



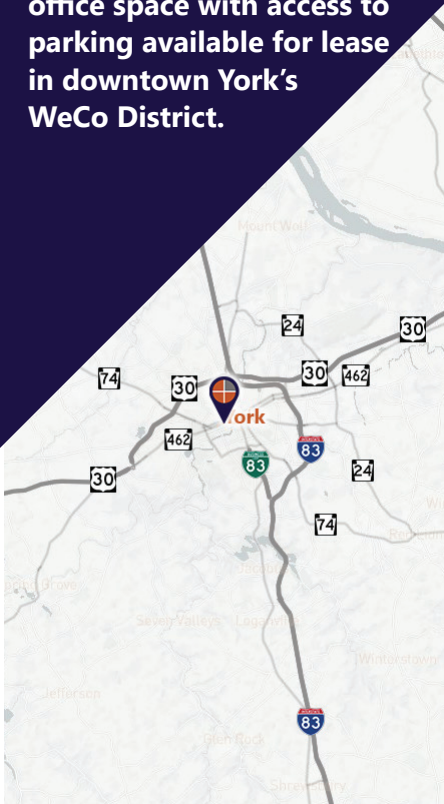
MODERN, URBAN OFFICE SPACE

City of York | York County

328-330 W. Market St. York, PA 17401

FOR LEASE

Modern, open-format, urban office space with access to parking available for lease in downtown York's WeCo District.



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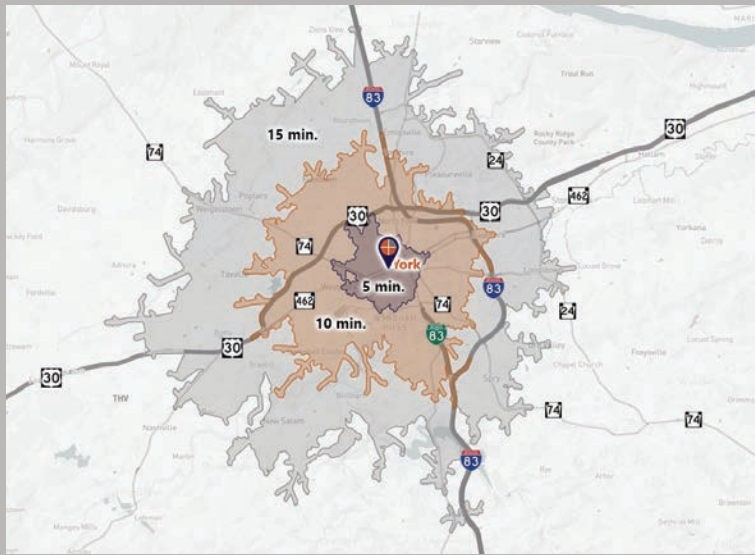
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MODERN, URBAN OFFICE SPACE

DEMOGRAPHICS

Variable	328-330 W. Market St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	29,414	74,439	145,419
Population Density (Pop per Sq. Mile)	10,867.2	3,402.3	1,909.5
Total Daytime Population	32,876	95,408	171,004
Total Households	11,380	28,881	57,464
Per Capita Income	\$21,764	\$30,505	\$39,522
Average Household Income	\$57,218	\$78,179	\$99,444
Average Disposable Income	\$46,753	\$61,558	\$75,926
Total (SIC01-99) Businesses	1,274	3,467	5,948
Total (SIC01-99) Employees	15,693	53,887	93,336
Pop. Age 25+: High School Diploma	6,145	16,047	31,133
Pop. Age 25+: Grad./Prof. Degree	1,310	4,090	12,050
Pop. Age 25+: Associates Degree	1,809	5,062	10,857
Pop. Age 25+: Bachelor's Degree	1,964	6,987	17,740

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Modern, open-format urban office space available for lease in downtown York's WeCo District. The property features a large, double-storefront glass entry with secure key fob access, providing maximum visibility and exposure to the street, as well as ample natural light. The interior has been modernized to include abundant open space layout, multiple conference rooms, and private "phone booth" quiet work spaces. Upon entry, you'll find a well-appointed reception and waiting area. Other amenities include a kitchenette, multiple bathrooms, and access to private reserved parking within a half-block of the building. Moreover, the second and third floors offer expansion space capabilities that can be customized to meet a tenant's specific needs.

The location boasts convenient access to all arteries into downtown York, and is surrounded by many walkable lateral amenities including restaurants/bar/coffee shops (Roosevelt Tavern, Skillet2Plate Bistro, Gather 256 Coffee Shop & Café), Penn Farmer's Market, fitness including YMCA and Heritage Rail Trail, and other downtown anchors such as Central Market, WellSpan Park, and the Appell Center.

