



2301 Columbia Avenue

OFFERED AT: \$2,750,000

smarthubrealty.net | 717.208.0789 | jeremy@smarthubrealty.net



PROPERTY DETAIL

2301 Columbia Avenue - Lancaster, PA 17603

Offered at \$2,750,000

Building Square Footage

- ✓ Above Grade: 8,948 (1272 Mezzanine)
- ✓ Below Grade: 7,676
- ✓ Total = 16,624

Exceptional Opportunity in East Hempfield at Intersection of Running Pump Road and Columbia Avenue. This contemporary office/professional/medical building has potential for separate tenant spaces. The first floor features an ample waiting room with welcoming reception, office/exam/counseling rooms, a large bullpen area suitable for workstations or an open work environment, a 1272 SF mezzanine, rest rooms, and a break area.

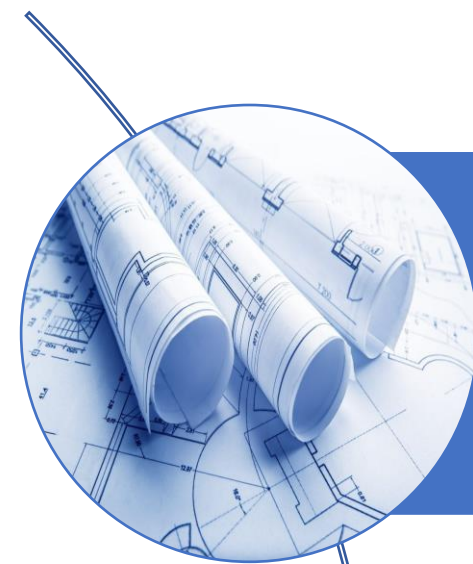
The lower level is at grade with windows on three sides and features an ample waiting area with welcoming reception, office/exam/counseling rooms, open collaboration space, and rest rooms. The outdoor space features 65+ illuminated parking spots with entrance/exit from both Columbia Avenue and Running Pump Road, and mature trees/landscaping.



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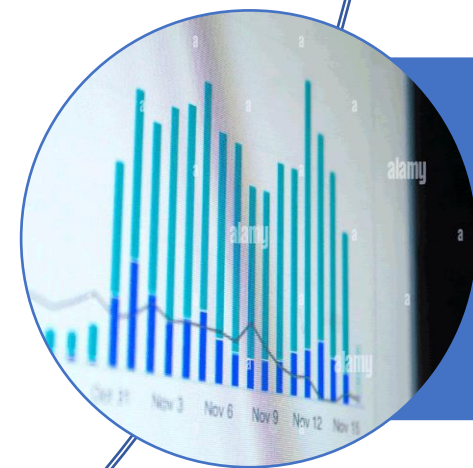
EAST HEMPFIELD OFFICE/PROFESSIONAL



