

FOR LEASE

1869 Charter Lane

 Greenfield

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



LANCASTER, PA 17601

**CLASS A OFFICE BUILDING WITH
ATTRACTIVE FOUNTAIN**

**PRIVATE OFFICES WITH LARGE
WINDOWS AND ABUNDANT
NATURAL LIGHT**

**GROSS RENTAL RATE, INCLUSIVE OF
OPERATING EXPENSES AND
UTILITIES**

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Suites:	203
Available SF:	2,741 SF
Lease Rate:	\$24.00 SF/yr Gross with Base Year Stop
County:	Lancaster
Municipality:	East Lampeter Township

PROPERTY OVERVIEW

Class A office with abundance of natural light. The building features a decorative fountain and is walkable to a range of restaurants and retail.

OFFERING SUMMARY

HVAC:	Heat and A/C
Sprinklers:	Yes
Parking:	On-site
Water:	Public - Lancaster City
Sewer:	Public - East Lampeter
Zoning:	Business Park

Lighting:	LED
Number of Floors:	3

ADDITIONAL COMMENTS

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

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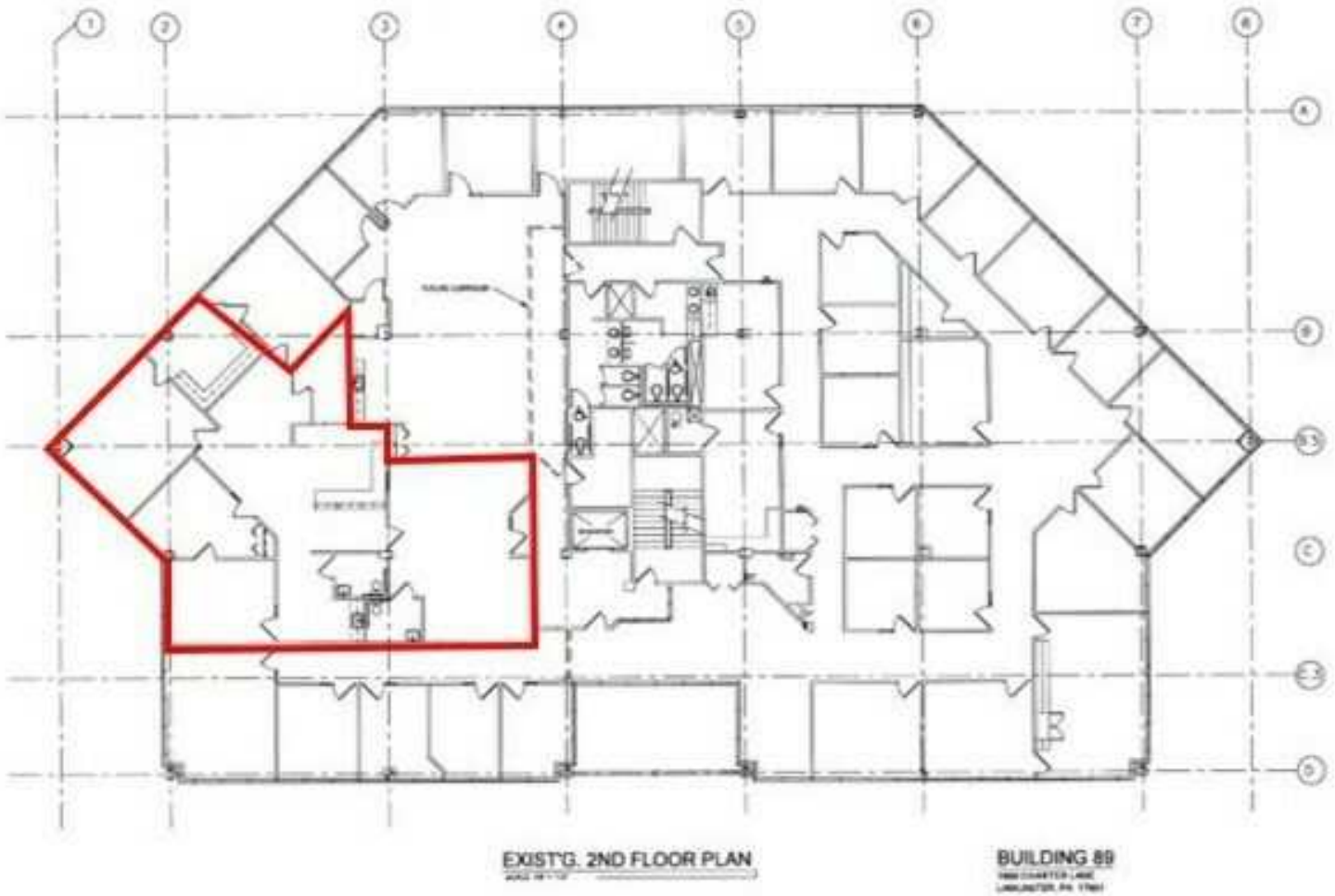
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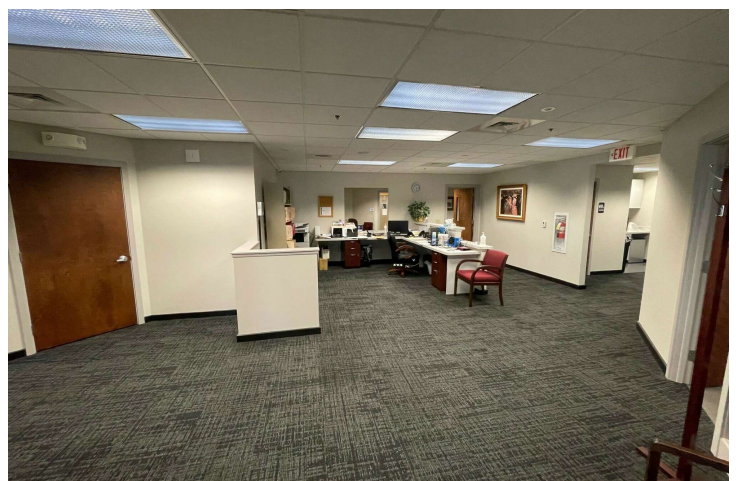
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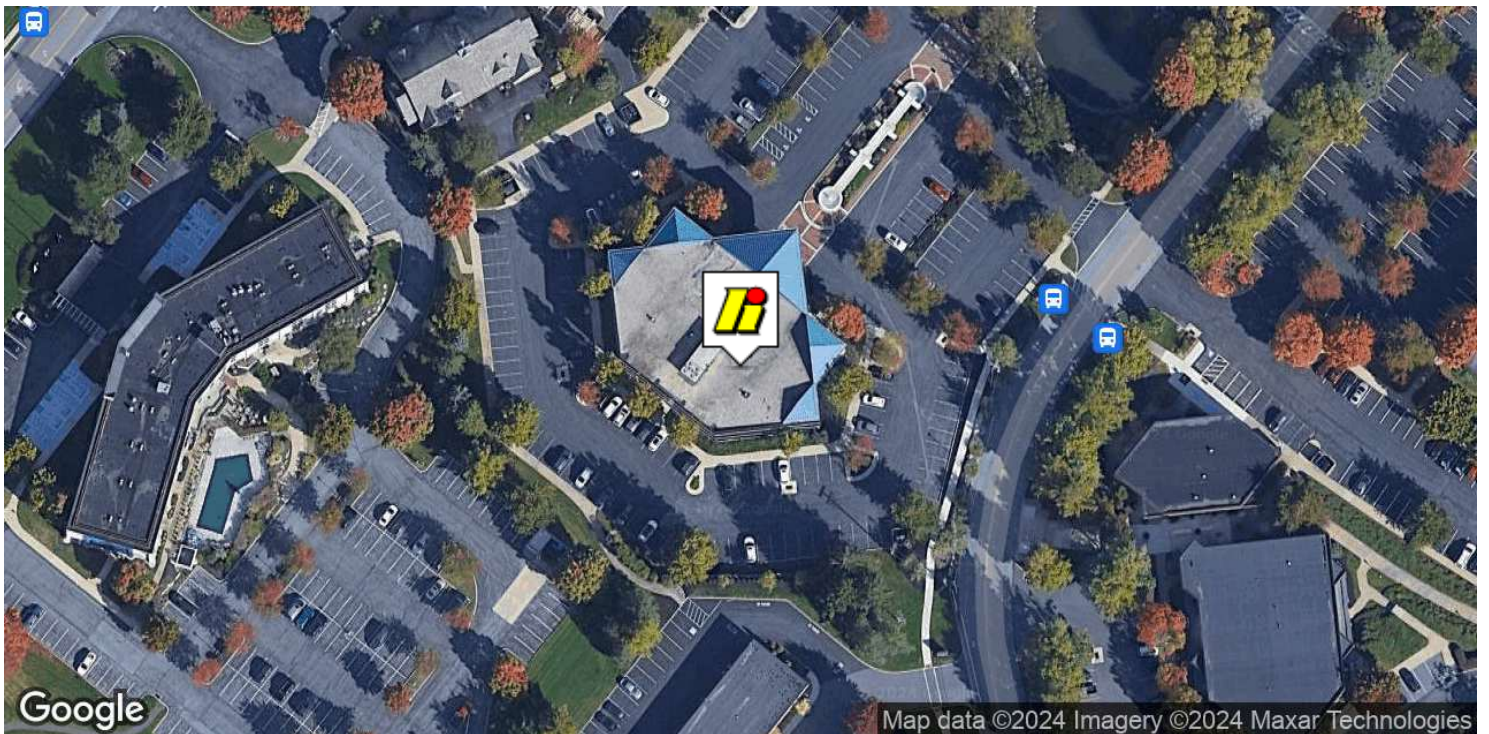
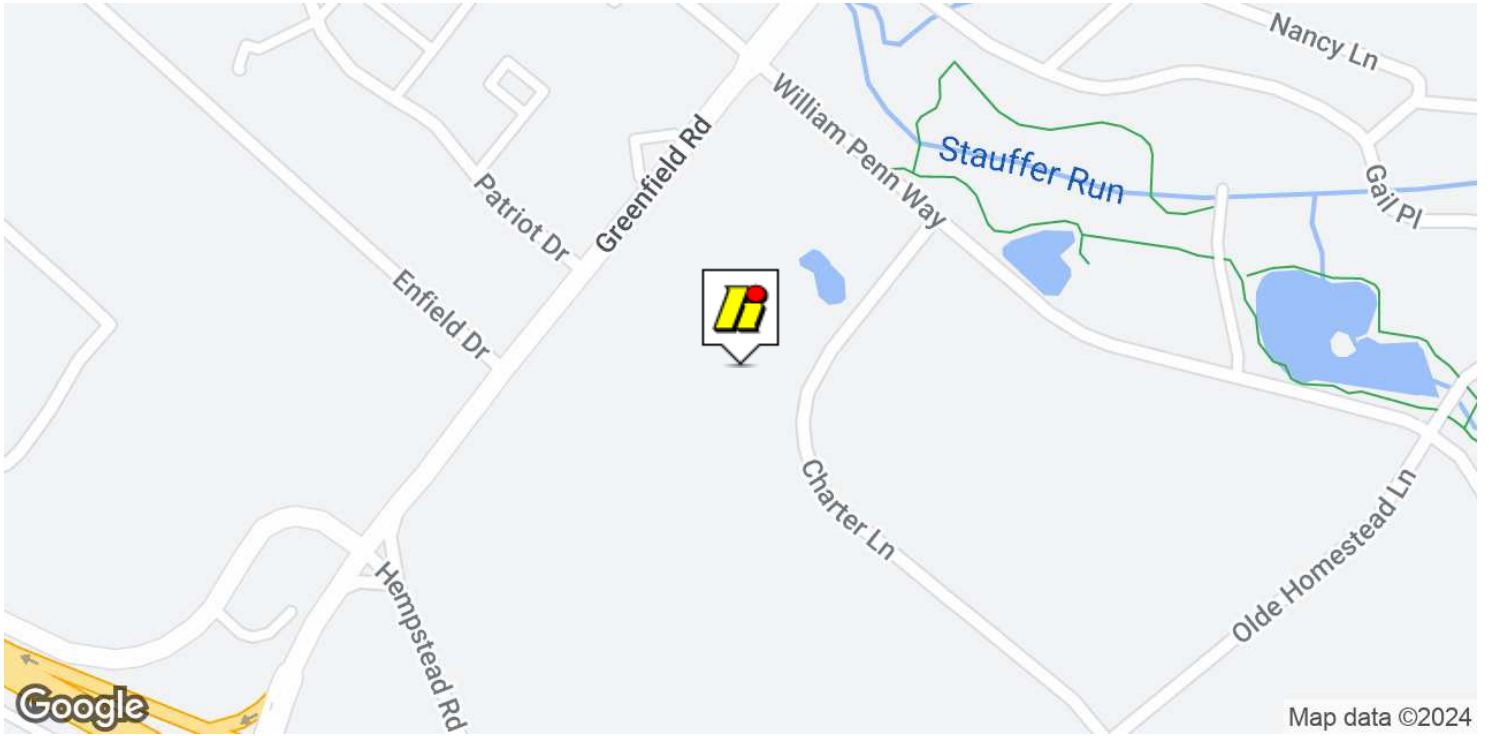
