

700 INDIAN SPRINGS DRIVE  
LANCASTER, PA 17601



Class A Office | Up to ±37,264 Square Feet  
**AVAILABLE FOR SUBLEASE**  
through April 30, 2028

**CBRE**





# PROPERTY OVERVIEW

Various suites are available for sublease from  $\pm 3,000$  SF up to  $\pm 37,264$  SF. A variety of build out solutions are available, including cubicles, private offices, open areas and breakrooms.



## Ideal Location

Lancaster County is located in Central Pennsylvania and only **1.7 miles away from Route 30**. The property offers ample employee car parking.



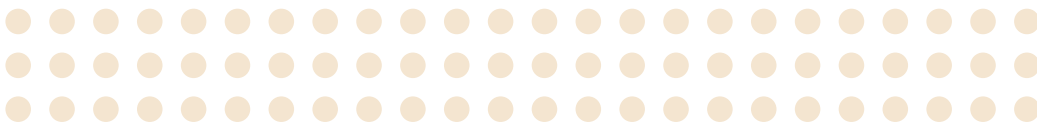
## Available Suites

**1st Floor:**  $\pm 11,381$  SF  
**2nd Floor:**  $\pm 13,876$  SF  
**3rd Floor:**  $\pm 6,763$  SF  
**Lower Level:**  $\pm 5,244$  SF



## Excellent Labor

There are a total of **283,735** employees within a 30-minute drive time radius of the building.



