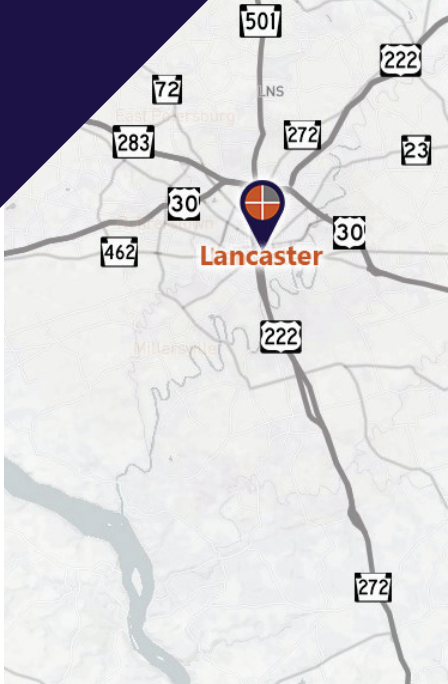


FOR LEASE

Various professional office suites available in the Coho Building, located directly across the street from the Lancaster County Courthouse and next to the Hamilton Club.



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

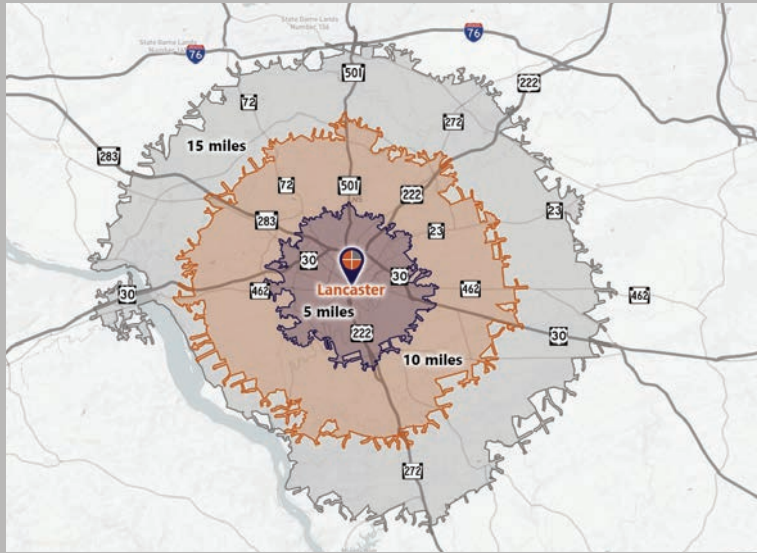
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COHO PROFESSIONAL OFFICE SUITES

DEMOGRAPHICS

Variable	53 N. Duke St. Lancaster, PA			
	Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	151,084	289,621	428,598	
Population Density (Pop per Sq. Mile)	2,965.1	1,309.8	898.2	
Total Daytime Population	175,557	309,804	435,508	
Daytime Population Density (Pop per Sq. Mile)	3,445.4	1,401.1	912.7	
Total Households	59,413	111,306	165,040	
Population: Compound Annual Growth Rate 2023-2028	0.22%	0.24%	0.17%	
Per Capita Income	\$38,840	\$42,287	\$40,581	
Average Household Income	\$98,862	\$109,435	\$104,992	
Total (SIC01-99) Businesses	7,061	11,941	17,202	
Total (SIC01-99) Employees	117,862	187,354	250,610	
Banks (SIC60-61) Business	156	220	286	
Legal Services (SIC81) Business	189	233	272	
Finance/Insurance/Real Estate (SIC60-67) Business	827	1,168	1,454	

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Superior location situated immediately adjacent from the Lancaster County Courthouse and beside the Hamilton Club. The Coho Office Building offers office suites ranging in sizes from 134± SF to 5,000± SF. This is a great location for law offices, mental health professionals, insurance office, staffing/employment office, title company, engineering office, architectural firm, call center, massage therapy, and many other great professional uses. The area has many great benefits with an abundance of shopping and dining destinations in downtown Lancaster.

