

FOR SALE/LEASE

Medical Office Condo

1600 Sixth Ave, Suite 102 | York, PA 17403

Available SF: 1,710

Zoning: Industrial Park (IP)

Spring Garden Township

York County

\$279,000 – SALE PRICE

\$16.25/SF NNN – LEASE RATE



PROPERTY HIGHLIGHTS

- ✓ Medical office with waiting area, three (3) exam rooms, two (2) offices, support office and its own ADA restroom
- ✓ Suite is part of a 67,000+ SF office condominium complex known as Sixth Avenue Professional Center
- ✓ The building includes a mix of medical and non-medical uses
- ✓ Secure entrances with intercoms
- ✓ Common area restrooms and family waiting areas.
- ✓ Fully ADA compliant
- ✓ Ample parking

CONTACT

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717.850.0853

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PROPERTY INFORMATION

Acreage	0.03
Number of Stories	1
Year Built	2005
Roof Construction	Flat, Rubber
Heat Type & Fuel	Heat Pump, Electric
Air Conditioning	Central Air Conditioning
Floor Construction	Raised Floor System
Ceiling Height	7'6" – 8'
Sprinkler System	Wet
Parking	228 On-Site
Elevators	None

GENERAL INFORMATION

Parcel ID	67-48-000-12-0001-00-C001E
Availability	Settlement/Lease Commencement
Sewer	Public – Included in Condo Fee
Water	Public– included in Condo Fee
Gas	None
Electric	Met-Ed

LOCATION DESCRIPTION

Sixth Avenue Professional Center is centrally located in York County, between exits 18 & 19 of I-83, just 0.6 miles from East Market Street (Rt. 462) and 1.4 miles from Mt. Rose Avenue (Rt. 124), with convenient access to the Greater York area via Route 30 and I-83.

NOTES

Currently configured as a medical office with waiting area, three (3) exam rooms, two (2) offices, support office and its own ADA restroom. This nicely finished condo is part of a Class A office complex, Sixth Avenue Professional Center. The Building includes a mix of medical and non-medical uses.

The suite is located in a 67,000+ SF office condominium complex, which features a raised floor system, patient drop off area, secure entrances with intercom system, and common area restrooms and family waiting areas. Site is fully ADA compliant with ample parking.

EXPENSE RESPONSIBILITY

OE (includes Condo Fee)	\$4.75 / SF
Electric	Tenant
Water	Tenant – OE
Sewer	Tenant - OE
Refuse	Tenant - OE
Janitorial	Tenant
HVAC Maint.	Tenant - OE
Repairs Int.	Tenant - OE
Repairs Ext.	Tenant - OE
Roof/Structure	Tenant - OE
Lawn/Snow	Tenant - OE
Parking Maint.	Tenant - OE
Sprinkler Maint.	Tenant - OE
Contents/Liability Ins.	Tenant
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE



Photos – Suite 102 Interior

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Photos – Exterior

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ROCK
COMMERCIAL REAL ESTATE

DIRECTORY

- 101 Surinder Vohra, M. D.
- 102
- 103 Natural Health & Homeopathy
Imagine Pelvic Health
Naturally Pure Aesthetics
Heist Counseling
WholeSoul Wellness
- 104 Sandler Training / Staub & Associates, LLC
- 105 UPMC Specialty Care
UPMC York ENT
- 106 Cardiovascular Specialists
Advanced Wound Care Specialists
- 108 Wellspan Restorative Pain Program
- 109 Red Lion Dental
General and Cosmetic Dentistry
- 110 U.S. Digestive Health
- 111
- 112 Pennsylvania Retina Specialists, PC
- 113 Keystone Eye Care
Zodiac Optical
- 114 UPMC Specialty Care
UPMC Central PA Weight Management Center
UPMC Surgical Specialists of Lancaster
UPMC Children's Specialty Services
- 116A
- 116B Racheal Home Health Care, Inc.
- 117 Body by Barker
- 119B Mid Atlantic Cornea Consultants