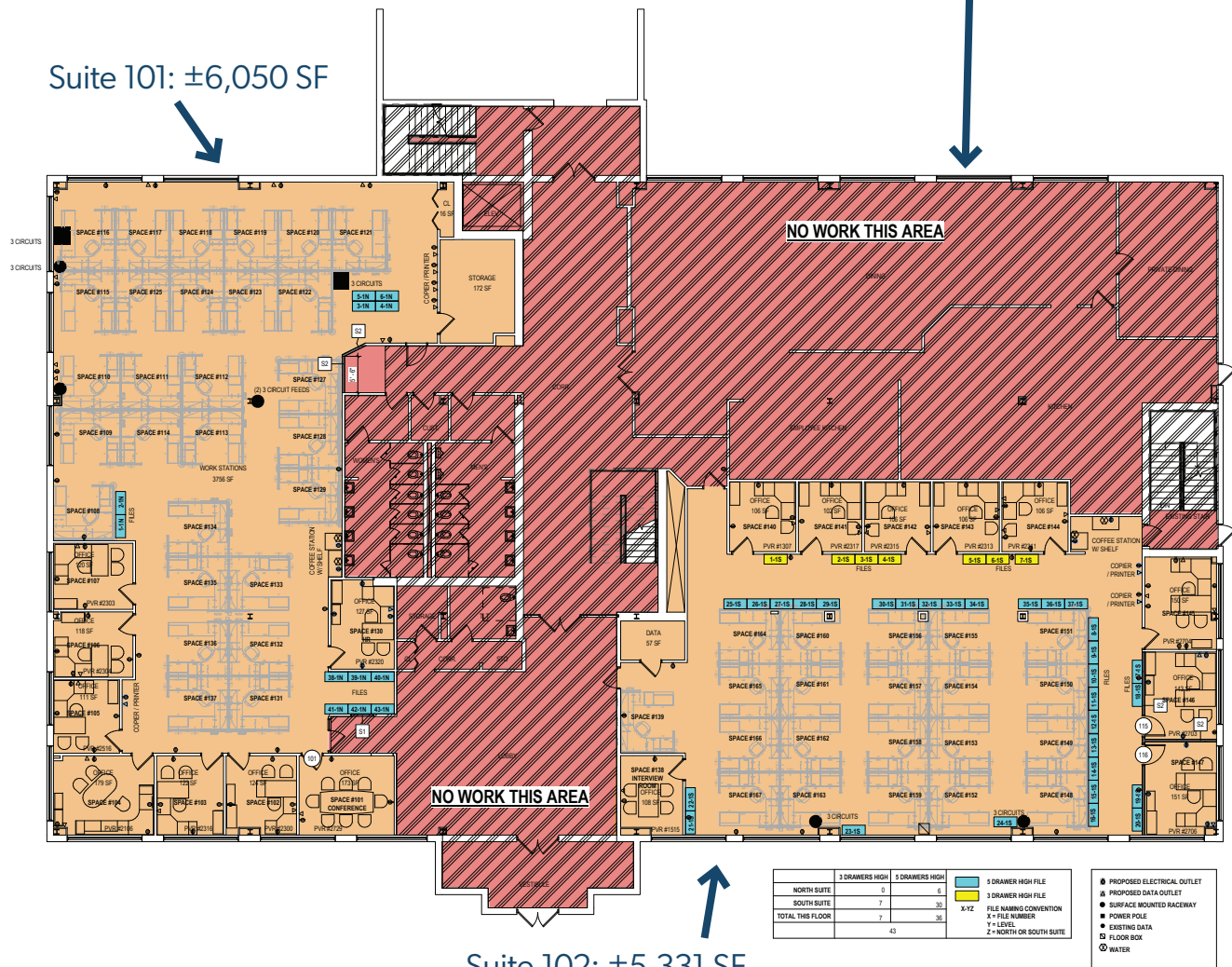
# FLOOR PLAN

## 1st Floor

±11,381 SF Available (Divisible)

Cafeteria located on the 1st Floor (2,169 SF)