Property is equipped with many great features such as, elevator access to all floors in the building, and upon entering the building a common lobby accessible from the Duke St. entrance. There are common area restrooms on each floor, bicycle storage located on the first floor, and file storage available in the basement. The building is one (1) block south of the Duke Street Parking Garage. There is a private parking lot and indoor parking garage on-site that may have spaces available (*inquire for further details*).

Lease terms are flexible. Tenant pays phone, cable and internet. Some suites include electric.

PROPERTY DETAILS

- Total Building Size:.....36,000 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:.....0.46 Acres
- Parking:..... Indoor Parking Garage - 20 spaces, Exterior On-Site - 13 spaces, & Street Parking
- Year Built/Renovated:.....1880/1993
- Elevators:.....Passenger & Freight Elevators
- Sprinklers:.....Yes
- Electric:.....220 volt, 3-phase
- Construction:.....Masonry/Brick
- Heating:.....Heat Pump, Gas
- Cooling:.....Central Air
- Water/Sewer:.....Public

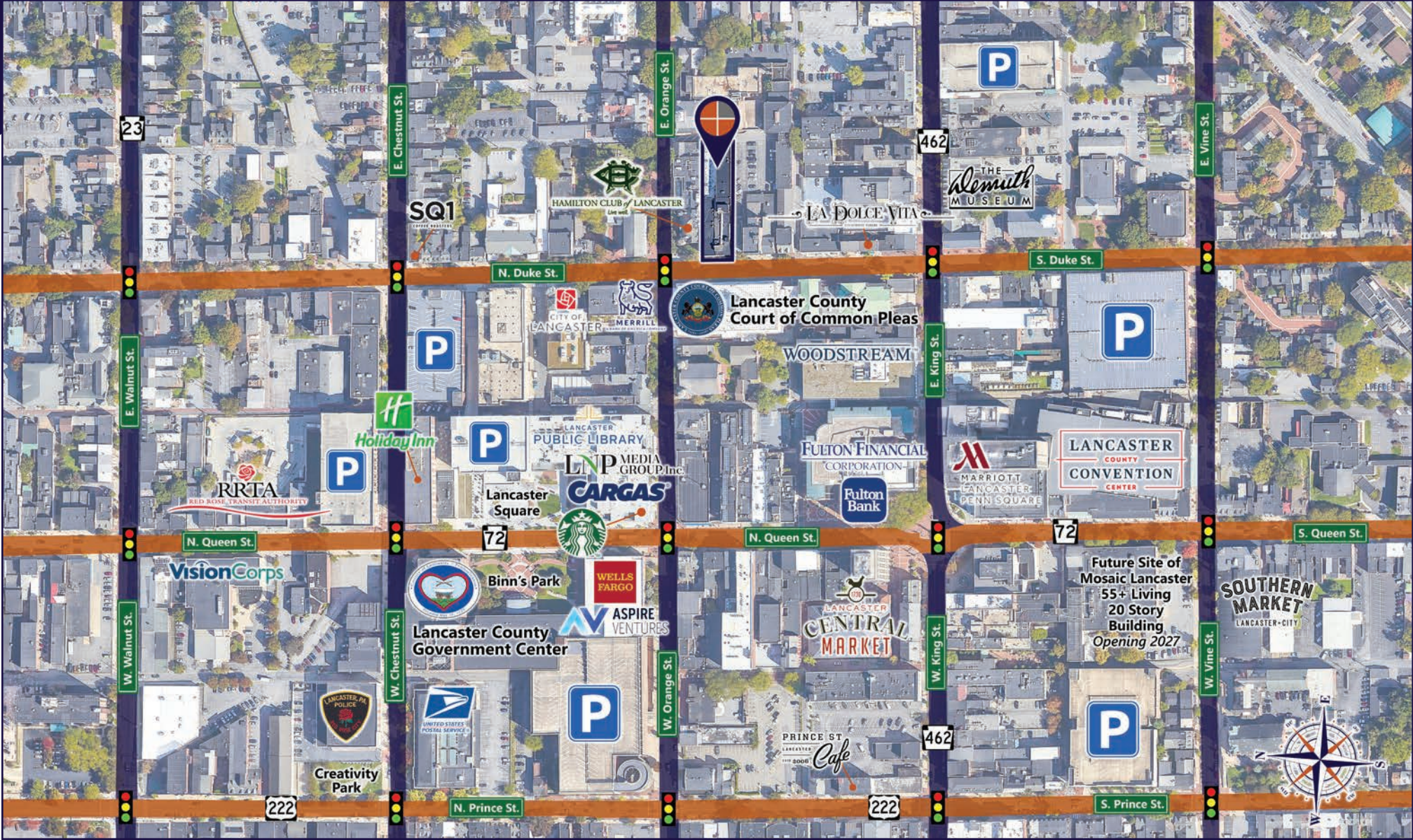
SUITES AVAILABLE

LOCATION	SUITE #	SQ. FT.
First Floor	Suite 4 A/B	263 ±
First Floor	Suite 4 C	142 ±
First Floor	Suite 6	272 ±
Second Floor	Suite 207A	106 ±
Third Floor	Suite 304	805 ±
Third Floor	Suite 315	1,014 ±
Third Floor	Suite 320	TBD
Third Floor	Suite 320A	198 ±
Third Floor	Suite 320B	308 ±
Third Floor	Suite 320C	165 ±
Third Floor	Suite 320D	134 ±

TRAFFIC COUNTS

- N. Duke St.:.....8,989 VPD
- E. Orange St.:.....9,628 VPD
- E. King St./Route 462:.....7,650 VPD

ESTABLISHED REGIONAL AREA MAP



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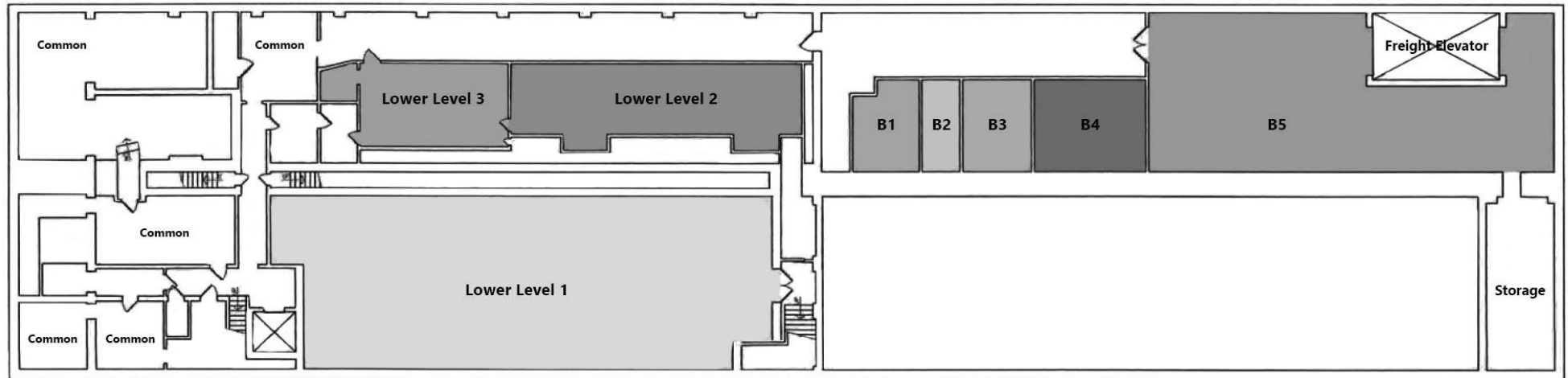
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FIRST FLOOR & BASEMENT FLOOR PLANS

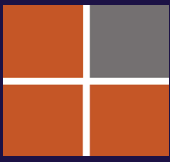


First Floor Plan



Basement Floor Plan

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EXTERIOR & COMMON AREA PHOTOS