PROPERTY DETAILS

- Total Building Size:.....20,700 SF
- Lease Rate:..... \$10.00/SF/NNN
plus real estate taxes, fire insurance, all utilities, interior/exterior maintenance, snow removal, lawn care, parking lot maintenance, liability insurance, & janitorial.
- Lease Terms:.....Negotiable
- NNN Costs:.....\$2.25/SF
- Zoning:.....Central Business District
- Land/Lot Size:.....0.2112 acres
- Date Available:.....January 1, 2025
- Parking:....Ample Surface Lot Spaces Nearby for \$28.00/month/space
- Roof Type:.....Rubber
- Construction:.....Wood
- Heating:.....FWA
- Cooling:.....CAC
- Water/Sewer:.....Public
- Year Built/Renovated:..... 1920/2016
- Elevator:.....One - Not in Service

AVAILABLE SPACES

- Existing Finished Space:..... 5,455 SF
- Unfinished Space (Expansion):.....14,155 SF

TRAFFIC COUNTS

- W. Market St.:..... 7,543 VPD
- W. Philadelphia St.:..... 7,947 VPD

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WeCo DISTRICT MAP



The WeCo district of Downtown York, just west across the Codorus Creek. It is a diverse business district with restaurants, shopping, community activities, and local businesses. This area has experienced major growth in recent years.

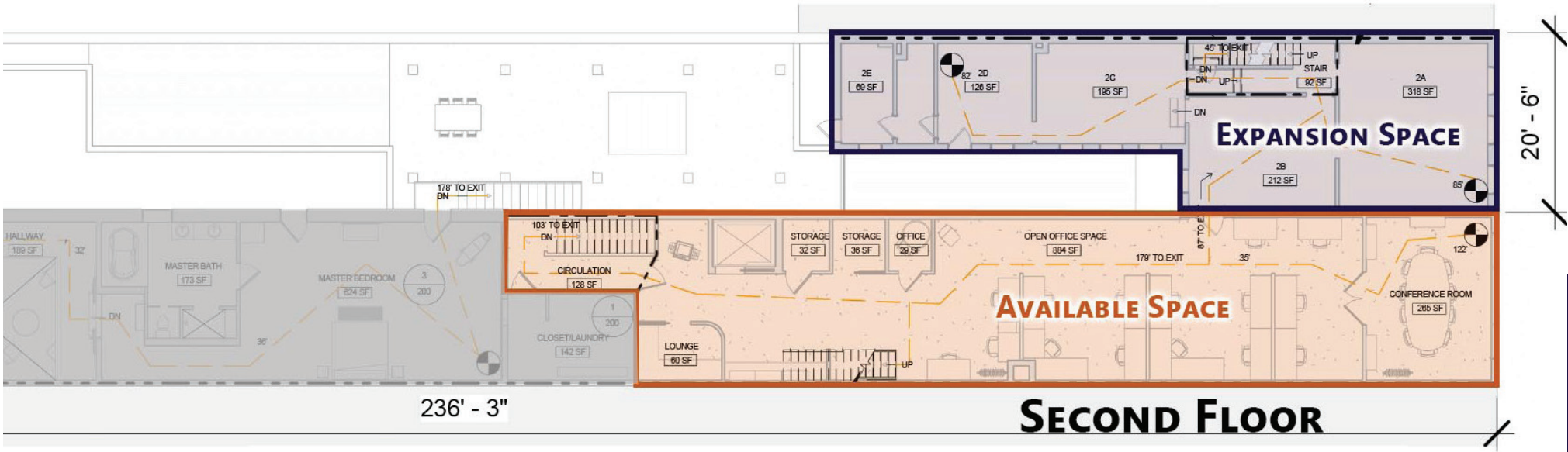
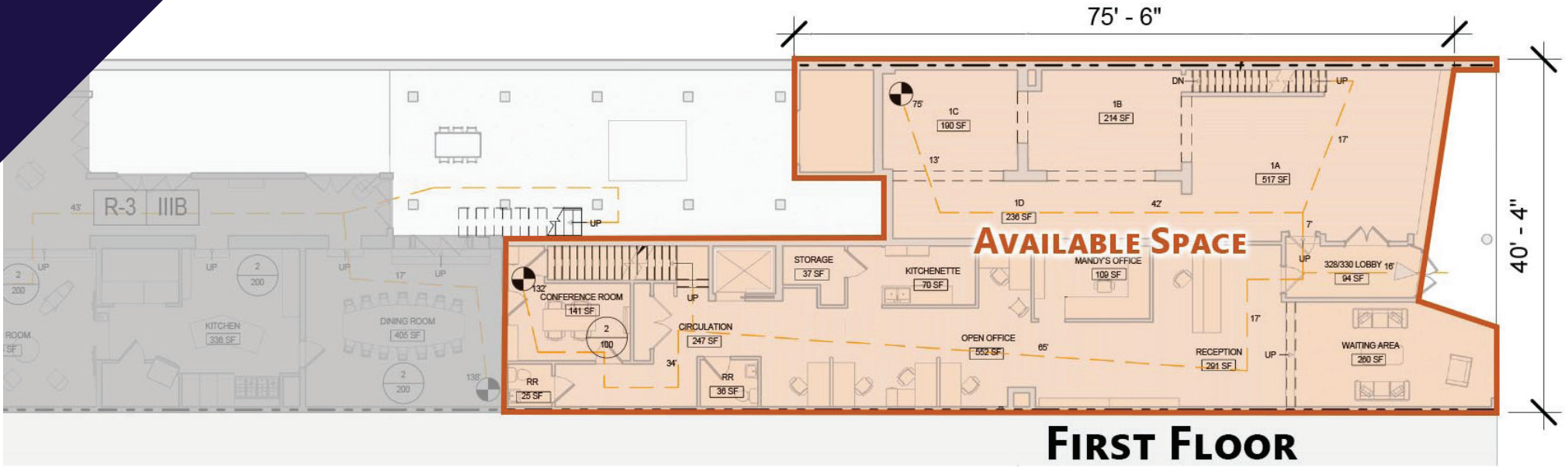