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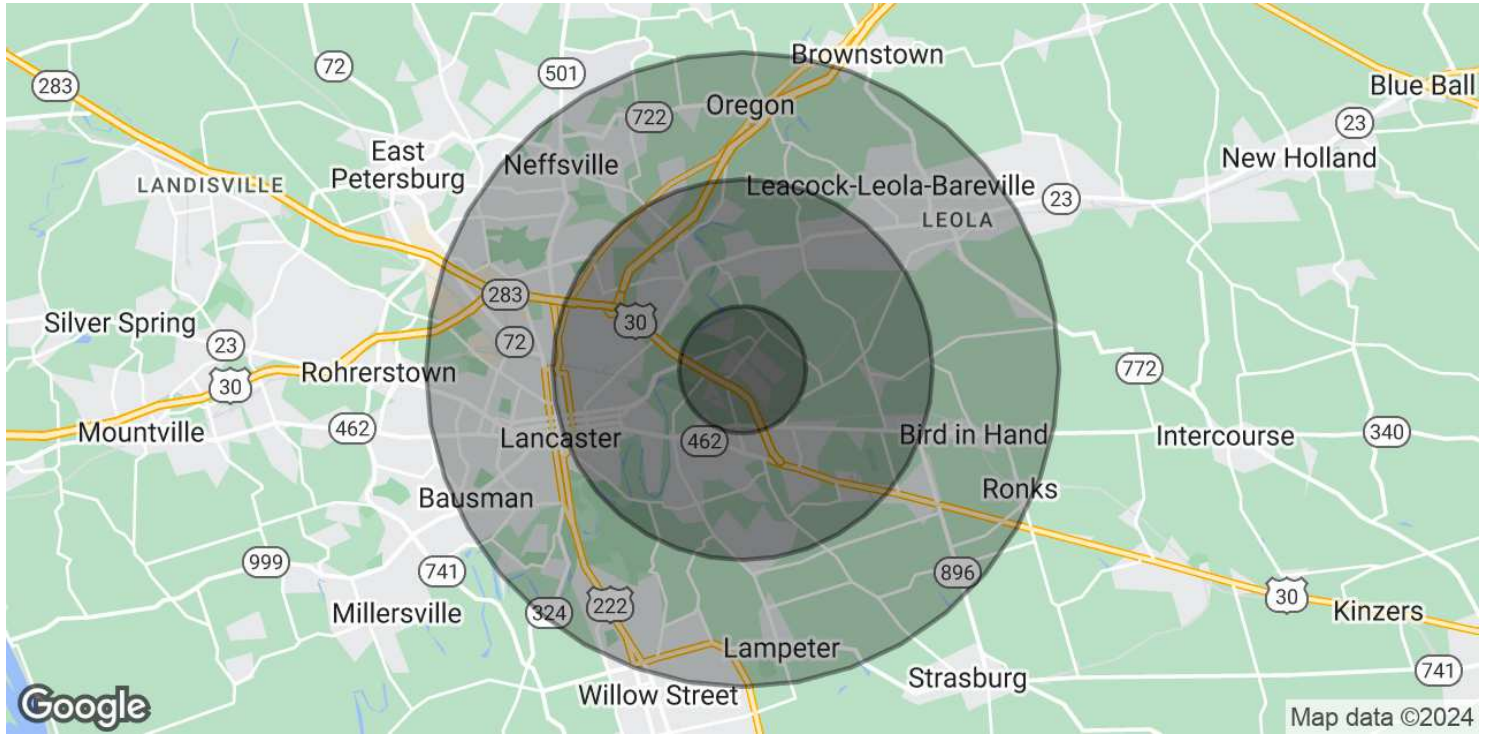
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,575	62,646	144,052
Average Age	40.7	38.6	38.9
Average Age (Male)	41.5	37.6	38.1
Average Age (Female)	39.1	39.5	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,261	24,366	57,876
# of Persons per HH	2.0	2.6	2.5
Average HH Income	\$72,109	\$82,137	\$81,158
Average House Value	\$176,167	\$201,411	\$207,416