Suite 101: ±6,050 SF



Suite 102: ±5,331 SF

NO WORK AREA AVAILABLE

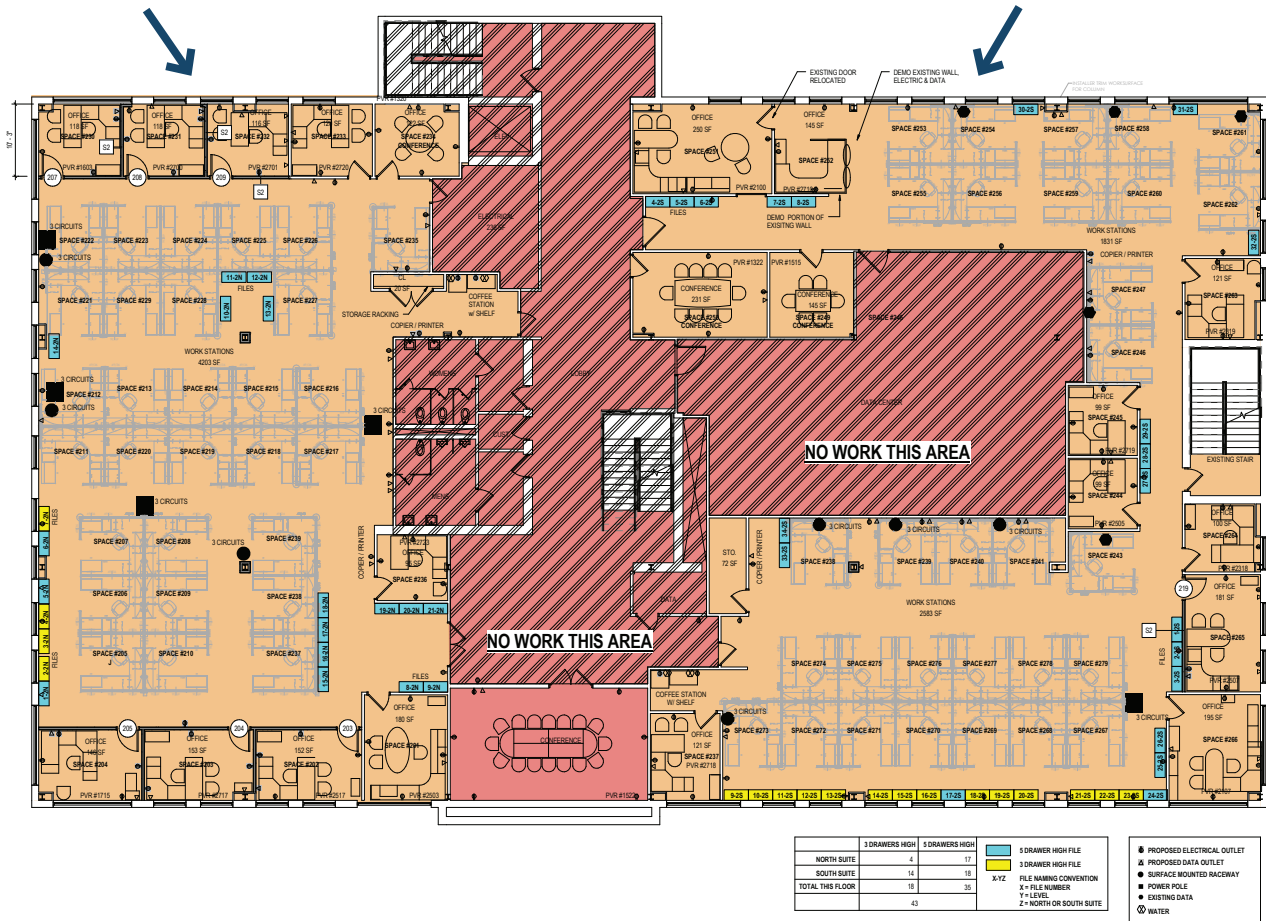
# FLOOR PLAN

## 2nd Floor

±13,876 SF Available (Divisible)