16,624 Finished Square Feet Zoned Commercial



65+ Dedicated Parking Spaces on 2.5 Acres



17,000+ Daily Car Count in Convenient Location

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EAST HEMPPFIELD LOCATION

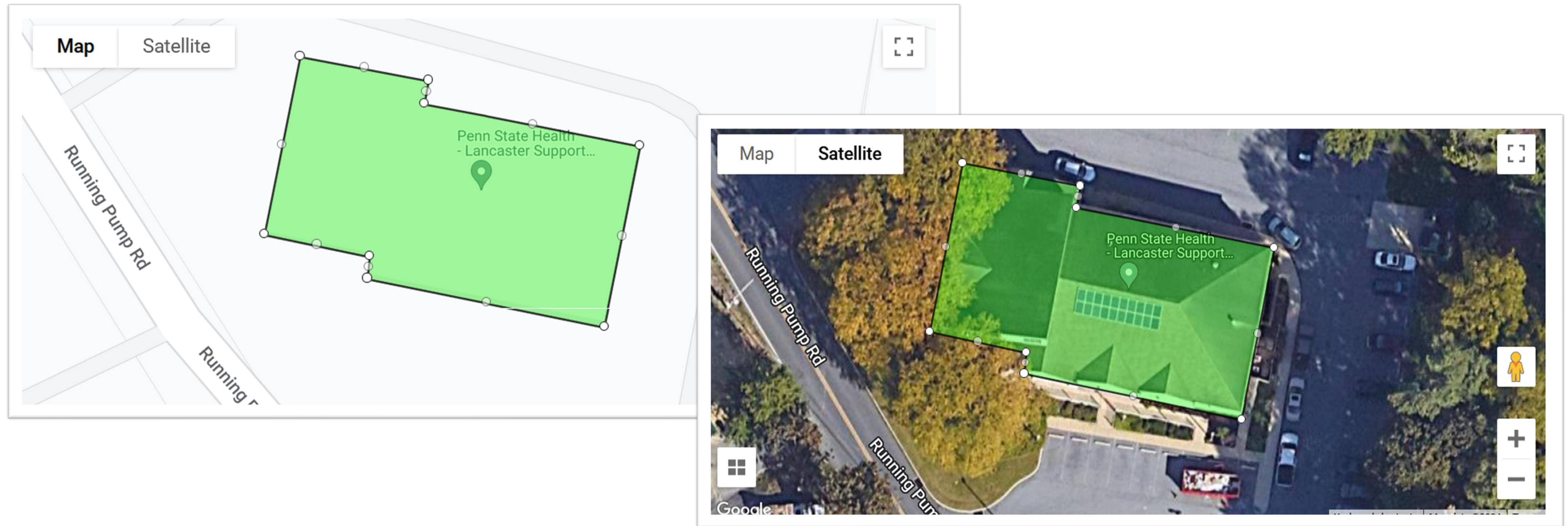


2301 Columbia Ave

Armstrong
World Industries

M1st
MEMBERS 1st
FEDERAL CREDIT UNION

BUILDING PERIMETER

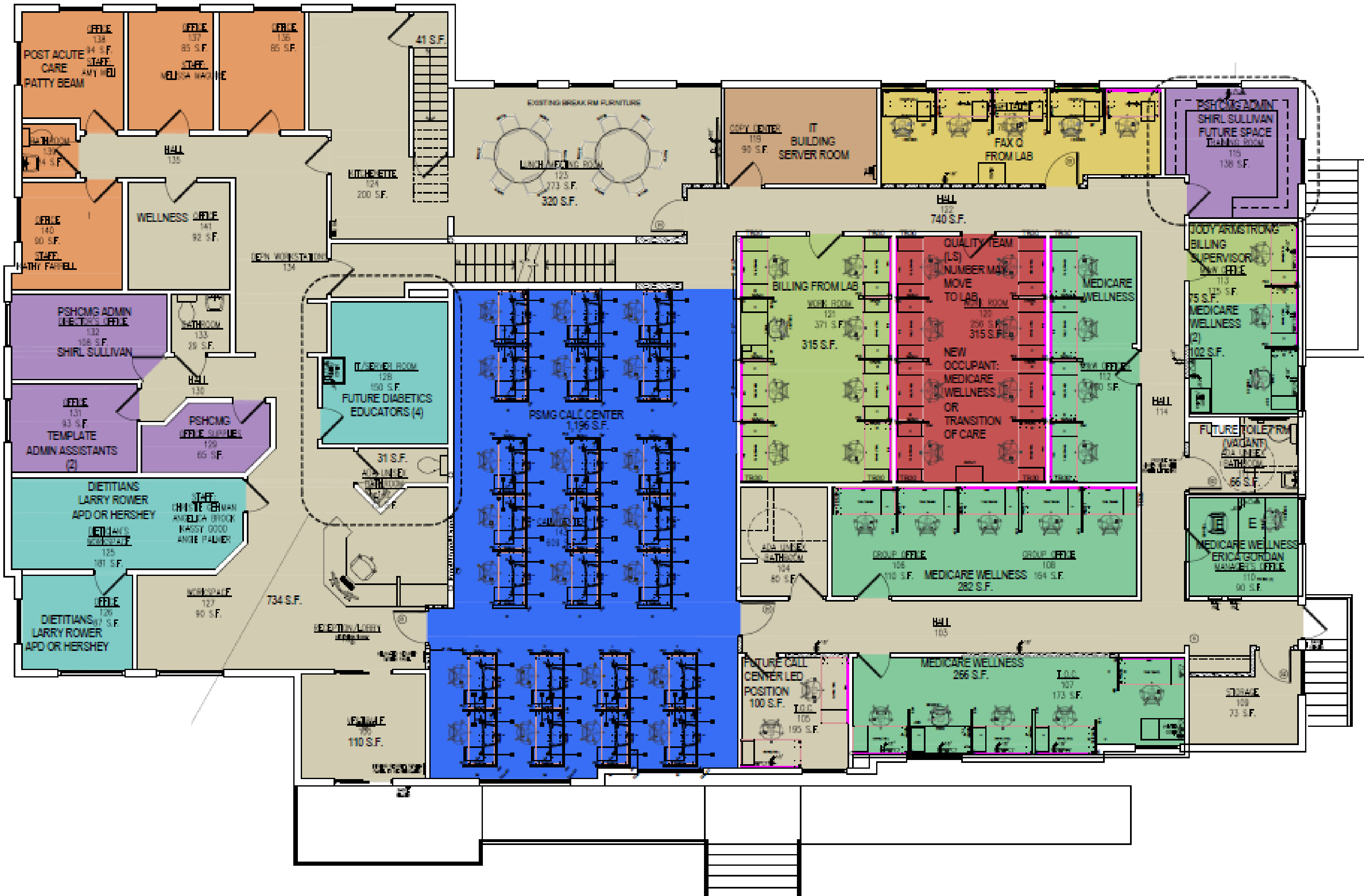


Exterior Measurements: 65' x 120' = ~7,800 Footprint

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BUILDING FLOOR PLAN (1st Floor)



