

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

<b>1st Floor:</b>	$\pm 11,381$ SF
<b>2nd Floor:</b>	$\pm 13,876$ SF
<b>3rd Floor:</b>	$\pm 6,763$ SF
<b>Lower Lever:</b>	$\pm 5,244$ SF



## Excellent Labor

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



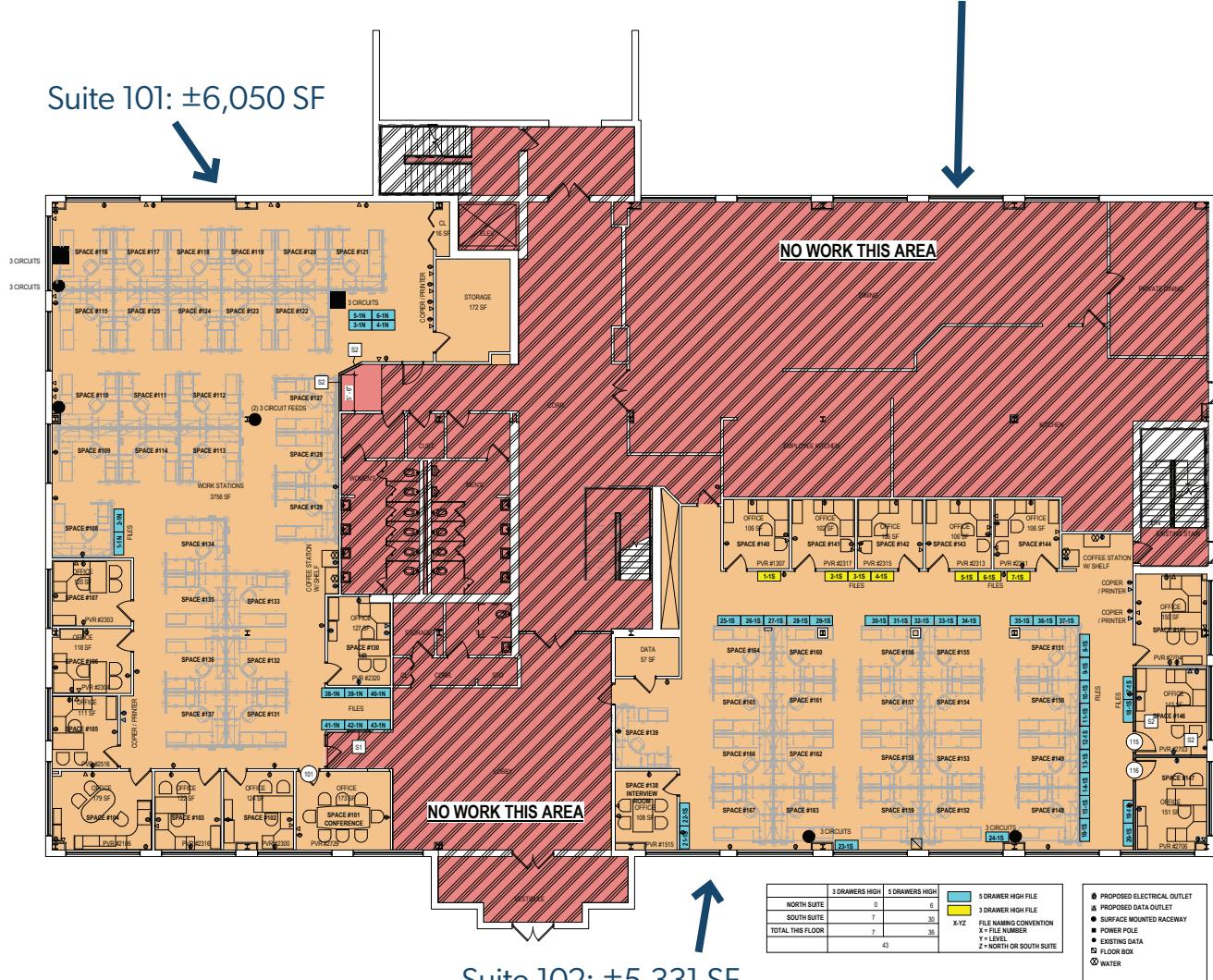
# FLOOR PLAN

# 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

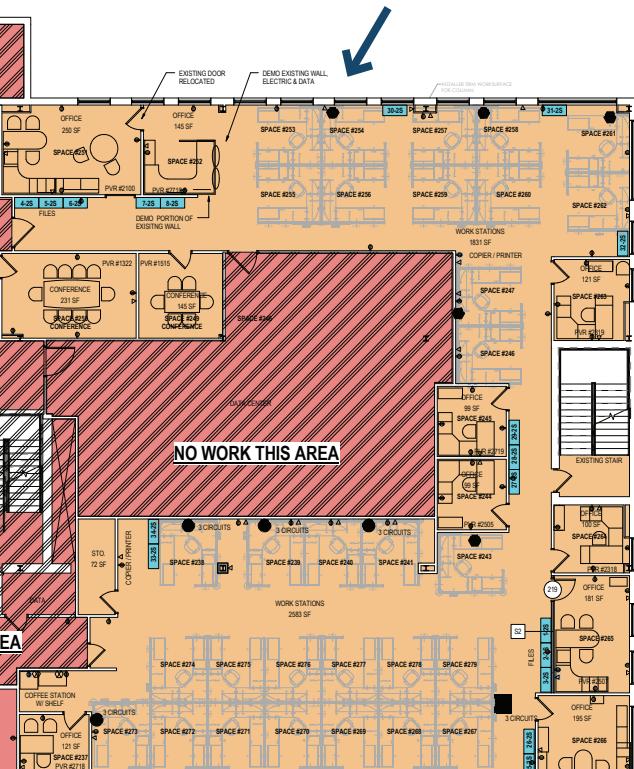
## 2nd Floor

±13,876 SF Available (Divisible)