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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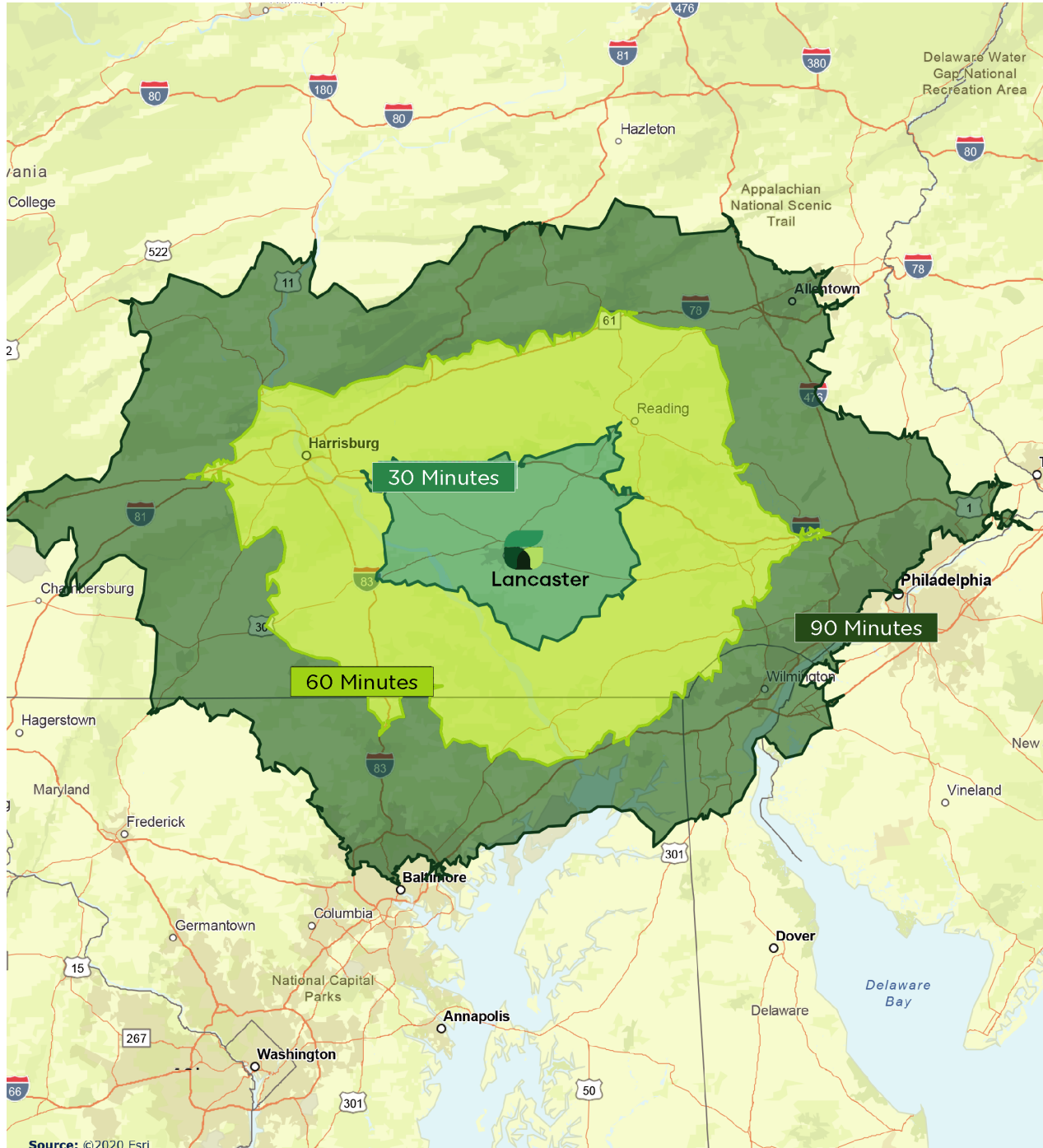
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Source: 2020 ERSI

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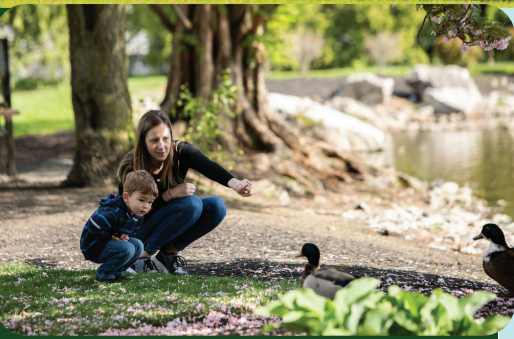
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Greenfield



- **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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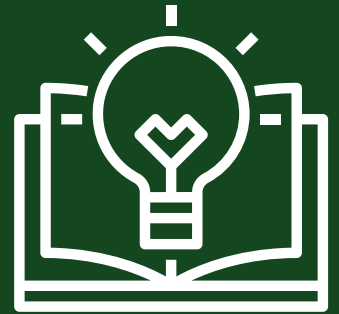


HEALTH & WELLNESS

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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*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

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