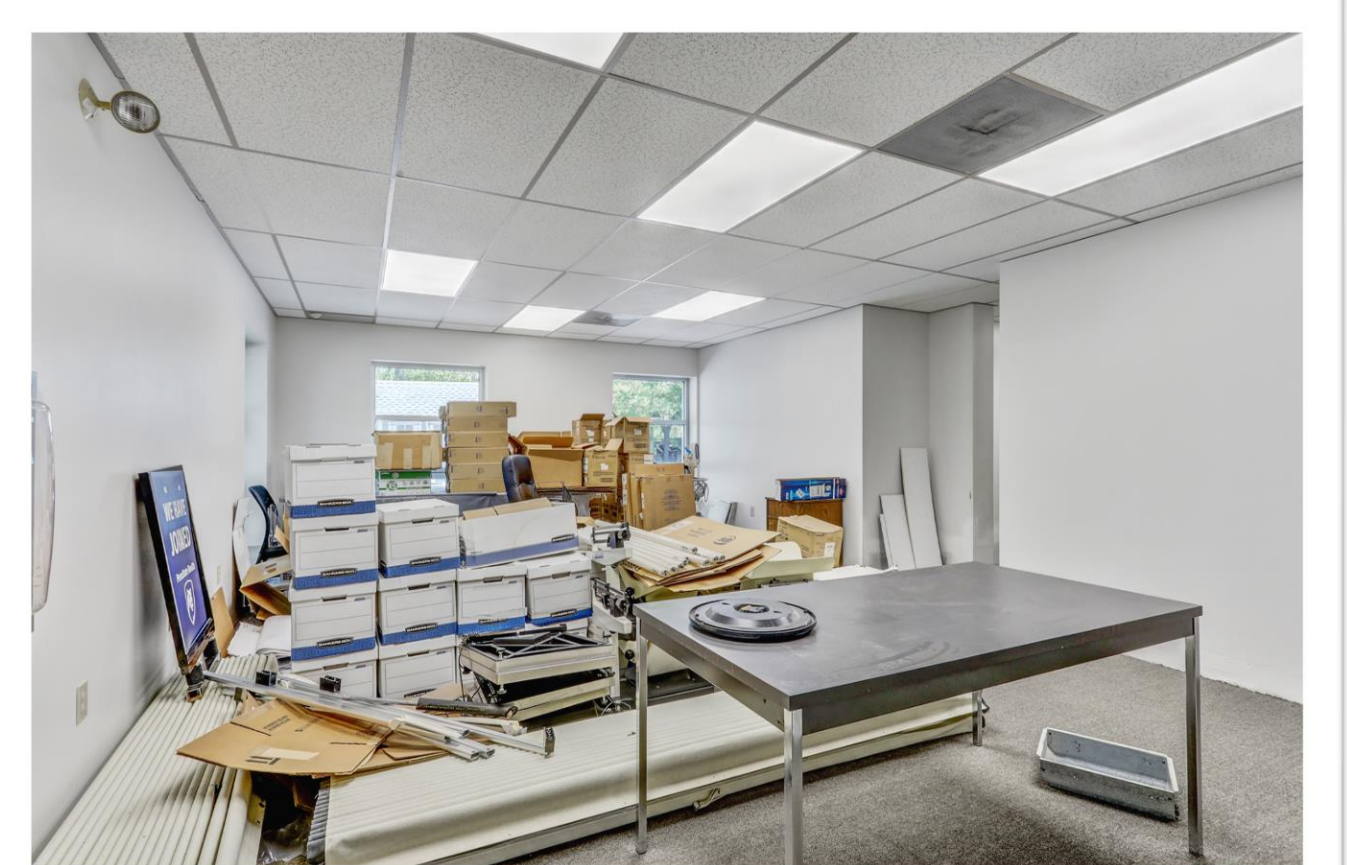
EXTERIOR PHOTOS



FIRST FLOOR INTERIOR PHOTOS



LOWER LEVEL INTERIOR PHOTOS



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TOP 25

Lipsey Company's Top Brand Survey*

*Lipsey's 2022 Top 25 Commercial Real Estate Brand Survey.

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Jeremy Ganse is a licensed Realtor, entrepreneur, and real estate investor. Over the course of his 17-year career he has built several successful businesses that have produced sales of over 100 million dollars in Real Estate and consumer storage products. He is Owner and founder of RE/MAX SmarHub Realty, a dynamic customer centric business dedicated to embracing technology to enhance their client's real estate experience. Jeremy helps his clients to understand, comprehend, and navigate today's real estate market.

Jeremy holds a dual BS degree in Information Systems and Technical Communications from Clarkson University in Potsdam New York. He resides in Lancaster Pennsylvania with his wife Lisa, a graduate of York College with her BS in Nursing. Lisa is currently at home with their three children. To learn more about Jeremy Ganse visit www.jeremyganse.com