

FOR LEASE

Single room office suites on the first & second floor of the State Street Office Building in East Petersburg, PA.



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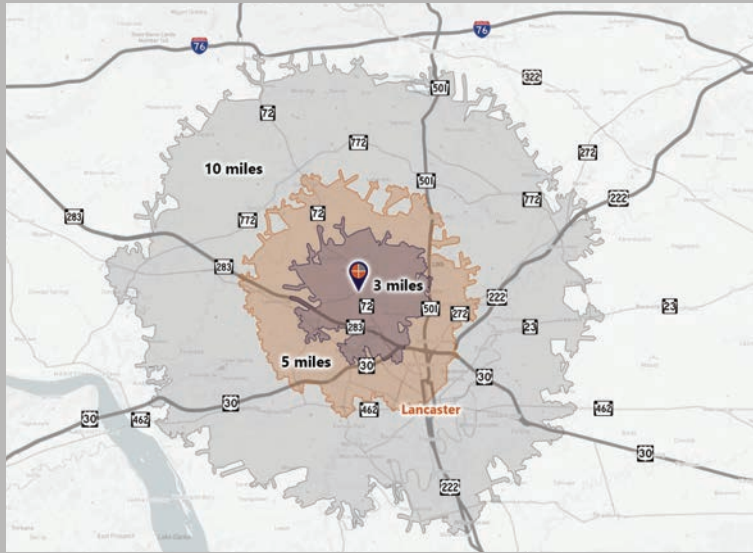


SINGLE ROOM OFFICE SUITES

DEMOGRAPHICS

2011-2017 State St. East Petersburg, PA			
Variable	3 miles	5 miles	10 miles
Travel Distance from Site			
Total Population	23,039	90,738	297,003
Population Density (Per Sq. Mile)	1,399.1	1,797.9	1,412.7
Total Daytime Population	29,726	112,316	311,123
Total Households	8,524	35,144	115,392
Per Capita Income	\$54,395	\$48,065	\$42,077
Average Household Income	\$146,495	\$122,933	\$107,749
Average Disposable Income	\$103,620	\$90,179	\$80,956
Aggregate Disposable Income	\$883,255,802	\$3,169,235,742	\$9,341,697,407
Total (SIC01-99) Businesses	1,313	4,988	11,957
Total (SIC01-99) Employees	20,155	77,118	185,693
Total (SIC01-99) Sales	\$4,489,573,951	\$12,591,385,590	\$30,833,705,661
Annual Budget Expenditures	\$1,058,968,498	\$3,706,559,472	\$10,702,802,463
Retail Goods	\$330,723,621	\$1,156,421,317	\$3,342,937,046

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

2011 State Street is a high-exposure office building positioned at the signalized corn of State St. and Main St. along Route 72. This prime location provides excellent visibility and convenient access, with both US Route 30 and Route 283 reachable in under five minutes, making it ideal for clients and employees.

The surrounding area is a well-established corridor with a healthy mix of professional offices, medical practices, financial services, retail shops, restaurants, and locally owned businesses. This blend of services supports strong daytime traffic and offers convenient amenities for tenants, such as nearby dining, banking, and errand-friendly retail. The neighborhood benefits from both local community activity and steady commuter flow, contributing to consistent exposure for businesses operating within the building.

Constructed in 1890, this historic building showcases exceptional architectural character, including custom cherry and chestnut woodwork along with stained-glass windows on the first floor. Over the years, it has been thoughtfully renovated and restored to highlight its craftsmanship.

Entry from the parking lot leads into a welcoming reception area with comfortable seating for clients. Tenants benefit from shared amenities, including a large first-floor conference room, restrooms on both floors, and a shared kitchenette on the second floor.

Currently, 2011 State Street offers single-room office suites, which are ideal for professionals seeking a well-appointed, accessible workspace within a charming setting.

