

FOR LEASE

160 North Pointe Boulevard



LANCASTER, PA 17601

**CLASS A OFFICE BUILDING WITH
ELEVATOR**

**LOCATED IN MANHEIM TOWNSHIP
NEAR US ROUTE 30**

**RESTAURANTS AND DAYCARE
NEARBY**

HIGH ASSOCIATES LTD.

717.293.4477

lancasterrealestate@high.net

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

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LEASE INFORMATION

Suite:	108
Available SF:	3,905 +/- SF
Lease Rate:	\$26.50 SF/yr Gross
County:	Lancaster
Municipality:	Manheim Township

PROPERTY OVERVIEW

Class A professional and medical office building. All common areas were recently remodeled. Convenient access to Rt. 30.

OFFERING SUMMARY

HVAC:	Electric Heat Pump	Lighting:	Fluorescent
Sprinklers:	Yes	Flooring:	Carpet
Parking:	On-Site	Number of Floors:	2
Water:	Public		
Sewer:	Public		
Zoning:	B-1 with Office Park Performance Regulations		

ADDITIONAL COMMENTS

Space is available for sublease, though landlord may be willing to do a direct deal with a qualified tenant.

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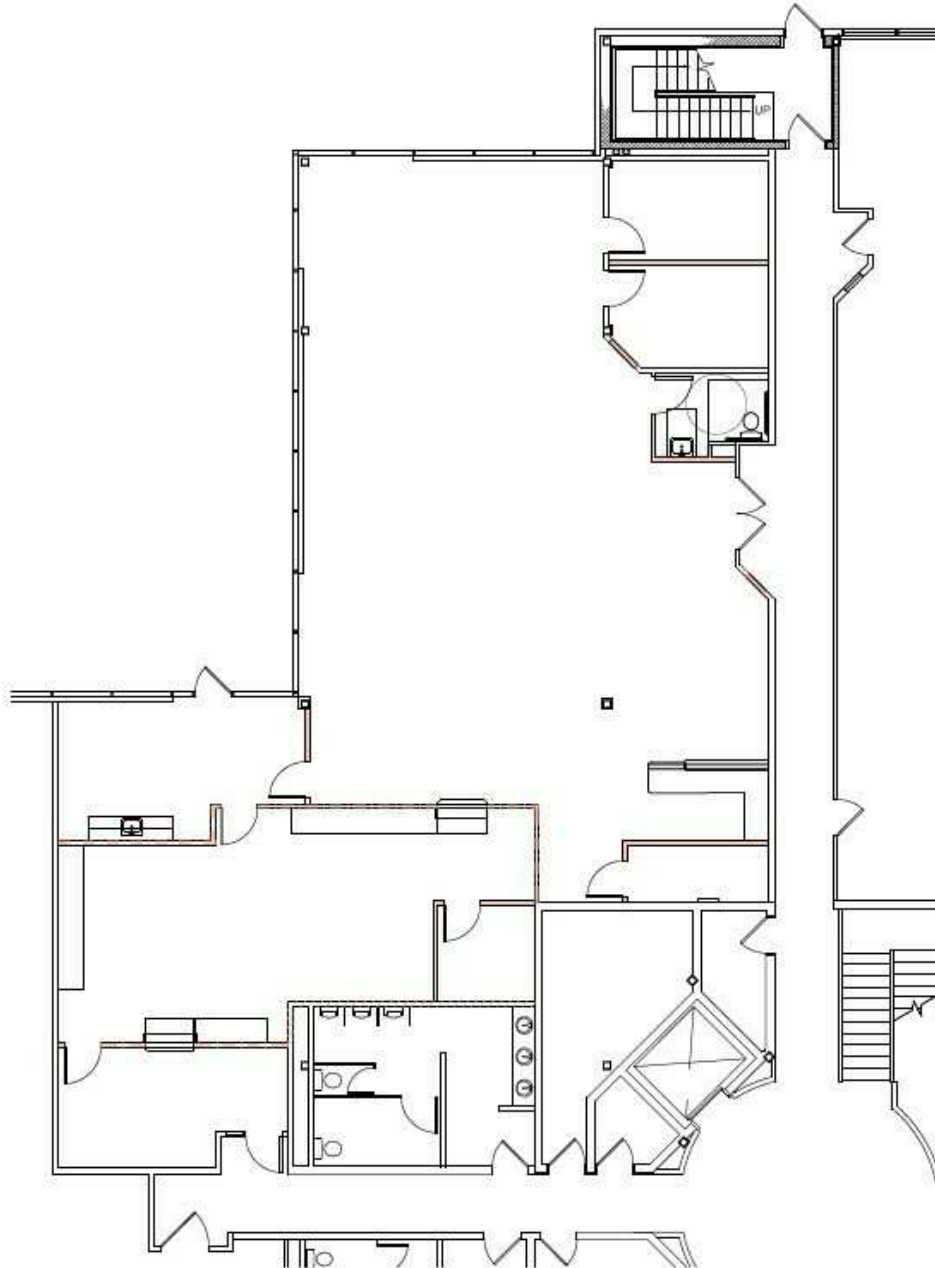
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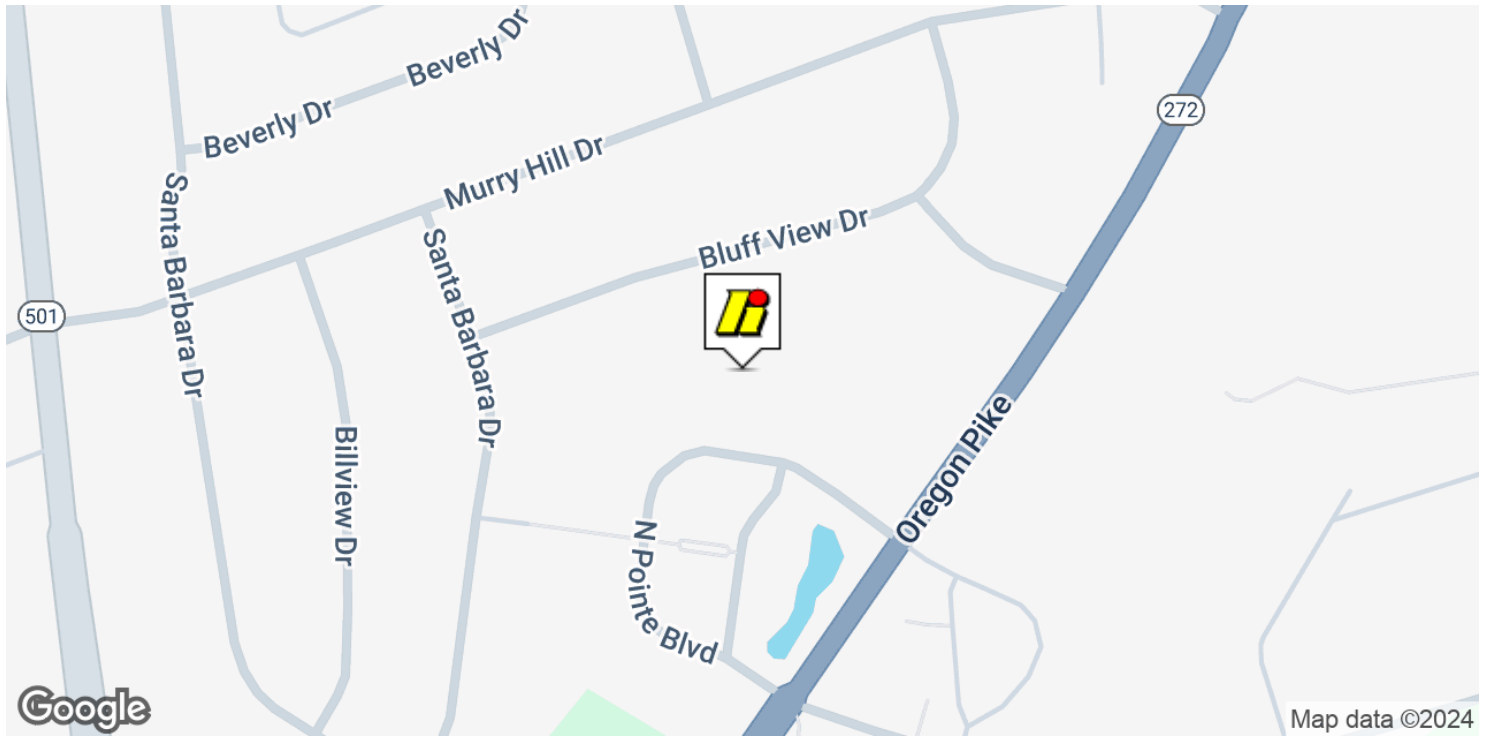
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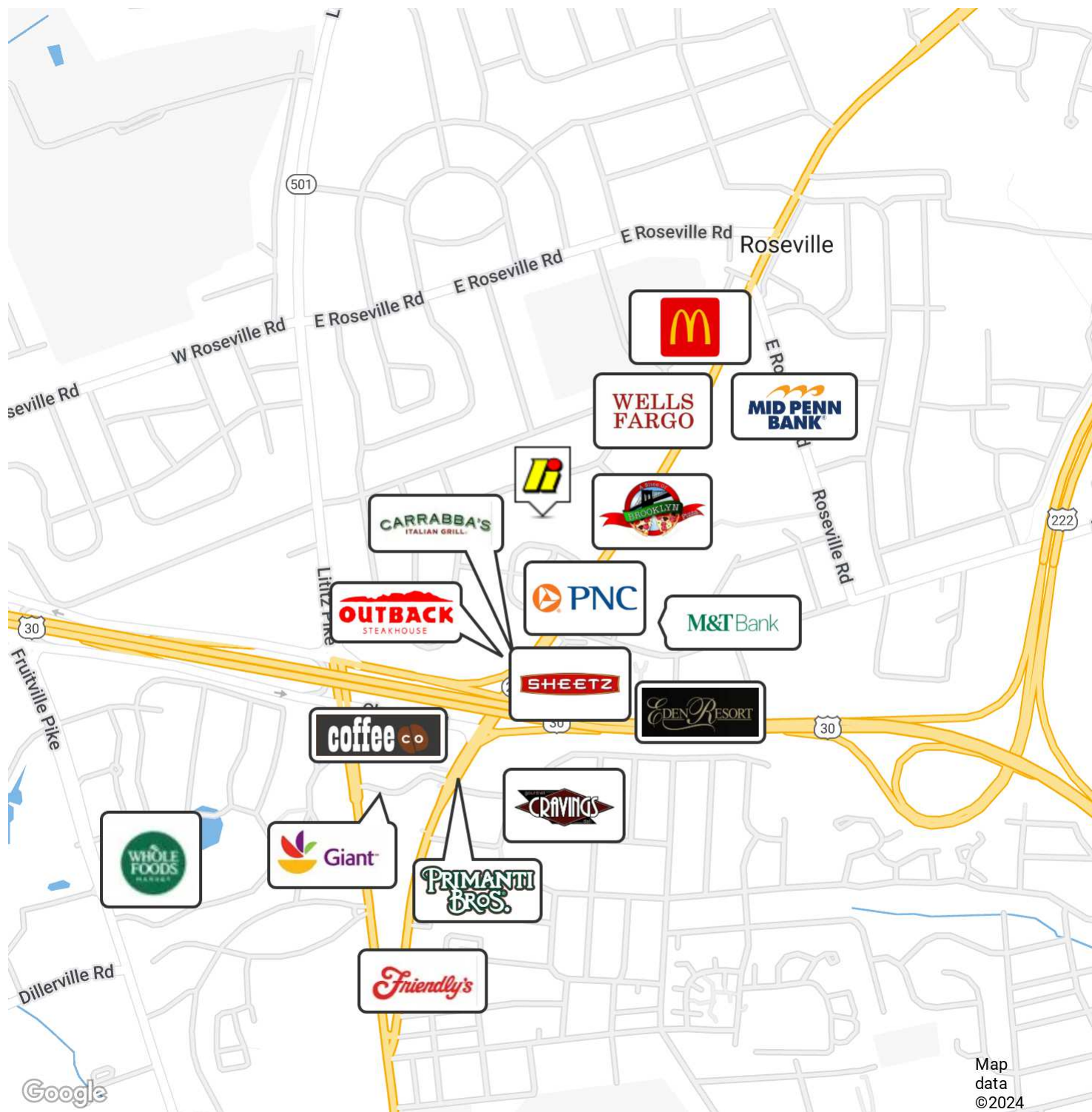
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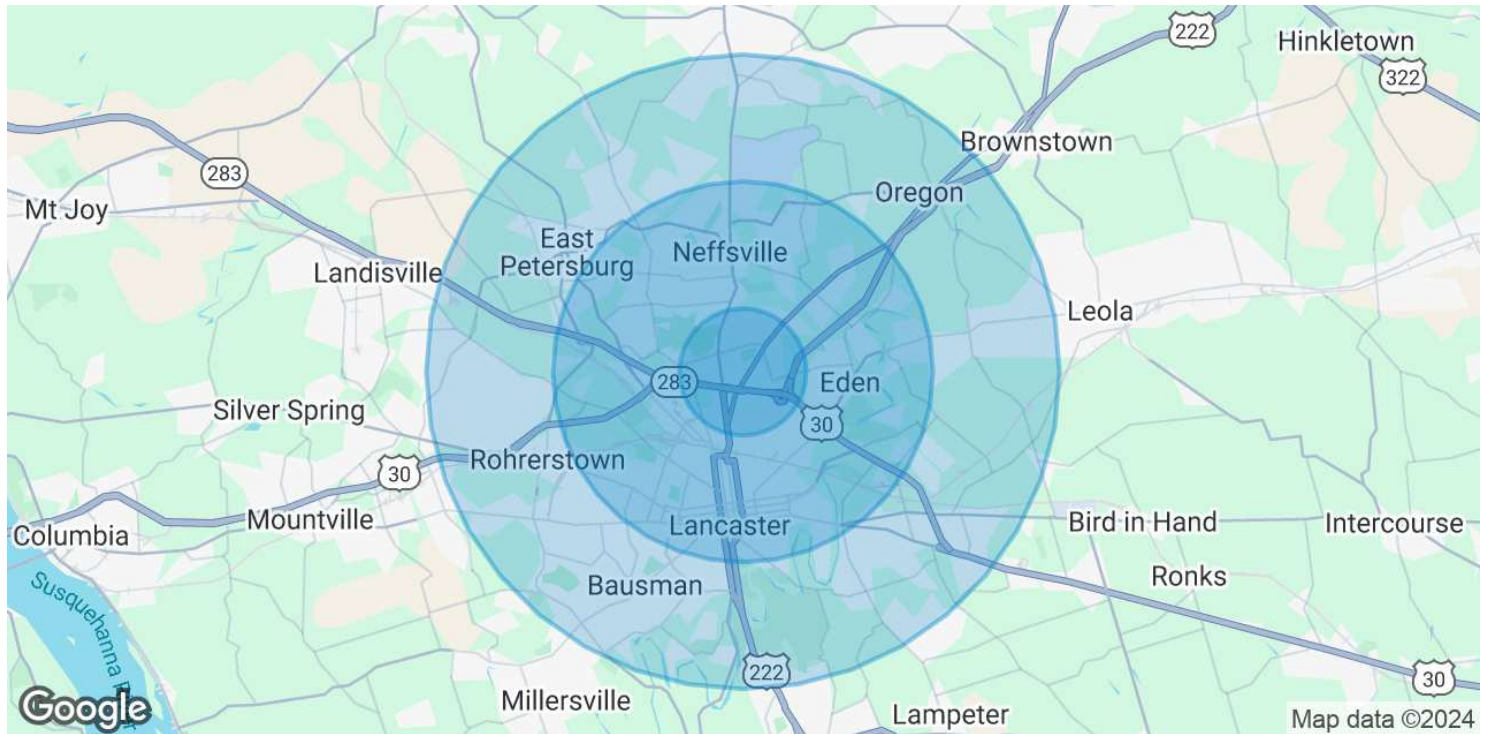
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,988	95,870	179,689
Average Age	46.1	36.1	37.5
Average Age (Male)	43.1	34.8	36.0
Average Age (Female)	48.0	37.1	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,017	37,358	70,426
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$70,256	\$58,208	\$65,529
Average House Value	\$243,007	\$181,910	\$207,382

2020 American Community Survey (ACS)

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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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