



# 1910

**ARCHITECTURAL SHOWCASE PROPERTY**  
**HARRINGTON DRIVE**  
**LANCASTER, PA**

**PPM**   
*Real Estate, Inc.*

PPM Real Estate, Inc. | 717-394-3374 | [info@ppmproperties.com](mailto:info@ppmproperties.com)

# 1910

HARRINGTON DRIVE  
LANCASTER, PA

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1910 Harrington Drive is an architect-designed work of art. The three-story office building was purposefully planned to promote a serene connection with nature, natural light and green space. The efficient, flexible floor plan creates an environment that feeds creativity and inspiration. The result is a professional setting that balances form and function—ideal for organizations that value thoughtful design and a workplace that creates meaningful first impressions.

Enjoy an exceptional location just off Route 30 & Fruitville Pike. While quick access is just around the corner, it feels worlds away thanks to the mature tree canopy and lush landscaping.

Your company will thrive in the quiet, natural backdrop that softens the workday and provides a sense of privacy for staff and visitors alike.

With ample surface parking and a campus-like feel, 1910 Harrington Drive blends convenience with calm—delivering a best-of-both-worlds location in the heart of Lancaster's Manheim Township.



CONTACT US FOR YOUR SHOWING

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# 1910

HARRINGTON DRIVE  
LANCASTER, PA



**Parcel ID**  
390-72934-0-0000

**Acreage**  
1.60 Acres

**Sq. Ft.**  
15,290 +/-

**Parking**  
49 Parking spaces

**Zoning**  
B-1 in Manheim Township

**Offices**  
16 Private offices + 1 semi-private  
office & 2 conference rooms

**Multi-Tenant Potential**  
Each floor has a direct entry,  
restroom(s) and kitchenette

**Meeting**  
Multiple large meeting spaces

**Break**  
2 Breakrooms and 2 kitchenettes +  
CEO office with wet bar

**Restrooms**  
9 Restrooms

**HVAC**  
Gas heat and central air (multiple zones)

**Storage**  
441 +/- sq. ft. storage building with  
finished interior

**Replacement Value**  
\$8,000,000 - \$10,000,000

**OFFERED AT**  
**\$3,500,000**



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EXTERIOR

FRUITVILLE PIKE



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EXTERIOR



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**PPM**  
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FIRST FLOOR  
(MID LEVEL)



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FIRST  
FLOOR  
(MID LEVEL)



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**PPM**  
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UPPER  
LEVEL



LOWER  
LEVEL



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**PPM**  
Real Estate, Inc.

**FURNISHING  
EXAMPLES  
FROM PRIOR  
OCCUPANT**



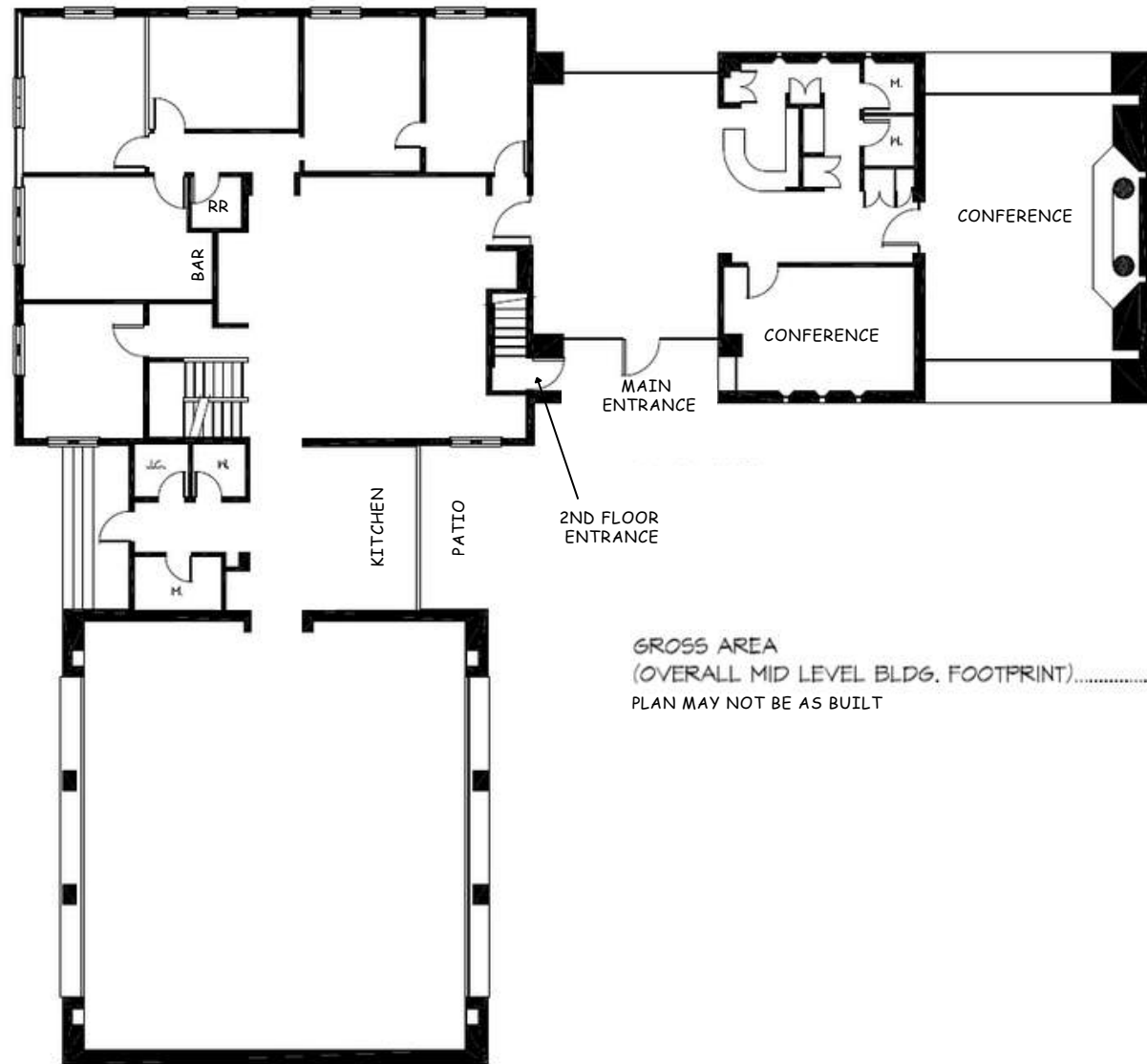
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# FIRST FLOOR (MID LEVEL)