PROPERTY DETAILS

- Total Building Size:..... 3,248 SF
- Lease Rate/Terms:Negotiable
- Zoning:Commercial
- Parking:.....On-Site, 12 spaces
- Year Built:..... 1890
- Heating:..... Forced Air
- Cooling:.....HVAC
- Water/Sewer:.....Public

TRAFFIC COUNTS

- State St./Route 722:..... 5,982 VPD
- Main St./Route 72: 18,505 VPD

SUITES AVAILABLE

LOCATION	SUITE #	SQ. FT.	AVAILABLE
First Floor	Suite 101	177 SF	LEASED
First Floor	Suite 102	254 SF	Jan. 1, 2026
First Floor	Suite 103	481 SF	LEASED
Second Floor	Suite 201	148 SF	LEASED
Second Floor	Suite 202	165 SF	LEASED
Second Floor	Suite 203	203 SF	LEASED
Second Floor	Suite 204	146 SF	LEASED
Second Floor	Suite 205	208 SF	LEASED

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FLOOR PLAN | FIRST FLOOR

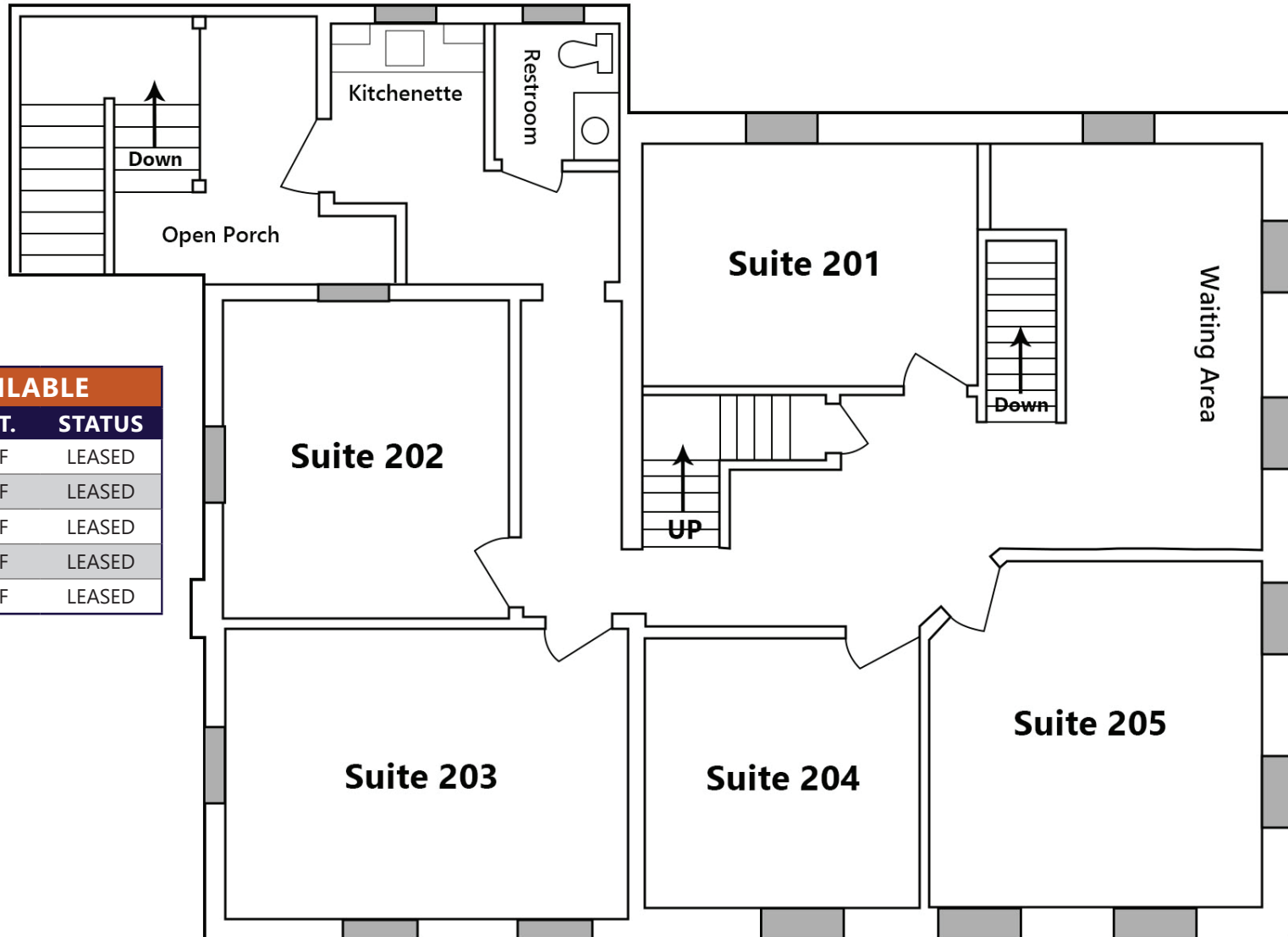


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FLOOR PLAN | SECOND FLOOR



SUITES AVAILABLE

SUITE #	SQ. FT.	STATUS
SF - Suite 201	148 SF	LEASED
SF - Suite 202	165 SF	LEASED
SF - Suite 203	203 SF	LEASED
SF - Suite 204	146 SF	LEASED
SF - Suite 205	208 SF	LEASED