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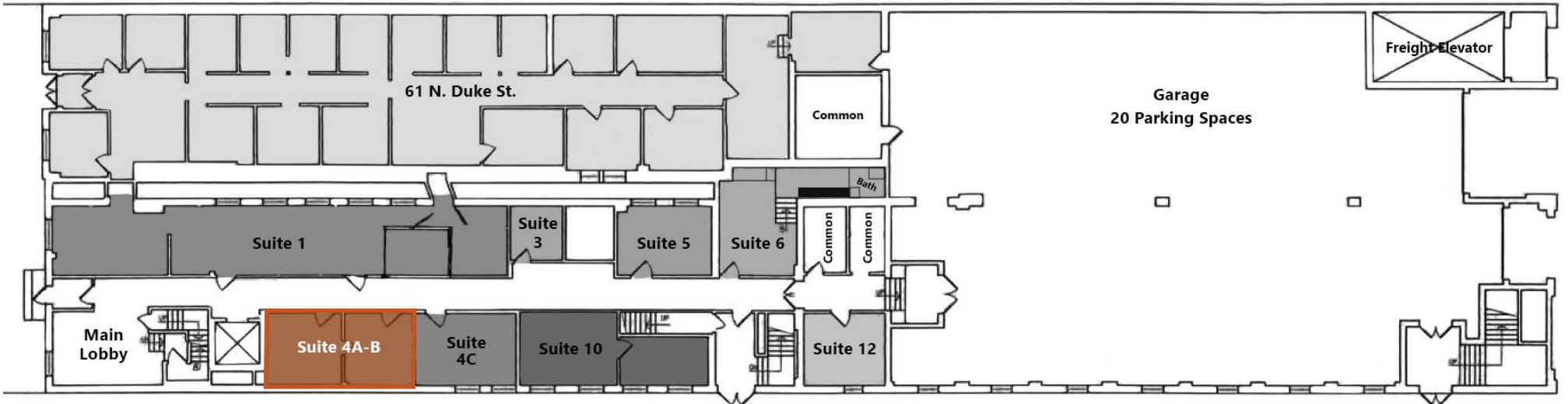


SUITE 4A-B | SPACE OVERVIEW & PHOTOS



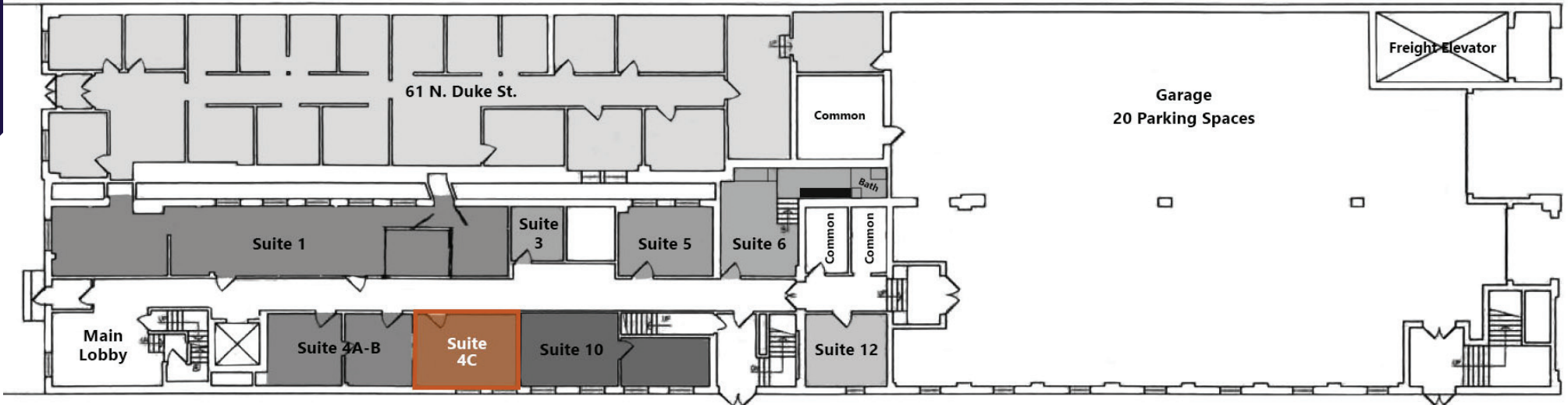
SPACE OVERVIEW

- Two Room Office Suite
- 263 ± SF





SUITE 4C | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- Single Room Office Suite • 142 ± SF
- Can be combined to next door Suite 4 A/B to create a Three-Room Office Suite at 405 SF