Suite 201 & 202: ±7,370 SF



Suite 203 & 204: ±6,506 SF



	3 DRAWERS HIGH	5 DRAWERS HIGH
NORTH SUITE	4	17
SOUTH SUITE	14	18
TOTAL THIS FLOOR	18	35

● PROPOSED ELECTRICAL OUTLET
▲ PROPOSED DATA OUTLET
■ SURFACE MOUNTED RACEWAY
■ POWER POLE
■ EXISTING DATA
○ WATER

NO WORK AREA  AVAILABLE

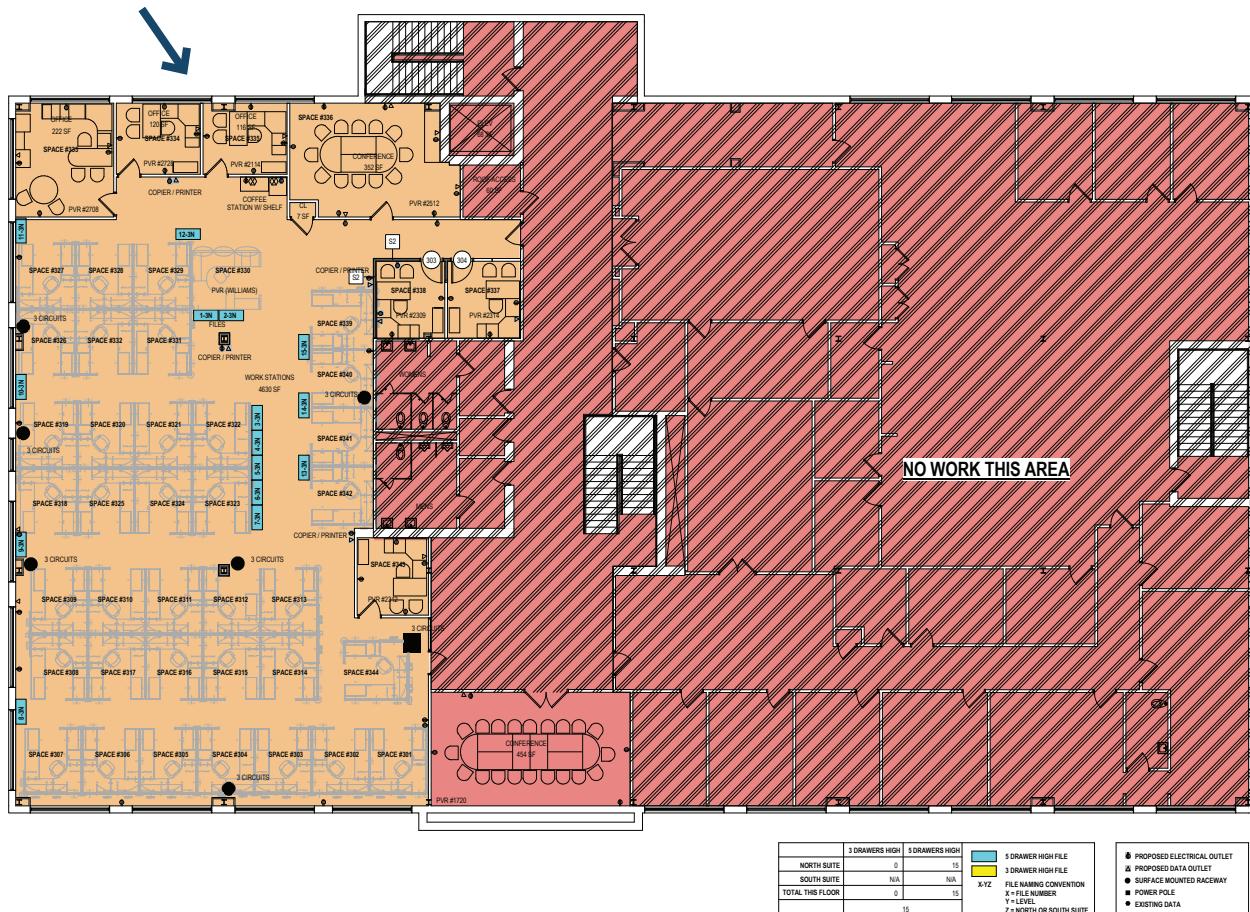


# FLOOR PLAN

## 3rd Floor

±6,763 SF Available (Divisible)

