


OFFICE BUILDING
FOR SALE & LEASE

475 N WEABER STREET
ANNVILLE, PA 17003



Bryan Donovan
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 1015 Mumma Road
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NAICIR

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475 N WEABER STREET

PROPERTY DETAILS

FOR SALE & LEASE

\$1,750,000 | \$16.50 SF/YR (NNN)

OFFERING SUMMARY

Sale Price	\$1,750,000
Lease Rate	\$16.50 SF/yr (NNN)
Available SF	12,600 SF
Lot Size	2.5 Acres
Building Size	12,600 SF

PROPERTY SUMMARY

Address	475 N Weaber Street Annville, PA 17003
County	Lebanon
Tax Parcel #	25-2317004-368123-0000
Lease Rate	\$2.64/SF
Year Built / Renovated	2003 / 2018

PROPERTY DESCRIPTION

This single-story, approximately 12,600 SF Class B office building offers a turnkey solution for businesses seeking a modern, flexible workspace in Lebanon County. Professionally appointed office building featuring 73 parking spaces, car charging station, two kitchens, private showers, and premium office fixtures which can convey with the sale / lease. Built in 2003 and renovated in 2018, the property sits on a 2.5-acre parcel, allowing for a wide range of commercial uses including medical, dental, and other professional services. With high-end finishes, ergonomic workstations, and integrated A/V systems, the building is designed to support both collaborative and private work environments. Furniture, fixtures, and A/V equipment can convey with the property in a sale or lease. Located near Lebanon Valley College and major transit routes, it's ideal for owner-occupants or investors looking for a high-yield asset in a growing market.

PROPERTY HIGHLIGHTS

- Turnkey solution for businesses seeking a modern, flexible workspace in Lebanon County
- Ideal for owner-occupants or investors looking for a high-yield asset in a growing market
- Integrated Teams A/V systems, conference room booking tech, and access control systems.
- Furniture, fixtures, and A/V equipment can be included with the property in a sale or lease
- Minutes from Route 422, I-81, and I-78, offering connectivity to Harrisburg, Hershey, Reading, and the broader Mid-Atlantic.
- Close proximity to Lebanon Valley College

LOCATION DESCRIPTION

Closely situated near Lebanon Valley College. Growing area with a 4.2% population increase from 2020-2024.


BUILDING INFORMATION

# of Floors	One (1)
Roof	Rubber
Ceilings	Acoustic Tile
Walls	Drywall
Floor Type	LVP
Lighting	LED
Basement	Partial
Business ID Sign	Yes
Parking Spaces	73
Handicap Accessible	Yes

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ADDITIONAL PHOTOS

FOR SALE & LEASE

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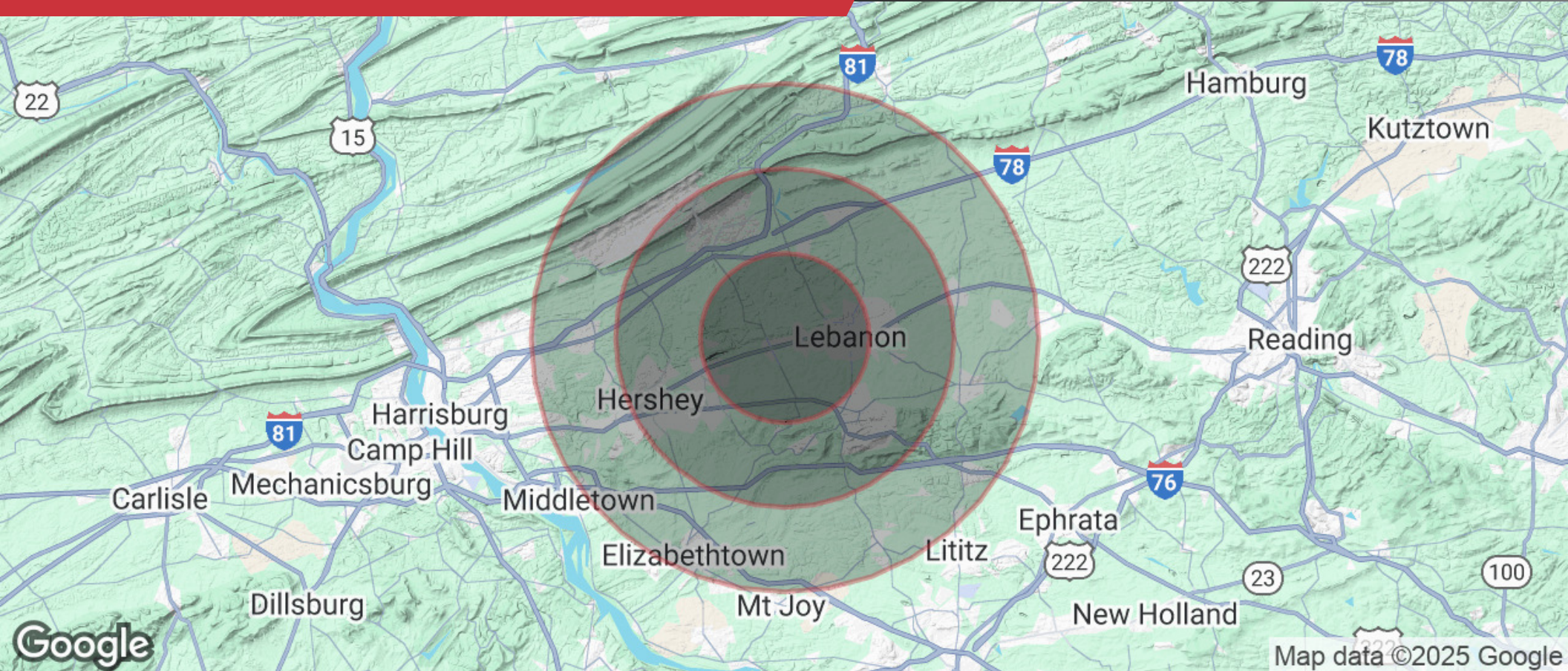
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DEMOGRAPHICS

FOR SALE & LEASE

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POPULATION

5 MILES	10 MILES	15 MILES
70,806	141,174	295,795



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
27,592	55,116	114,871



INCOME

5 MILES	10 MILES	15 MILES
\$89,814	\$100,144	\$107,434

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