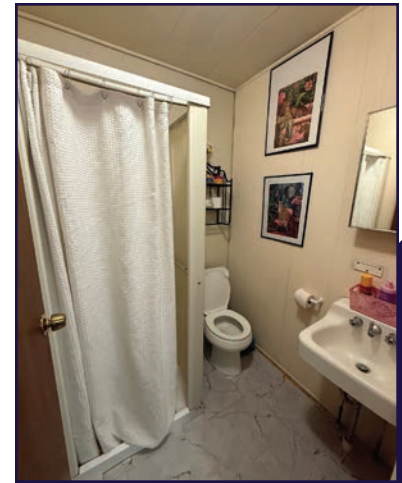
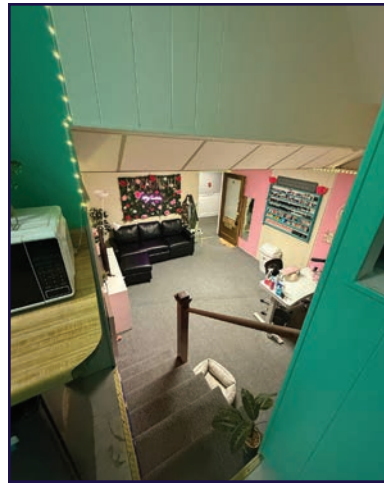
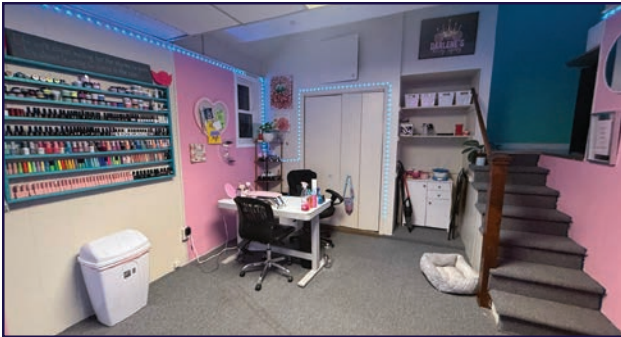
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SUITE 6 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 272 ± SF
- Open Area Space
- Stairs leading up to the following: Private In-Suite Bathroom with Shower
- Kitchenette Area
- Available with 30 days notice



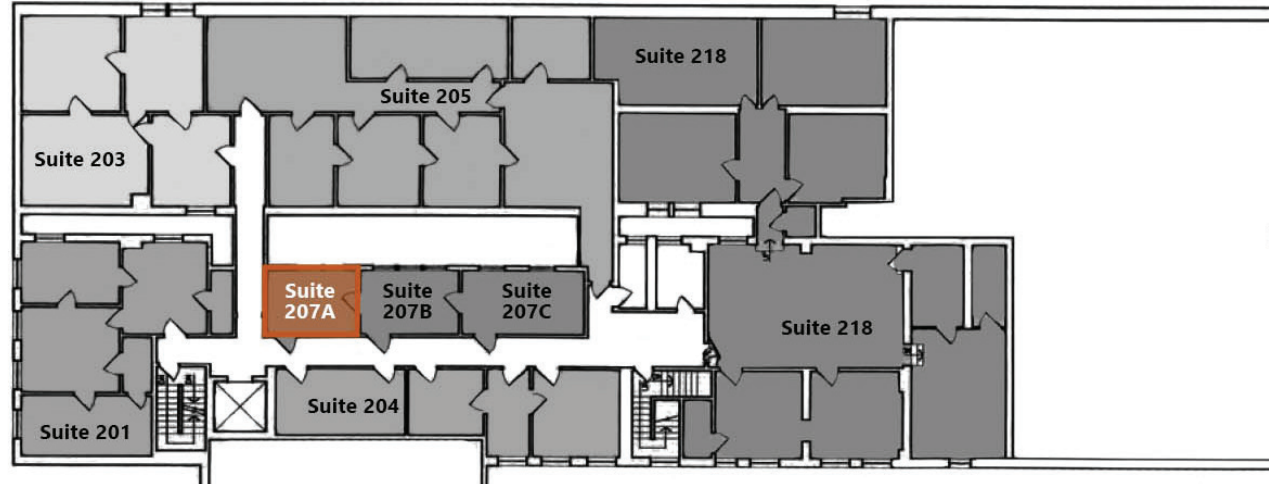
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SUITE 207A | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 106 SF
- One (1) Room Suite
- Space Available Sept. 1, 2026