Suite 302 & 304: ±6,763 SF



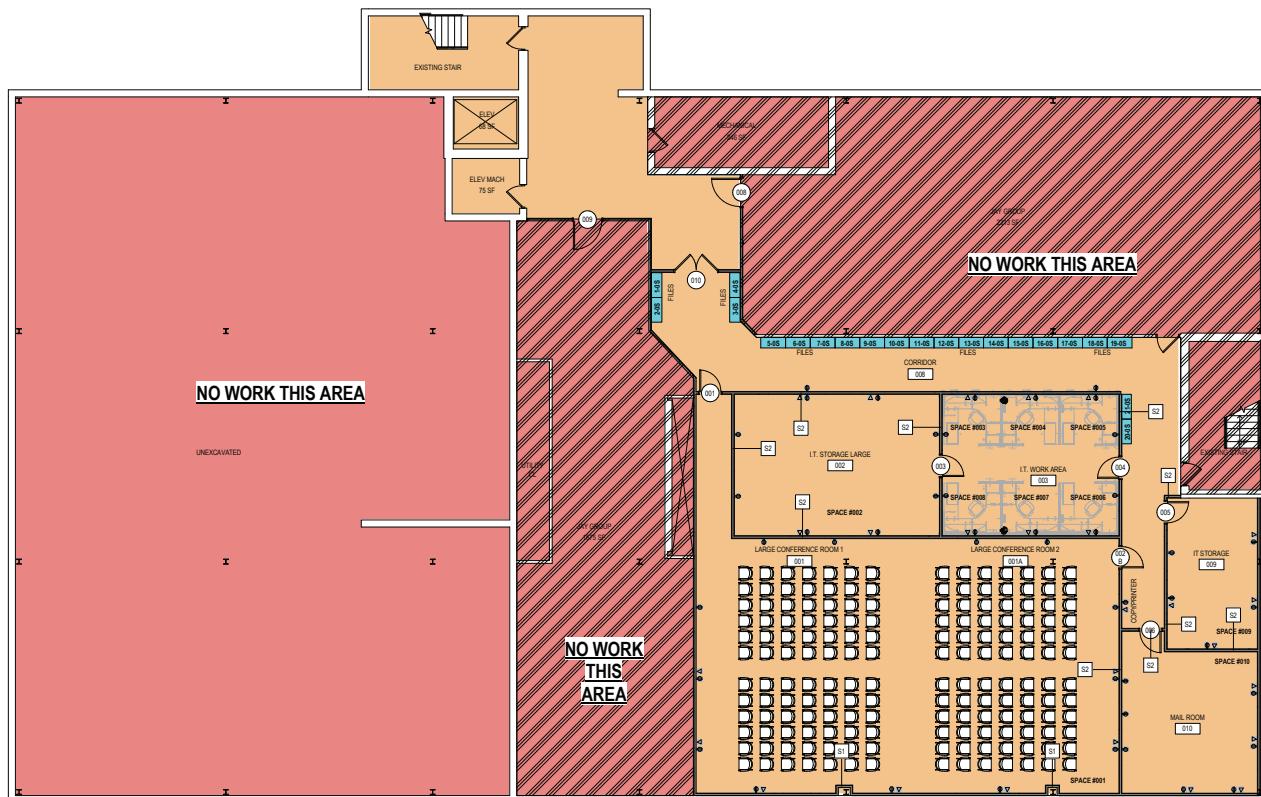
■ NO WORK AREA   ■ AVAILABLE



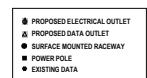
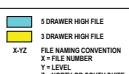
# FLOOR PLAN

