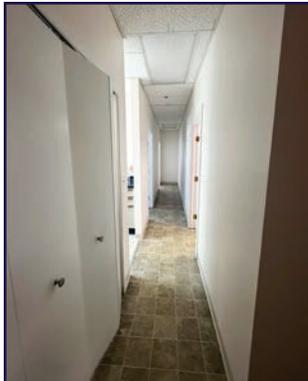
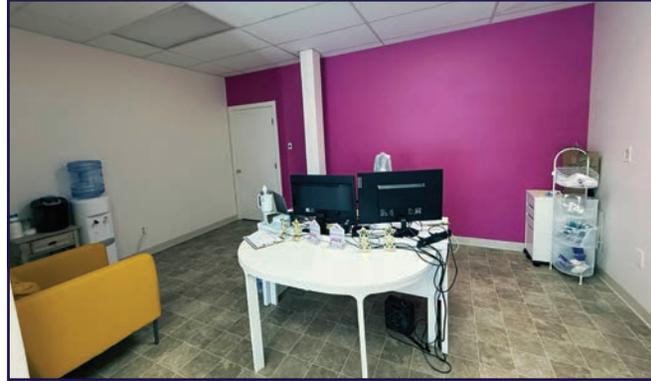
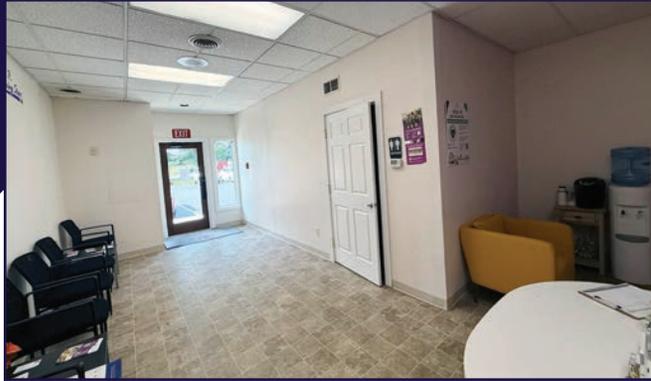
- 1,175± SF
- Four (4) private offices
- Two (2) restrooms
- Kitchenette area
- Convenient first-floor access



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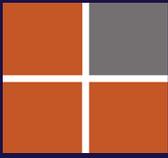