Photos – Common Area

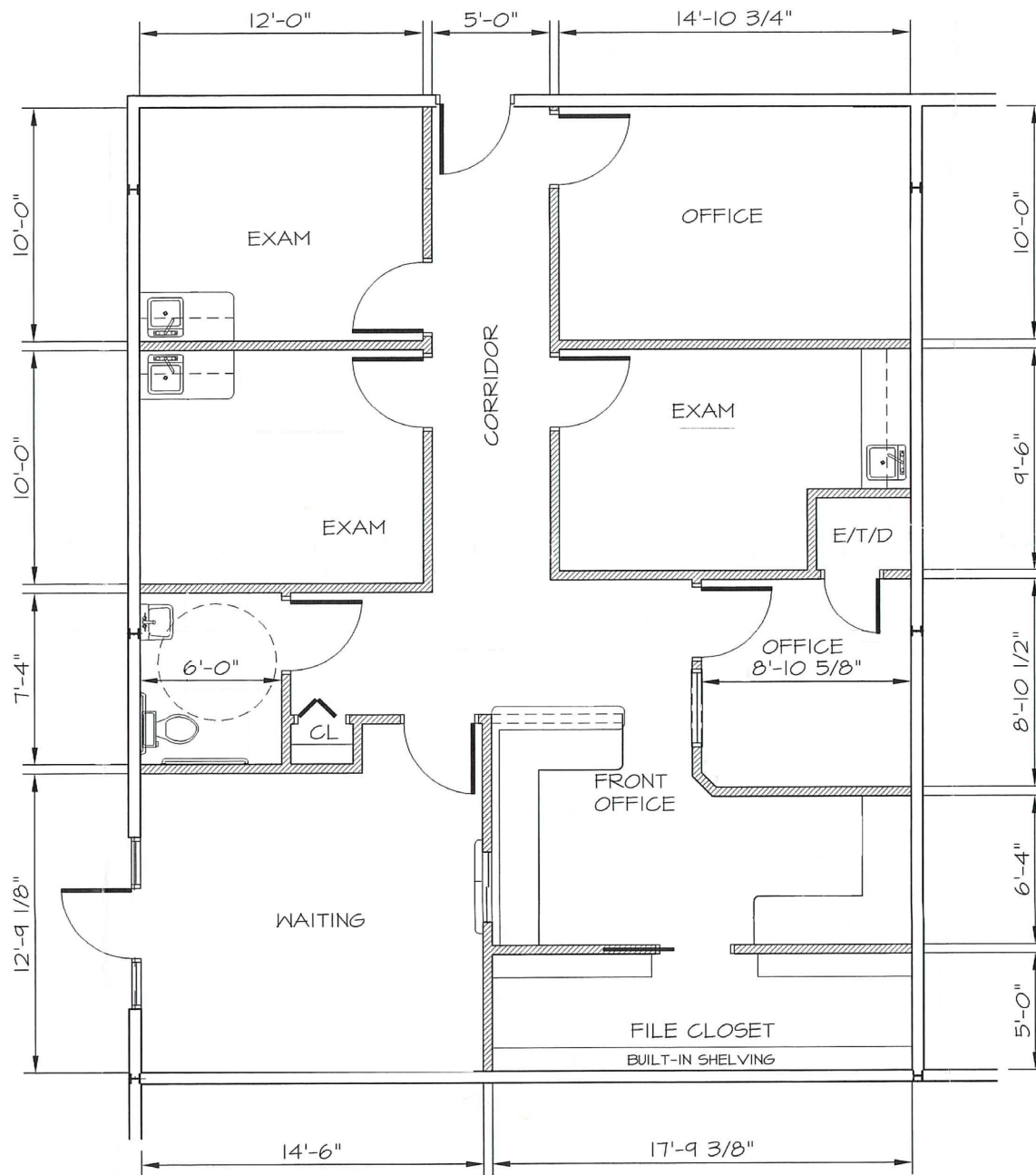
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Floor Plan – Suite 102