## Lower Level

±5,244 SF Available



	3 DRAWERS HIGH	5 DRAWERS HIGH	
NORTH SUITE	N/A	N/A	
SOUTH SUITE	0	21	
TOTAL THIS FLOOR	0	21	
			21

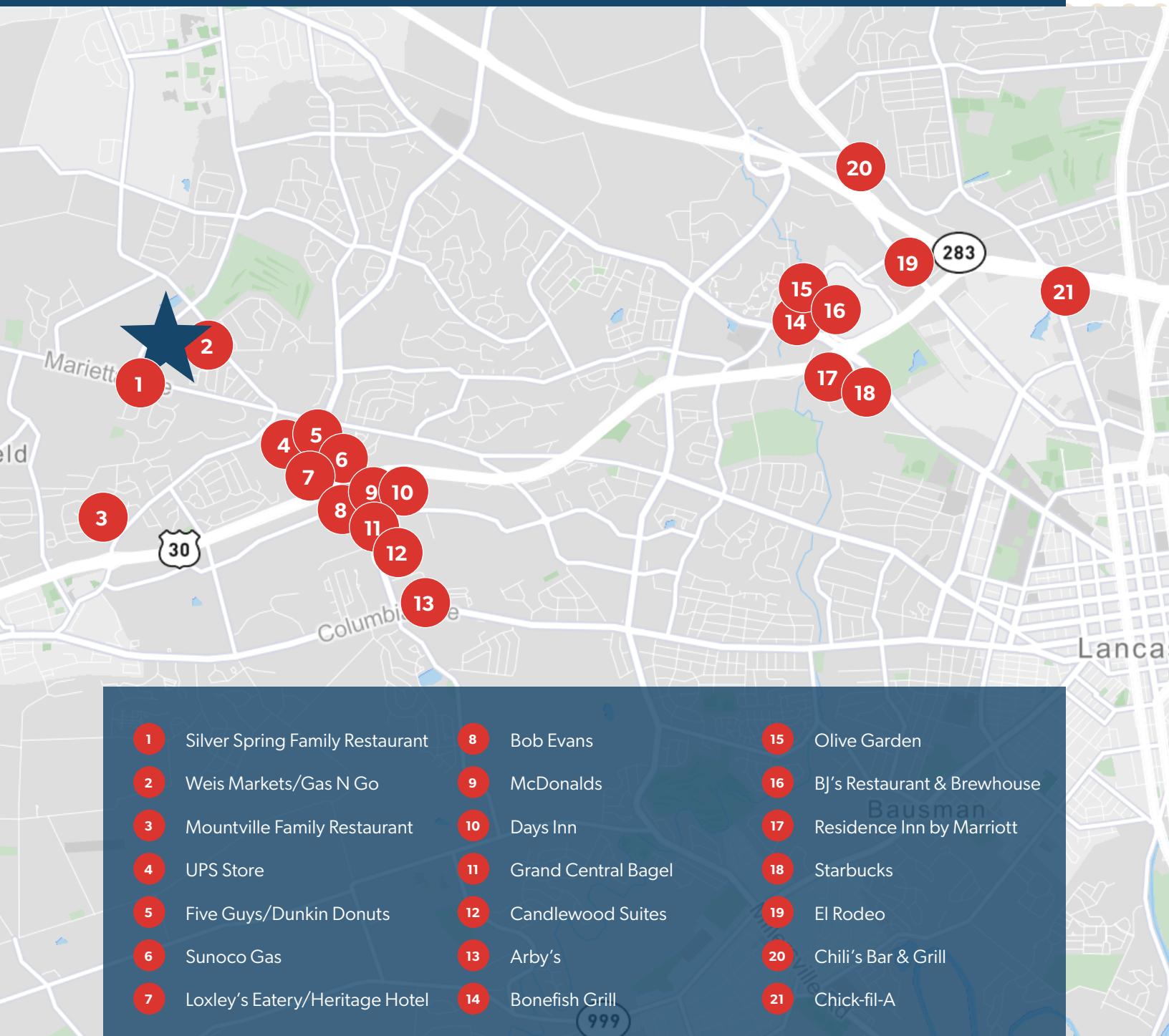