Suite 201 & 202: ±7,370 SF

Suite 203 & 204: ±6,506 SF



NO WORK AREA AVAILABLE

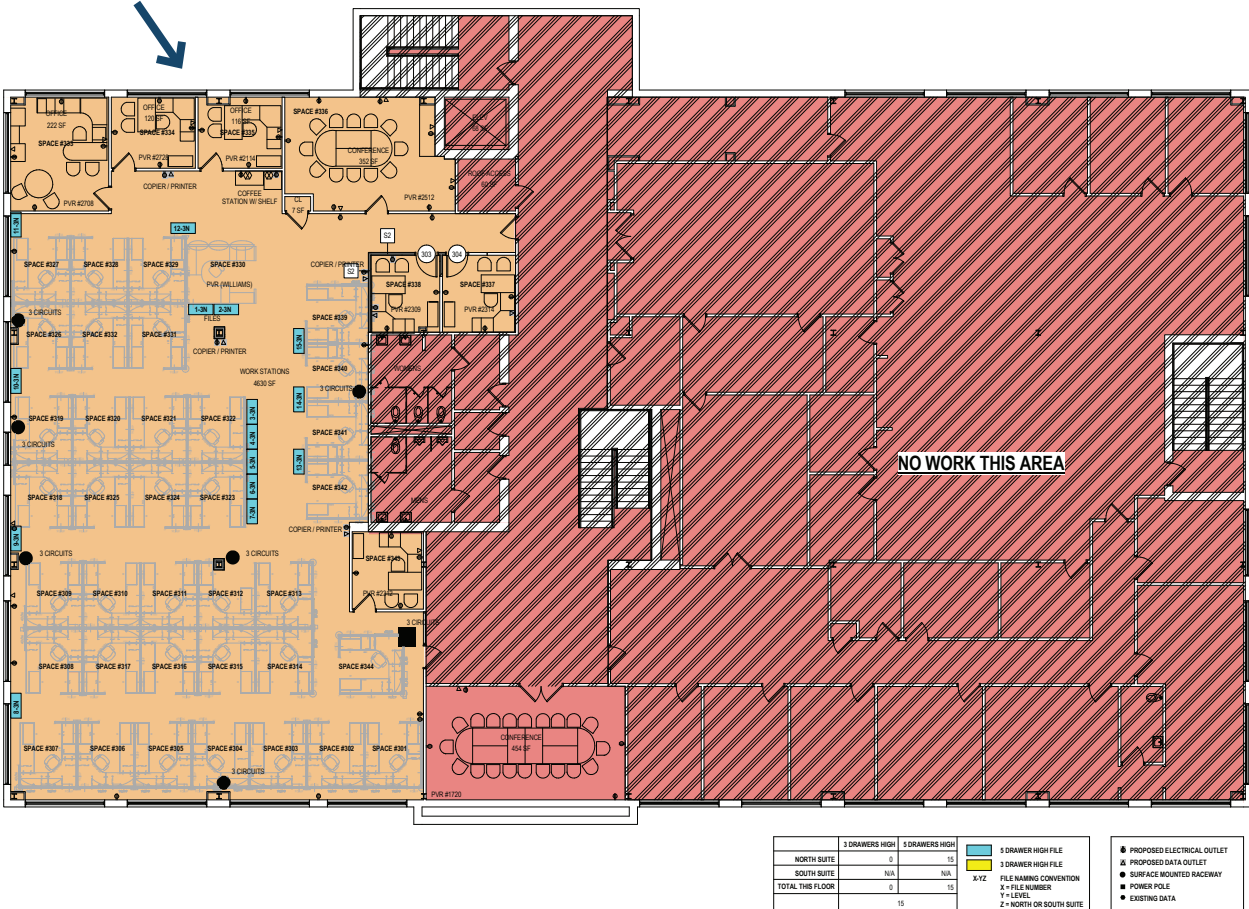


# FLOOR PLAN

## 3rd Floor

±6,763 SF Available (Divisible)