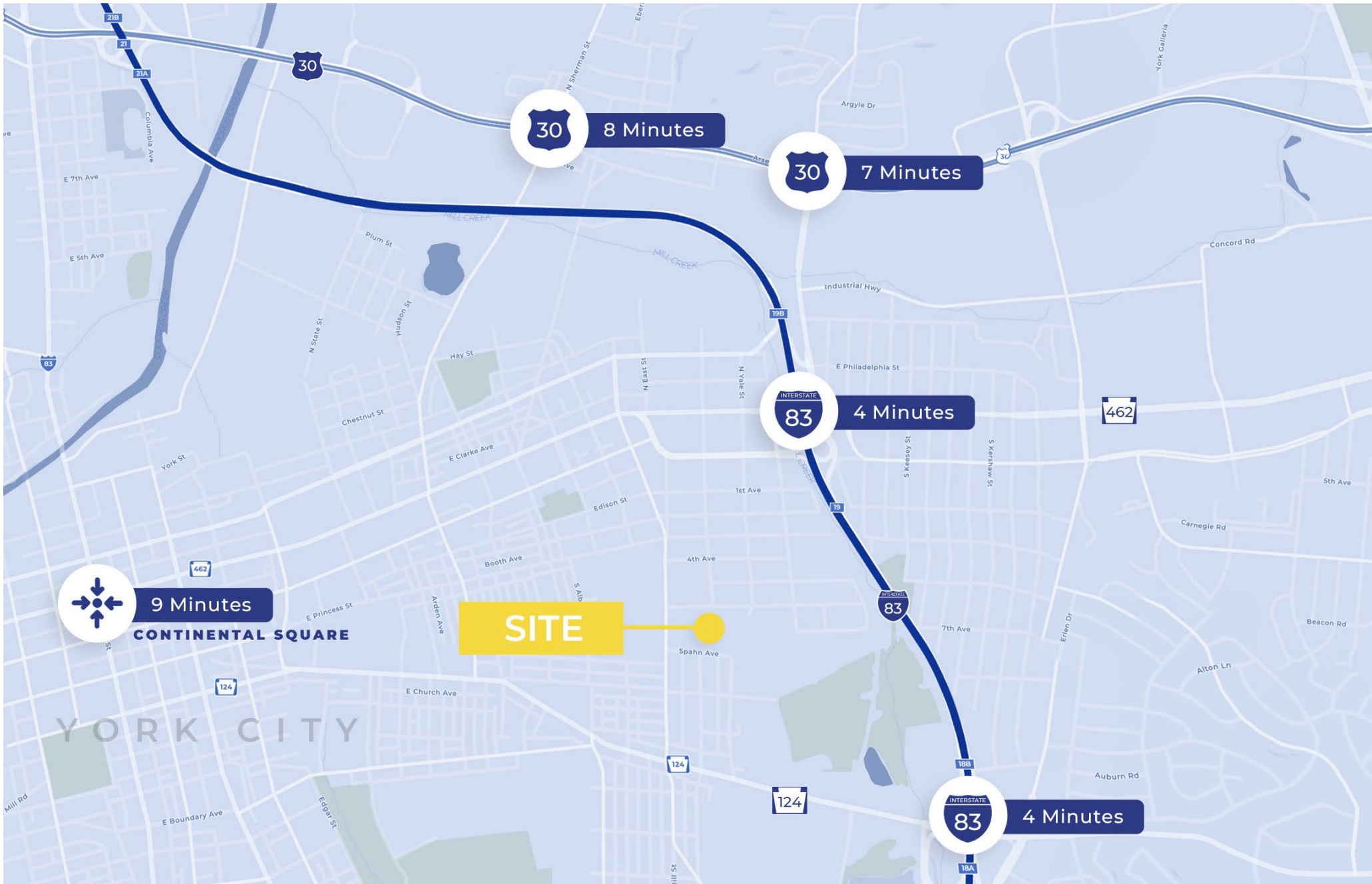
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Location Aerial

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