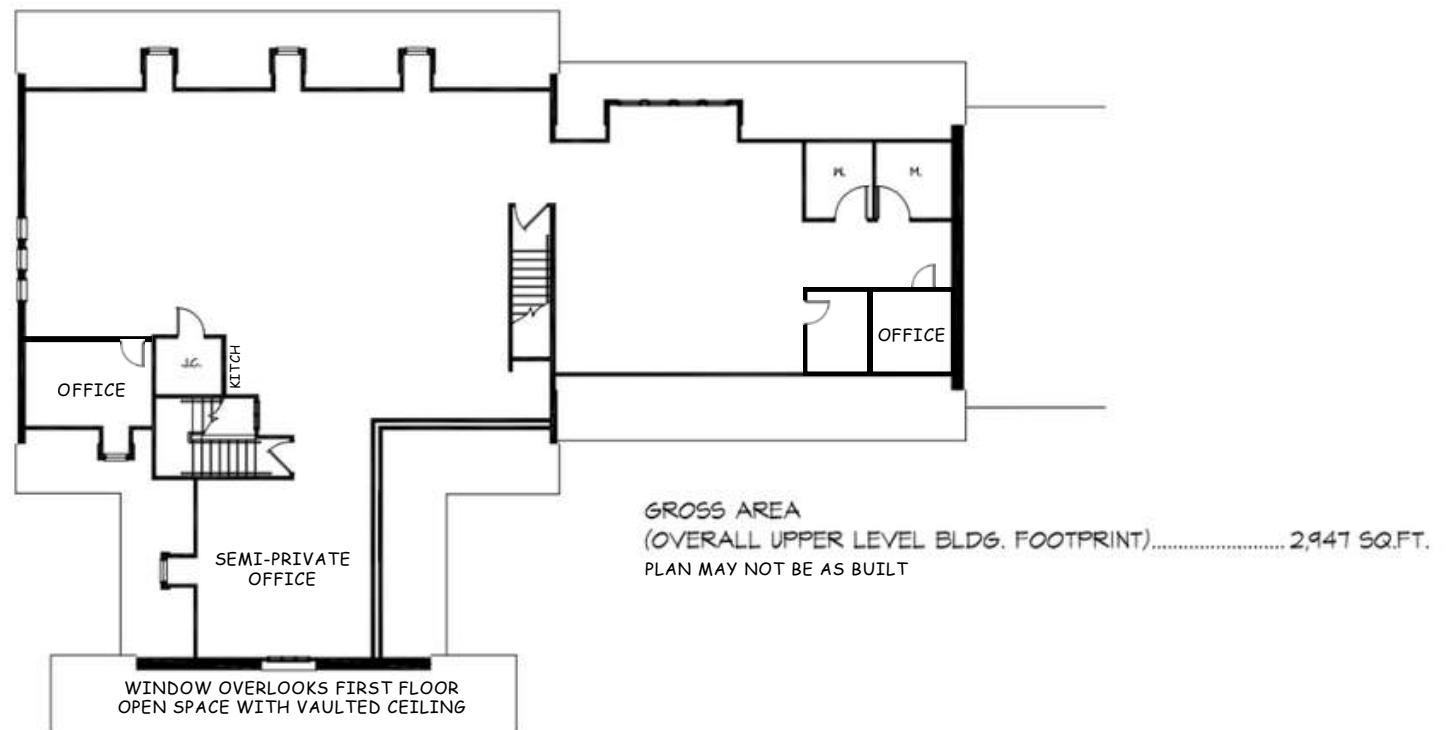


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# UPPER LEVEL



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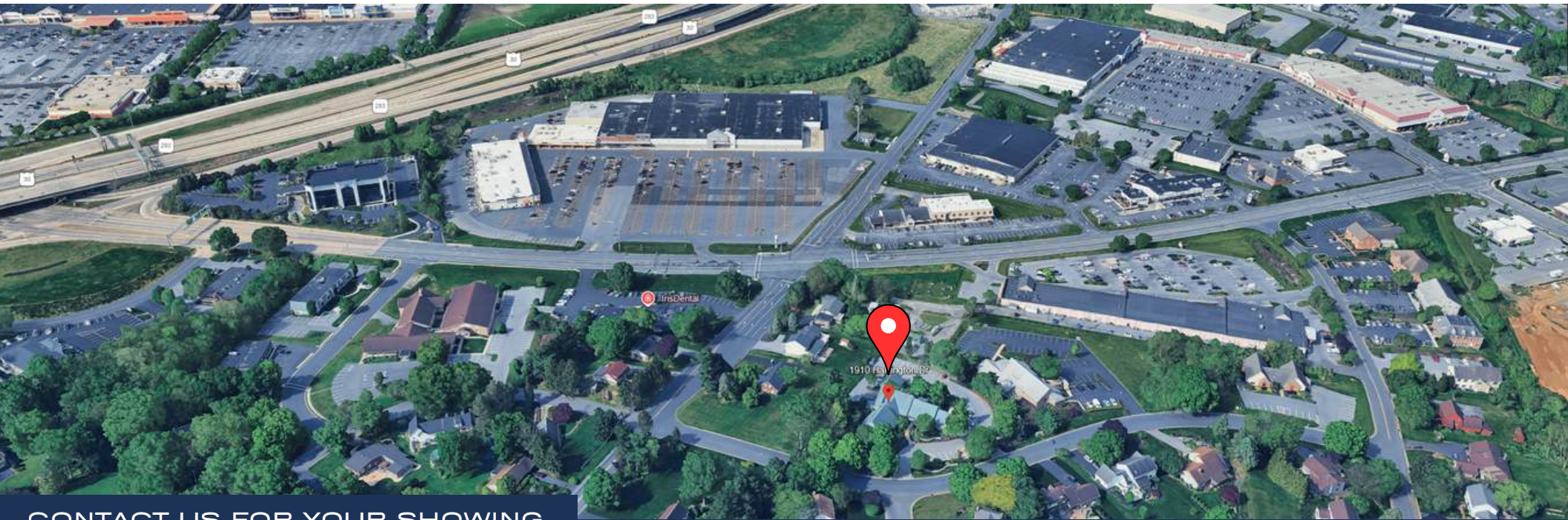
# LOCATION

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Situated in Manheim Township just off Fruitville Pike & Roseville Road, this site enjoys immediate access to US-30 via the Fruitville Pike interchange and a quick connection to PA-283.

Located in the center of Lancaster County's primary business corridors—Fruitville Pike, Lititz Pike, Harrisburg Pike, Manheim Pike & Granite Run. Downtown Lancaster and the Lancaster Airport are just minutes away. Everyday conveniences (dining, services, fitness, retail) are close by, yet the property's serene setting keeps traffic and noise out of sight and mind.

1 Mile Radius: Population: 18.2k | Median Age: 38 | Median Income: \$81.3k  
3 Mile Radius: Population: 154.4k | Median Age: 38 | Median Income: \$82.2k  
5 Mile Radius: Population: 271.3k | Median Age: 39 | Median Income: \$85.8k



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## ABOUT PPM REAL ESTATE, INC.

### FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to 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](http://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 Tenant shall verify any information deemed important by Tenant.

## MARKETING TEAM



**Corinn Kirchner**  
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Marketing & Client Care Specialist  
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