Suite 302 & 304: ±6,763 SF

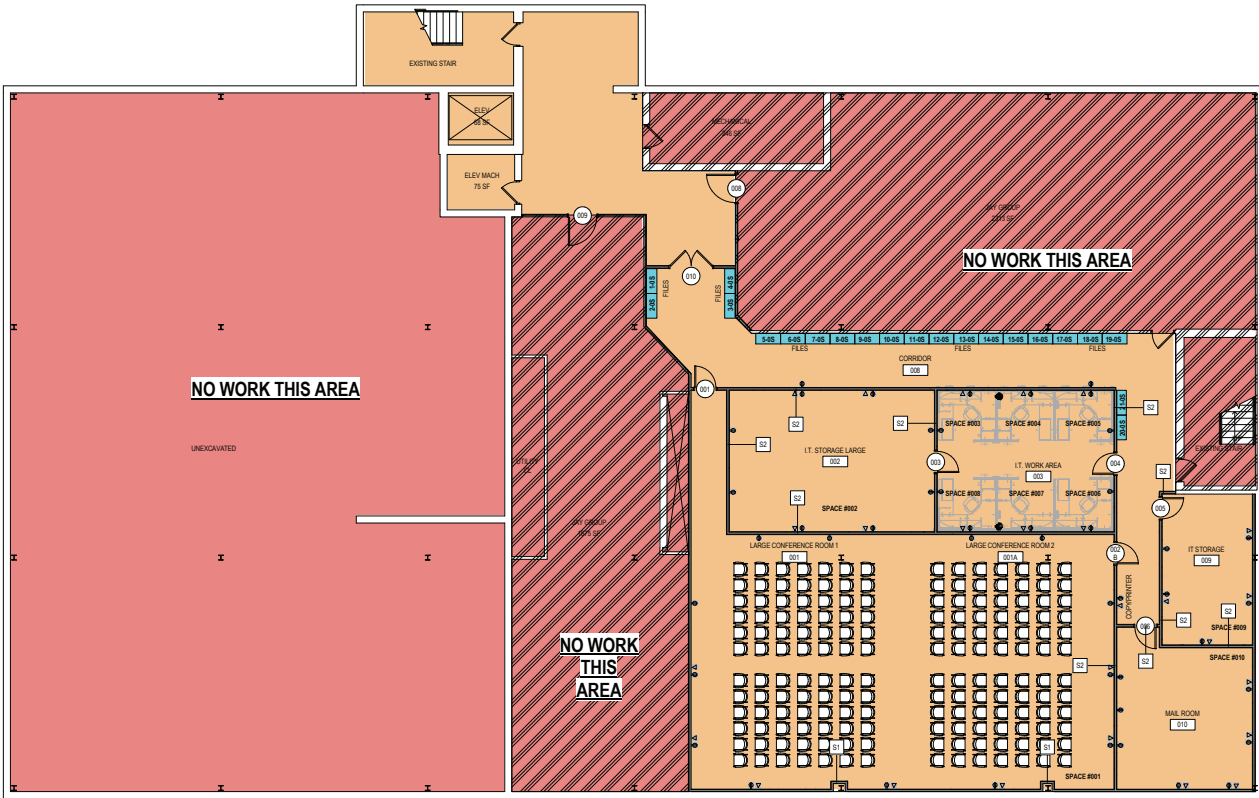


NO WORK AREA AVAILABLE

# FLOOR PLAN

## Lower Level

±5,244 SF Available

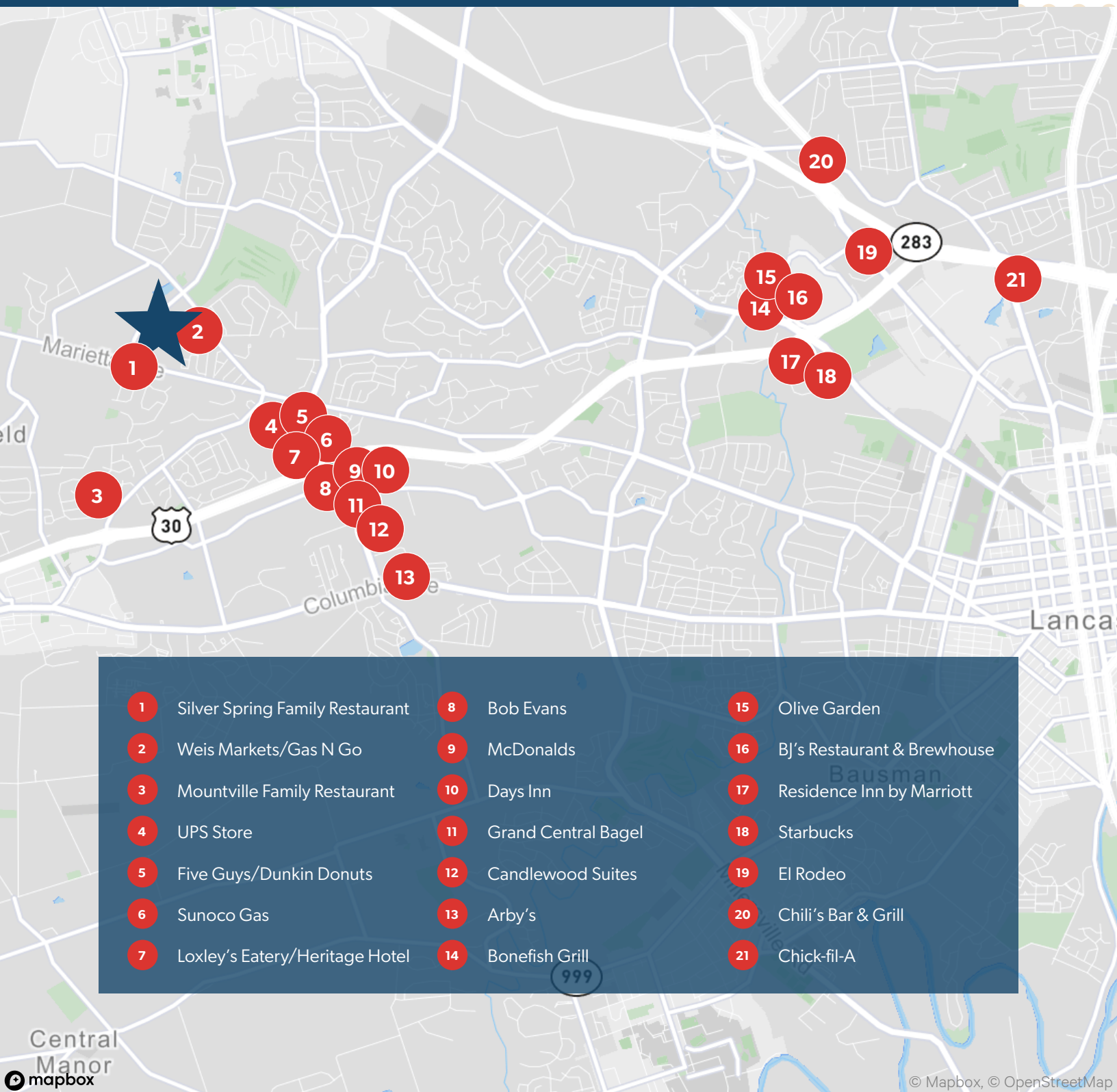


	3 DRAWERS HIGH	5 DRAWERS HIGH	5 DRAWER HIGH FILE	● PROPOSED ELECTRICAL OUTLET
NORTH SUITE	N/A	N/A	●	● PROPOSED DATA OUTLET