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SUITE 304 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

805 ± SF

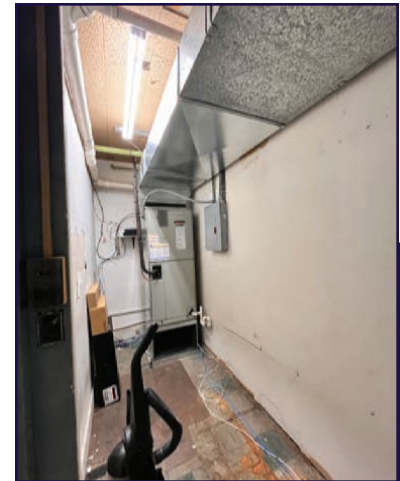
Two (2) Private Offices

Large Reception / Waiting Area or Bullpen

Entire wall of built-in bookcase in one office.

Lots of Closet Space

Located near Elevator



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SUITE 315 | SPACE OVERVIEW & PHOTOS



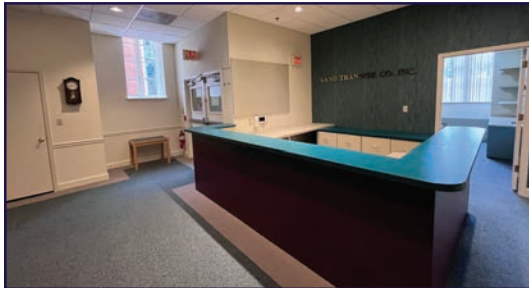
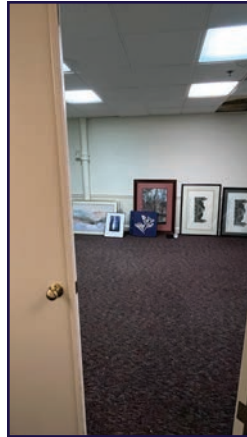
SPACE OVERVIEW

1,014± SF Interior Office Suite
Waiting/Reception Area
Two (2) to Three (3) Private Offices
Bullpen/Conference Room



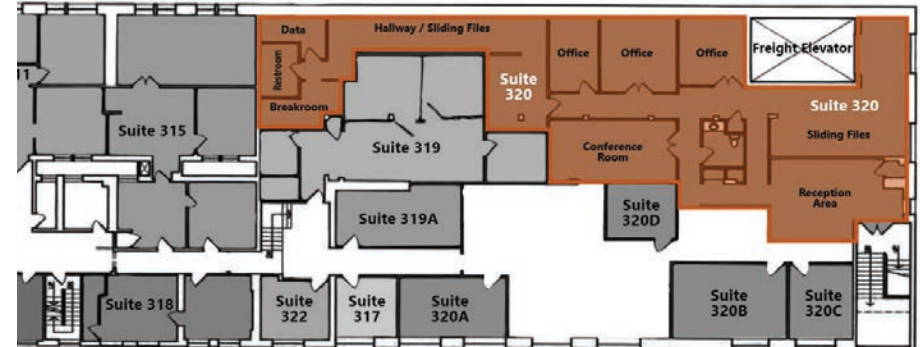
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SUITE 320 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- Reception Area
- Private entrance from parking lot
- Multiple Private Offices
- Conference Room & Data Room
- Sliding File Storage Areas
- Private In-Suite Restrooms
- Kitchen / Breakroom
- Access to the Freight Elevator



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SUITE 320A | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 198 SF
- One (1) Room Suite
- Lots of Natural Light