INTERIOR PHOTOS | UNIT 1 - FIRST FLOOR

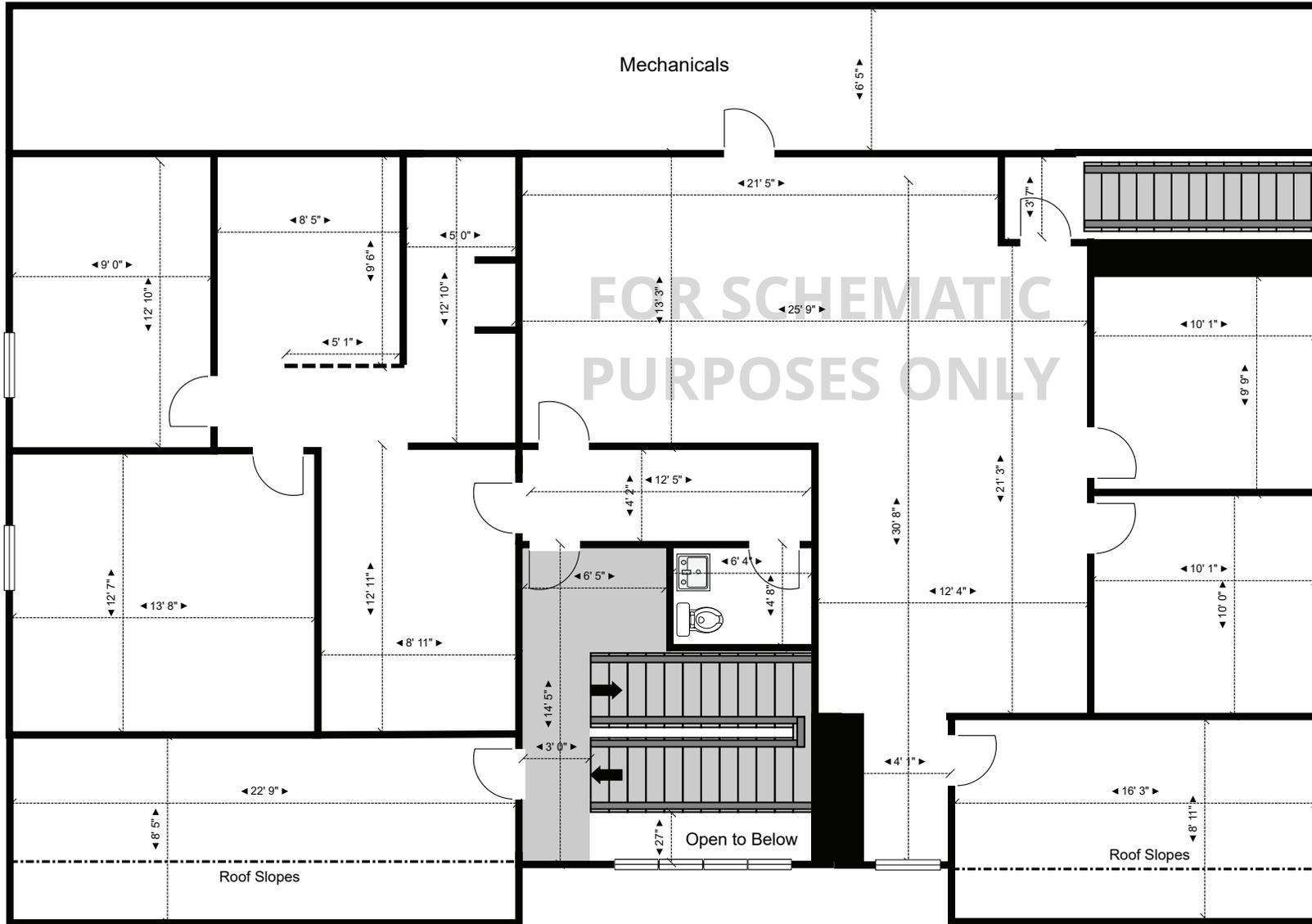


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FLOOR PLAN & OVERVIEW | UNIT 2



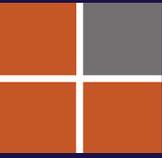
UNIT 2 (SECOND FLOOR) OVERVIEW

- 2,362± SF
- Two-Level Entry
- Private first-floor entry with interior stairs to second floor
- Four (4) private offices
- Open area ideal for cubicles or bull-pen
- Space for printer/copier station
- One (1) restroom
- Breakroom and storage room

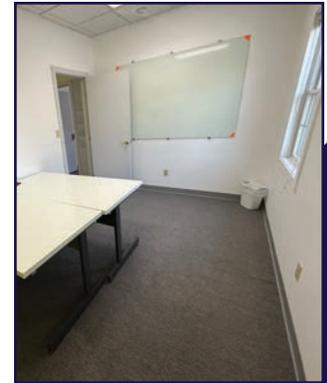
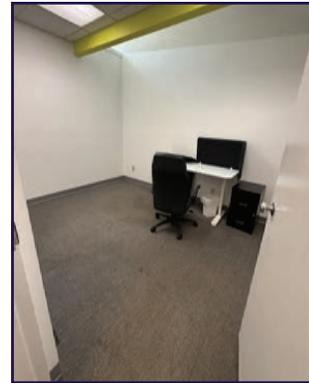
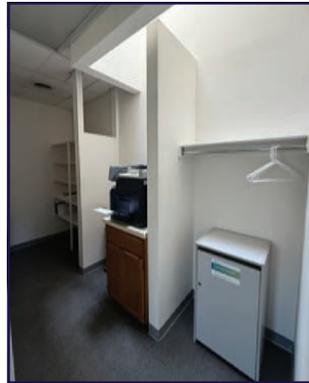
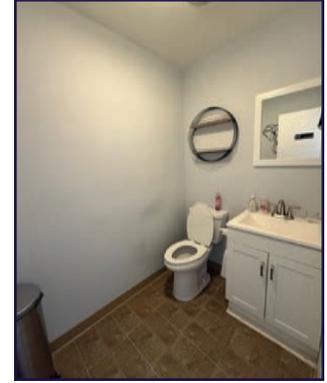
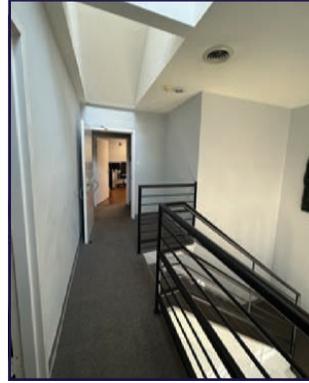
Space has the ability to be leased to two (2) individual tenants. Spaces ranging from 962 SF to 1,400 SF.

Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.

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INTERIOR PHOTOS | UNIT 2 - SECOND FLOOR



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTOS



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