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REGIONAL AREA MAP



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INTERIOR PHOTOS | FIRST FLOOR



Lobby



Lobby



Lobby



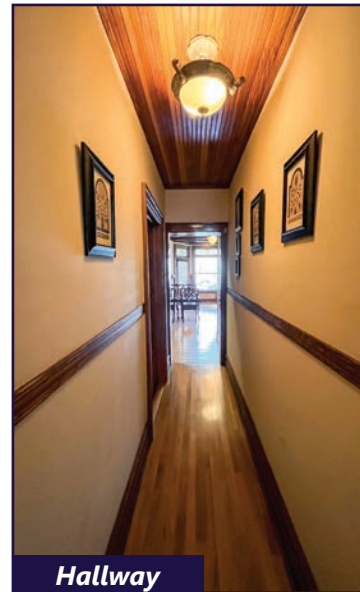
Waiting Area



Reception Desk



Hallway



Hallway



Suite 102



Suite 102



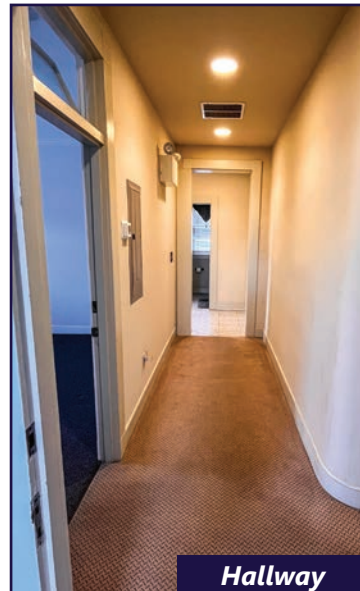
Suite 102

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INTERIOR PHOTOS | SECOND FLOOR

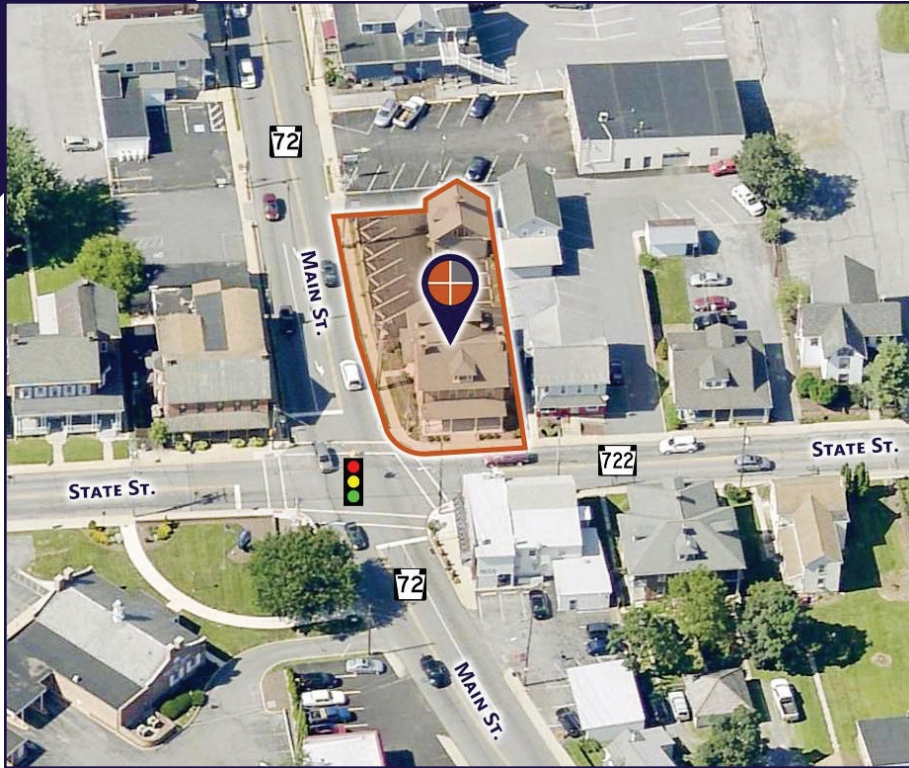


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EXTERIOR & AERIAL PHOTOS



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