WeCo District Businesses	
1	Penn St. Farmers Market
2	Skillet2Plate Soul Bistro
3	Valley Youth House
4	City Floors of York
5	Beds to Go Mattress & Furniture Store
6	CrossFit York & York Emporium
7	Built to Last Tattooing
8	LifePath York Economy Store
9	York Buy-Sell-Trade
10	Grace Manor Bed & Breakfast
11	Escape Games Live - York
12	Wells Fargo Advisors
13	Gather 256
14	Cornerstone Barber Shop
15	YMCA of York
16	Foundry Plaza/Codorus Boat Basin
17	Big Brothers/Big Sisters of York
18	Roosevelt Tavern
19	Industrial Plaza of York
20	Marlenny Grocery & Deli

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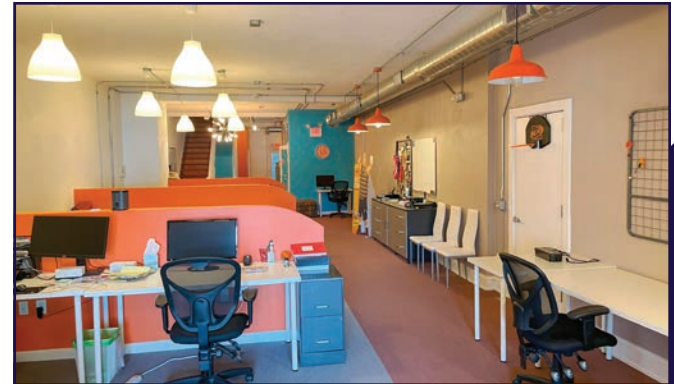
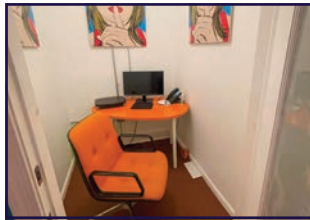
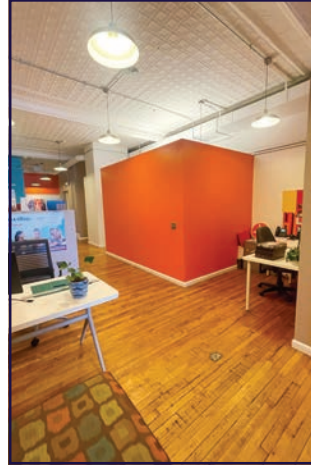
FLOOR PLANS | FIRST & SECOND FLOOR



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INTERIOR PHOTOS | AVAILABLE SPACE