SOUTH SUITE	0	21	●	● SURFACE MOUNTED RACEWAY
TOTAL THIS FLOOR	0	21	●	● POWER POLE
			●	● EXISTING DATA

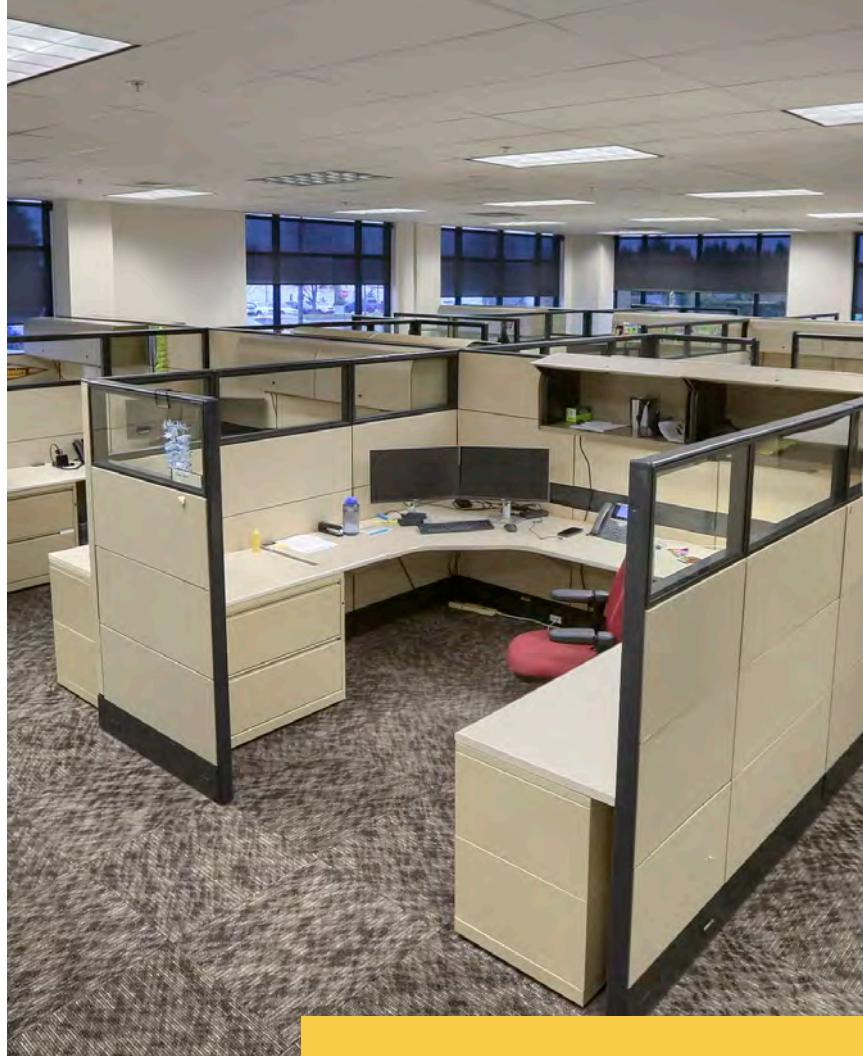
NO WORK AREA AVAILABLE

# AMENITY MAP

Located in the heart of Lancaster, 700 Indian Springs Drive offers a variety of amenities.













