

OFFERED AT
\$10,995,000

100 NORTH QUEEN STREET



PROPERTY VIEWS



- ✔ 77,294± Gross Sq. Ft.
- ✔ Extremely walkable
- ✔ Onsite garage parking
- ✔ Stunning views
- ✔ Incredible signage opportunities
- ✔ Partially sprinklered
- ✔ Expansive windows
- ✔ Welcoming lobby with elevator
- ✔ Partially occupied with flexible leases
- ✔ CRIZ Tax Incentive Zone



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PROPERTY DETAIL

3 Story brick building with finished lower level, outside space, extraordinary windows, prominent street presence, and accessible entry with elevators to every level

77,294± Gross Sq. Ft. (62,325± above grade)

Prime location one block from Penn Square with close proximity to courthouse, entertainment, gallery row, eating and drinking establishments & more - Property boasts a 99% Walkability Score. Zoned CBI & Located in the CRIZ

Onsite parking via direct, interior connections to Prince Street Parking Garage (\$75/month)

Signage visibility to 20,000+ vehicles per day (Queen St: 11,000+; Orange St: 9,600+)

Building wide heating and cooling system. All utilities combined. Current NNN includes taxes, CAM, insurance, utilities and building management (\$8.05psf).

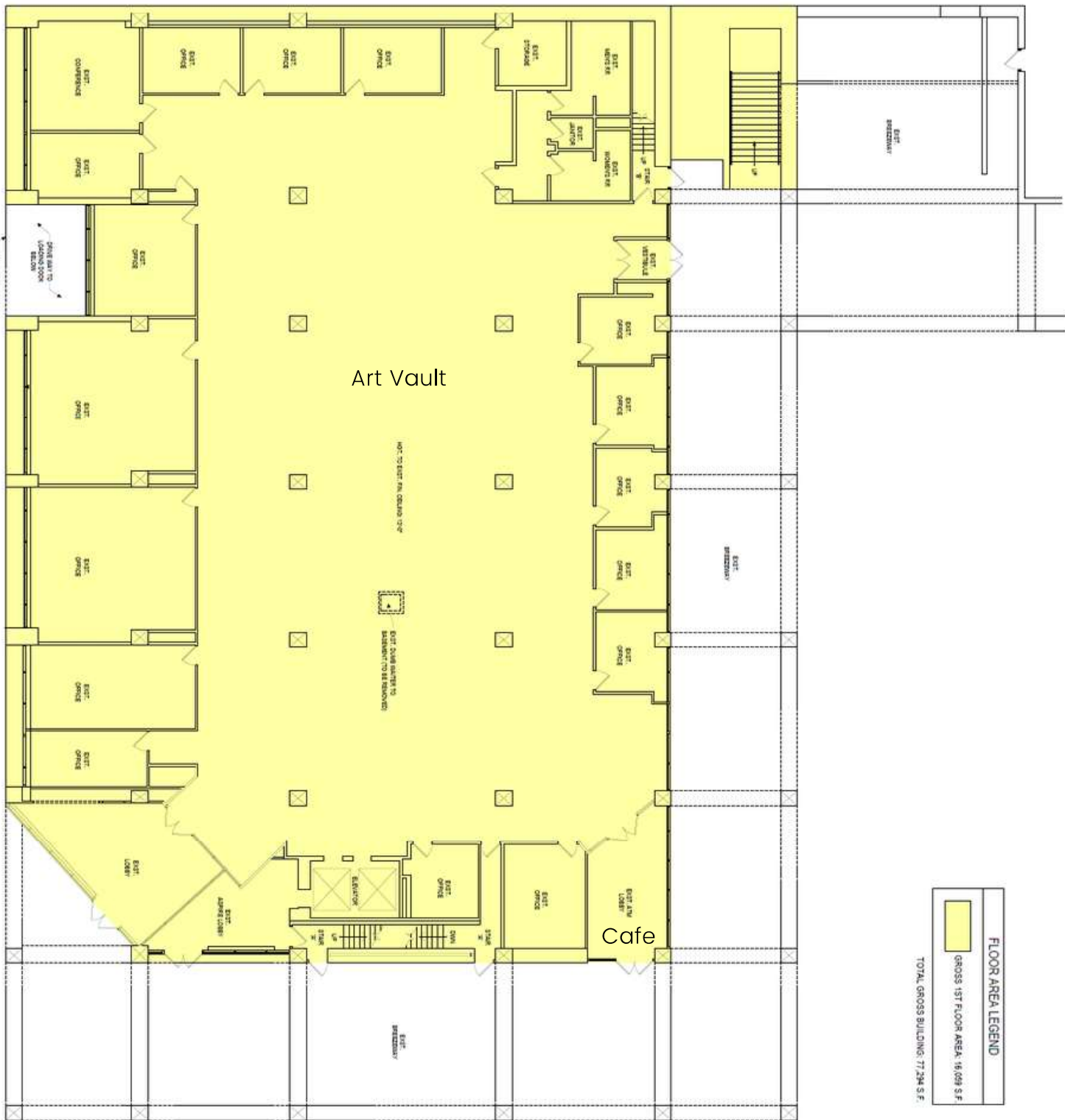
Custom upgrades throughout, secure building with fob system, CAT 6 wiring, kitchen with hood system on 3rd floor, garage in lower level & more amenities

Prior research indicates building can support additional stories for future development





FIRST FLOOR



FLOOR AREA LEGEND	
	GROSS 1ST FLOOR AREA: 16,099 S.F.
TOTAL GROSS BUILDING: 77,294 S.F.	

1st FLOOR GROSS AREA PLAN

GROSS AREA PLAN

A101

**GROSS AREA PLAN FOR:
NQ STREET- 1ST FLOOR**
100 NORTH QUEEN STREET
LANCASTER, PA
GROSS AREA PLAN

DATE:	JAN 24, 2024
DESIGNED BY:	SL, CLM
PROJECT NAME:	100 NQ STREET
PROJECT NUMBER:	2024-01

REVISIONS

NO.	DATE	DESCRIPTION

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LOCATION

99% Walkability Score & visibility to over 20,000 vehicles per day



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 (click) ppmproperties.com to learn more
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*Information herein and on listing sites is intended to be inclusive and accurate, however Buyer shall verify any information deemed important by Buyer.



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