■ NO WORK AREA   ■ AVAILABLE



# 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

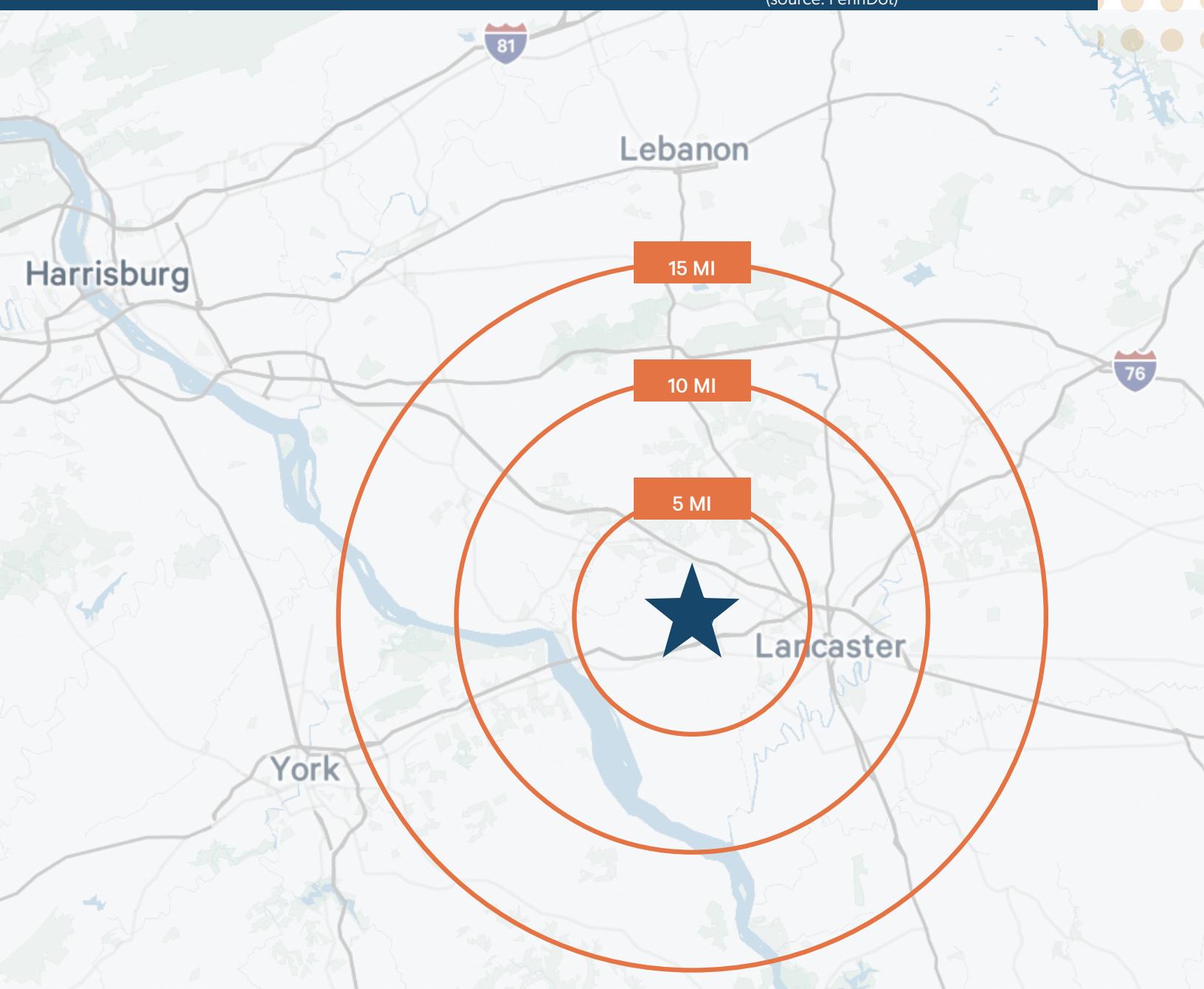
**6,500 VPD**

Church Street

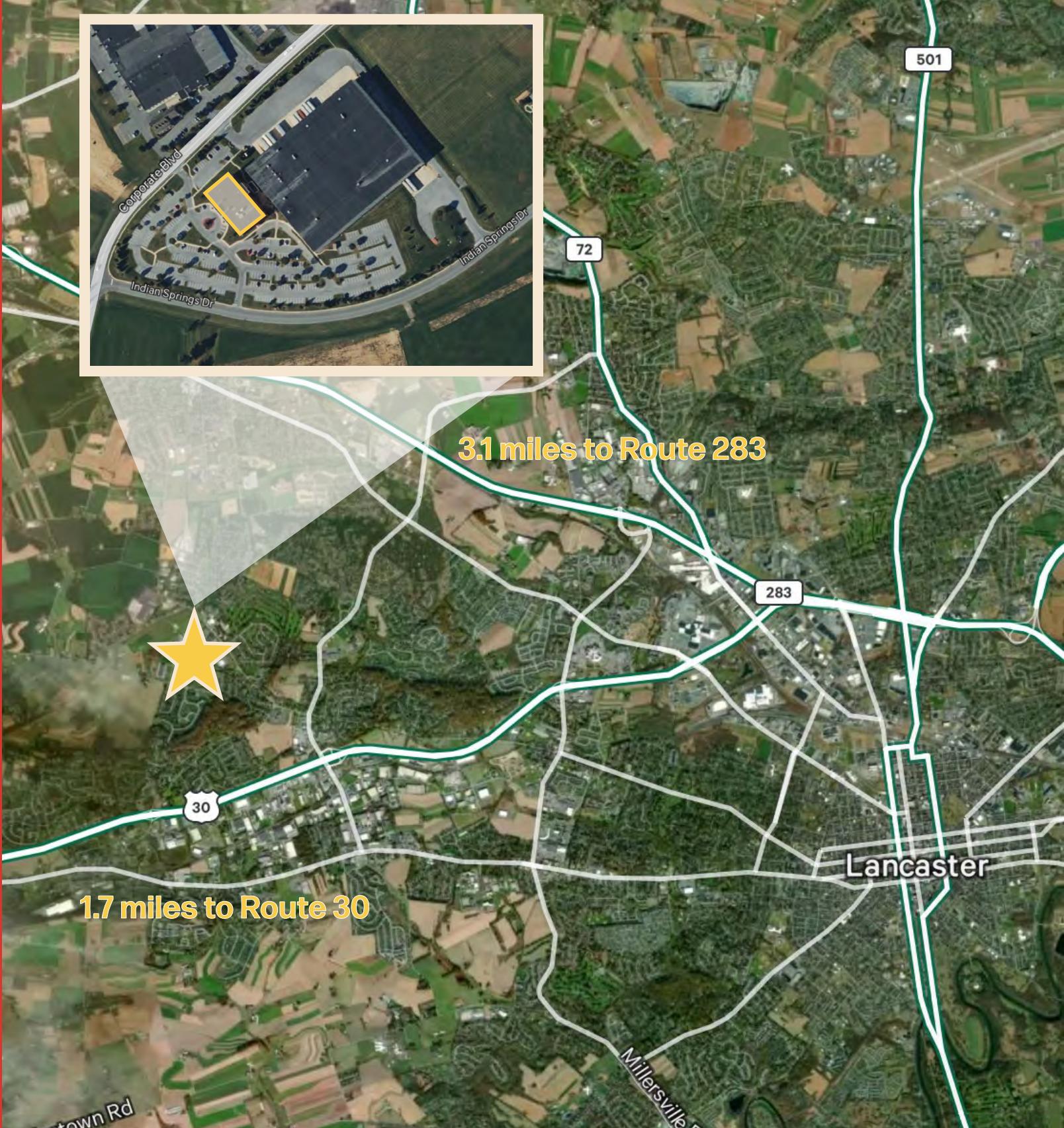
**13,000 VPD**

Centerville Road

(source: PennDot)



# ACCESS MAP



# 700 INDIAN SPRINGS DRIVE

LANCASTER, PA 17601



## CONTACTS

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