# AREA DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
<b>HOUSEHOLD INCOME</b>			
Median Household Income	\$81,716	\$77,646	\$78,457
<b>EDUCATION INFORMATION (population over 25)</b>			
Master's/Doctorate Degree	14.6%	13.9%	12.6%
Bachelor's Degree	25.6%	23.7%	22.0%

## Traffic Counts

**9,900 VPD**

Marietta Avenue

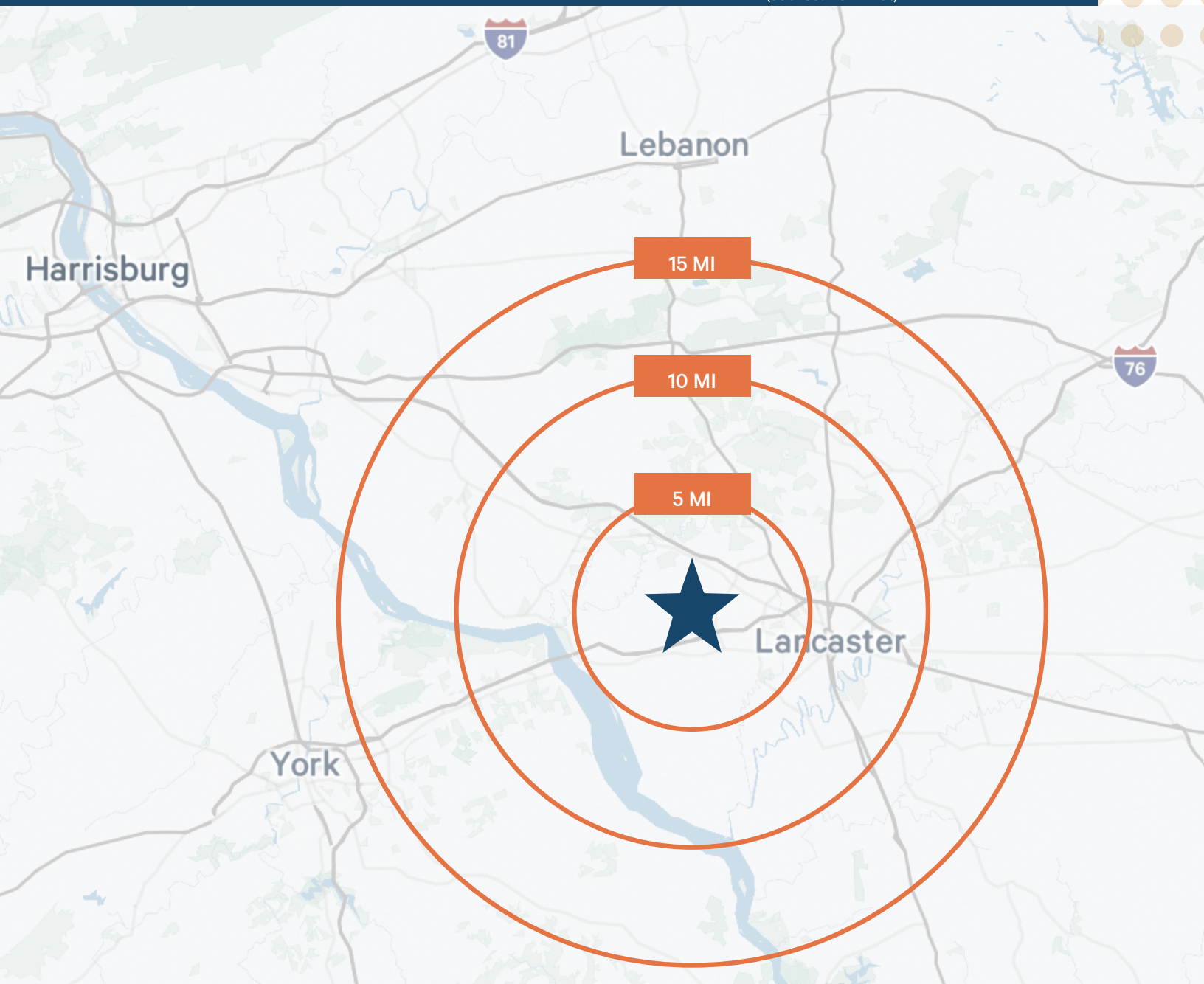
**6,500 VPD**

Church Street

**13,000 VPD**

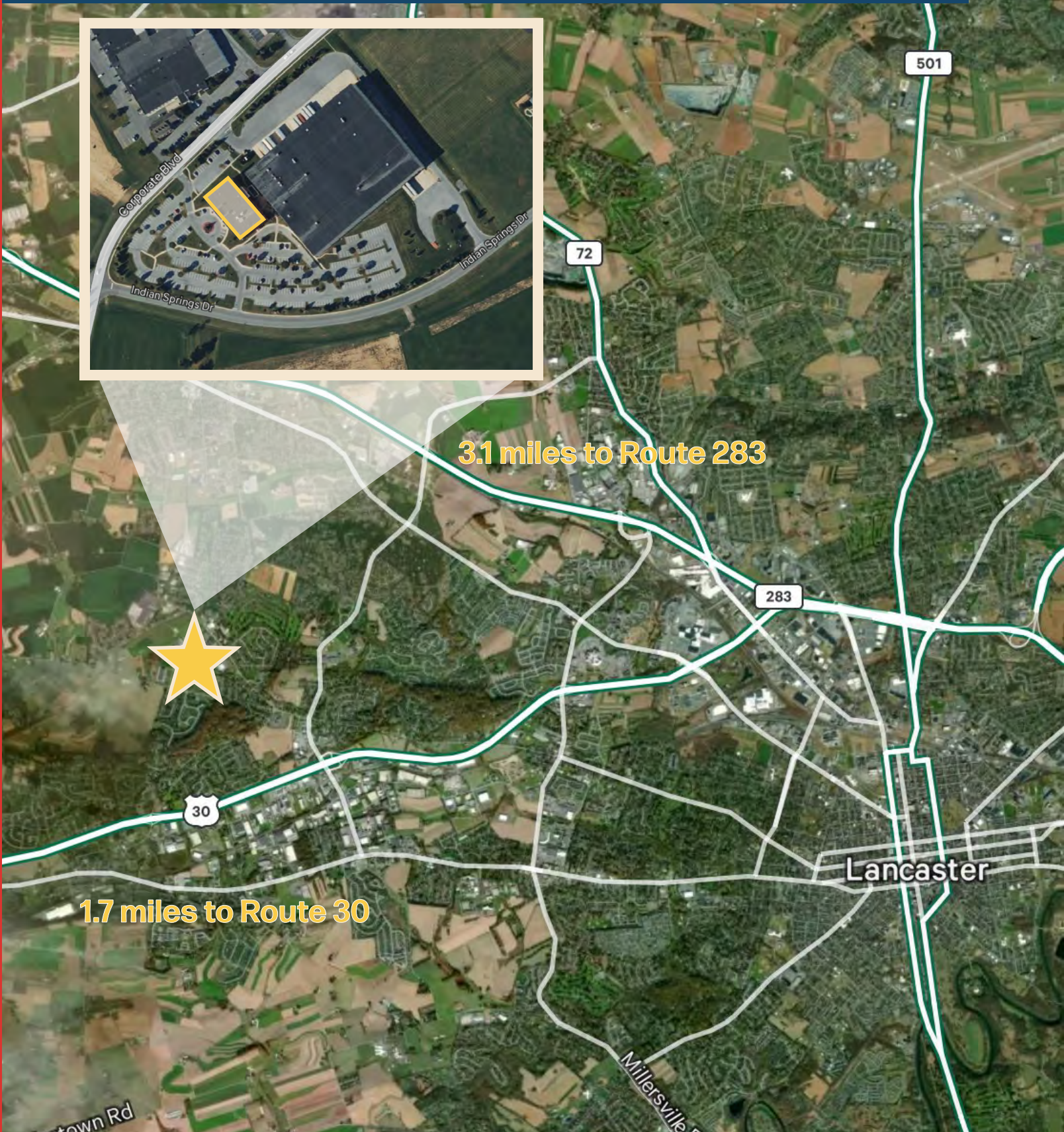
Centerville Road

(source: PennDot)





# ACCESS MAP





**700 INDIAN SPRINGS DRIVE**

**LANCASTER, PA 17601**



## CONTACTS

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