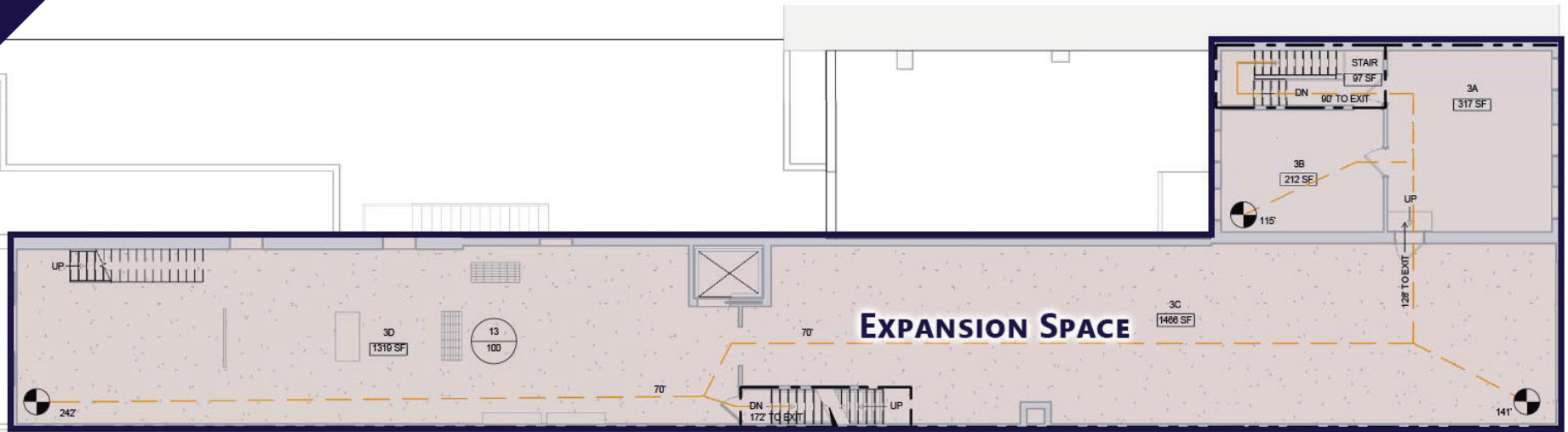


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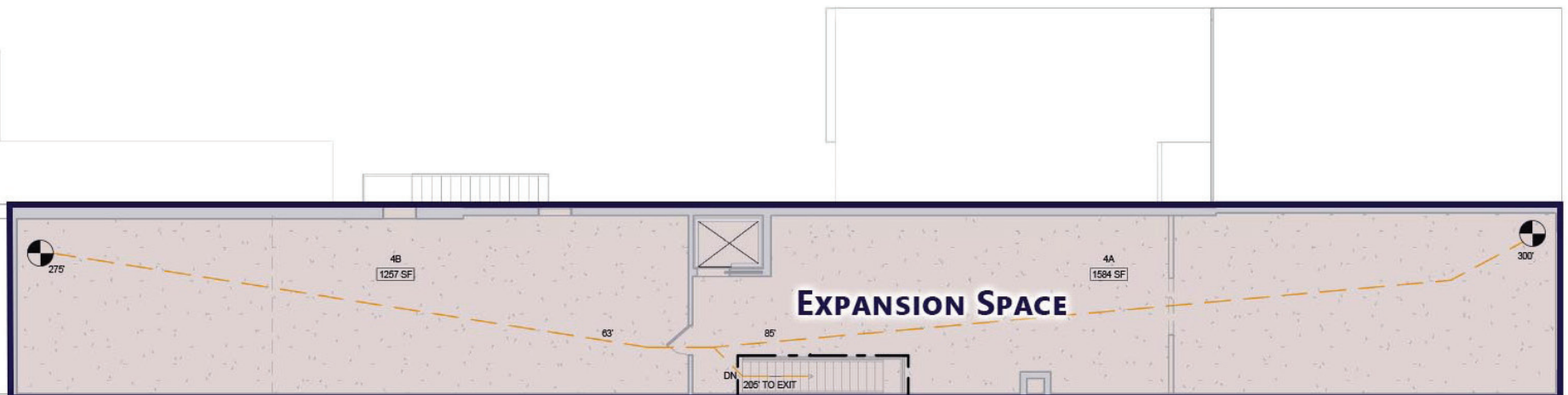
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FLOOR PLANS | THIRD & FOURTH FLOORS



THIRD FLOOR



FOURTH FLOOR

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INTERIOR PHOTOS | EXPANSION/UNFINISHED SPACE



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DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. Liquid Hero Brewery (Taproom & Restaurant)
6. McDonald's
7. Catalina's Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. Coming Soon! New Restaurant/Bar
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Gather 256
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Levant Mediterranean Cuisine
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli
38. George Street Brewing Co. Bistro & Bar

ATTRACTIONS

39. Marketview Arts
40. Valencia Ballroom
41. Timeline Arcade
42. York Revolution Stadium
43. The Bond
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

SHOPPING

48. Moreira Mercantile
49. Boho Bella
50. House of Plants
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Apricity Products
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books
68. Noel's Rock Shop

FITNESS

69. York YMCA
70. CrossFit York



LEGEND

- A Northwest Triangle Redevelopment
- B York County Judicial Center
- C Continental Square
- P1 King St. Garage
- P2 Market St. Garage
- P3 Philadelphia St. Parking
- P4 Central Market Deck

NORTHWEST TRIANGLE



A 4 acre mixed use redevelopment site that will feature a mix of 70,000 SF of retail & restaurant space, 300 market rate apartments, and over 50,000 SF of office, flex, & conference space.



YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. & S. Beaver St., W. Philadelphia St., N. George St., and W. Market St. Shop, dine and be entertained.



CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many businesses, office tenants, and new market-rate apartments.



Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.



Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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