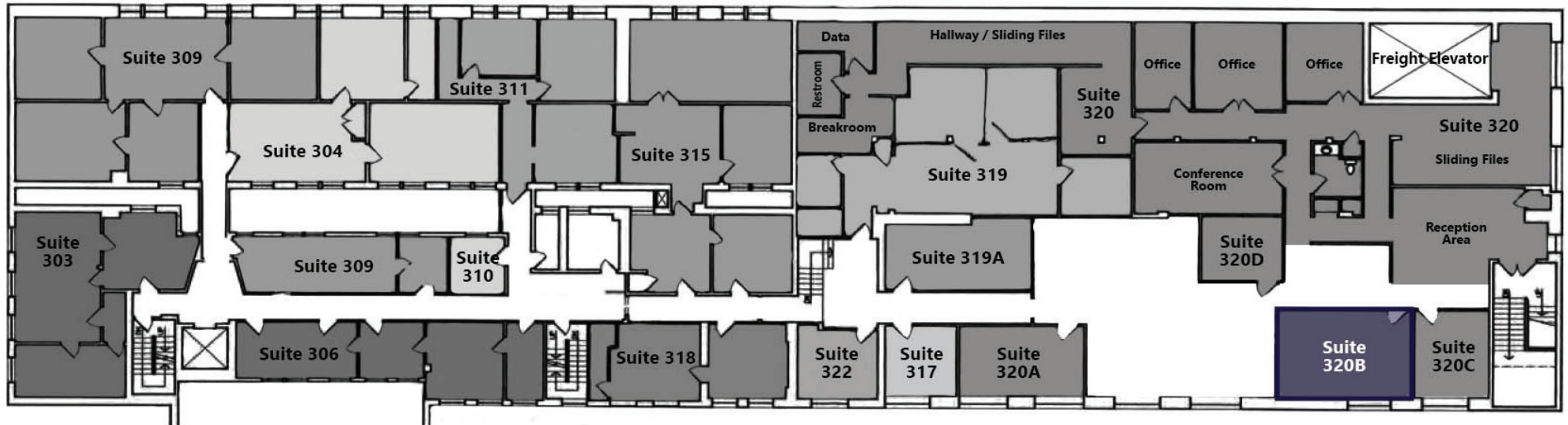


SUITE 320B | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 308 SF
- One (1) Room Suite
- Lots of Natural Light



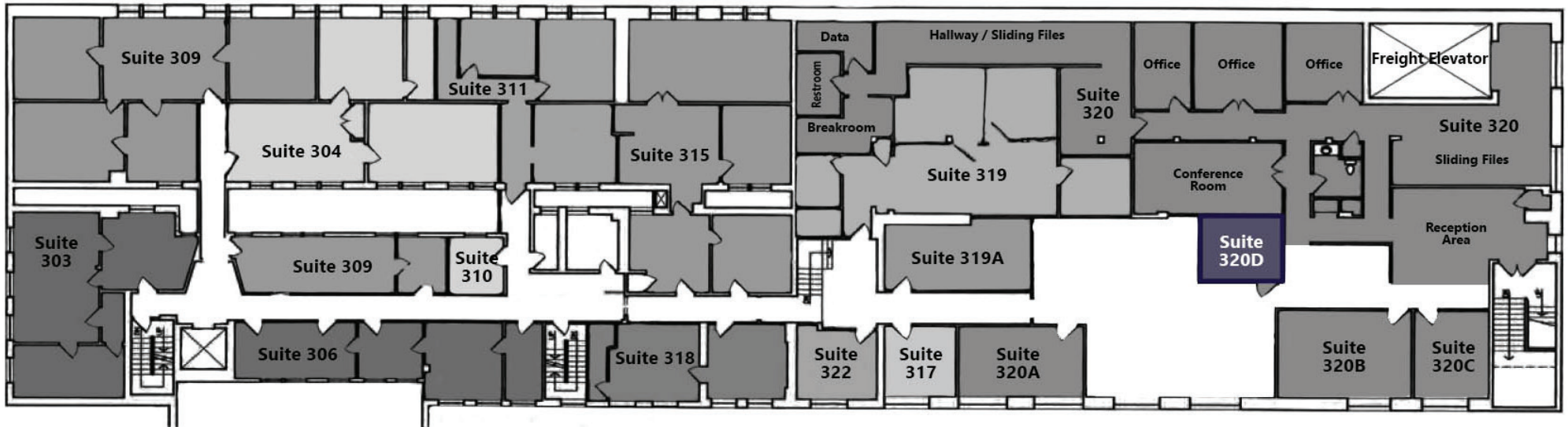
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SUITE 320D | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 134 SF
- One (1) Room Suite



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AERIAL DRONE PHOTO





AERIAL DRONE PHOTO



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