

FOR SALE

INVESTMENT | Class A Professional Office

2870 Eastern Blvd | York, PA 17402

Currently Occupied by Specialized Education of Pennsylvania, Inc. (SESI)

\$4,385,000



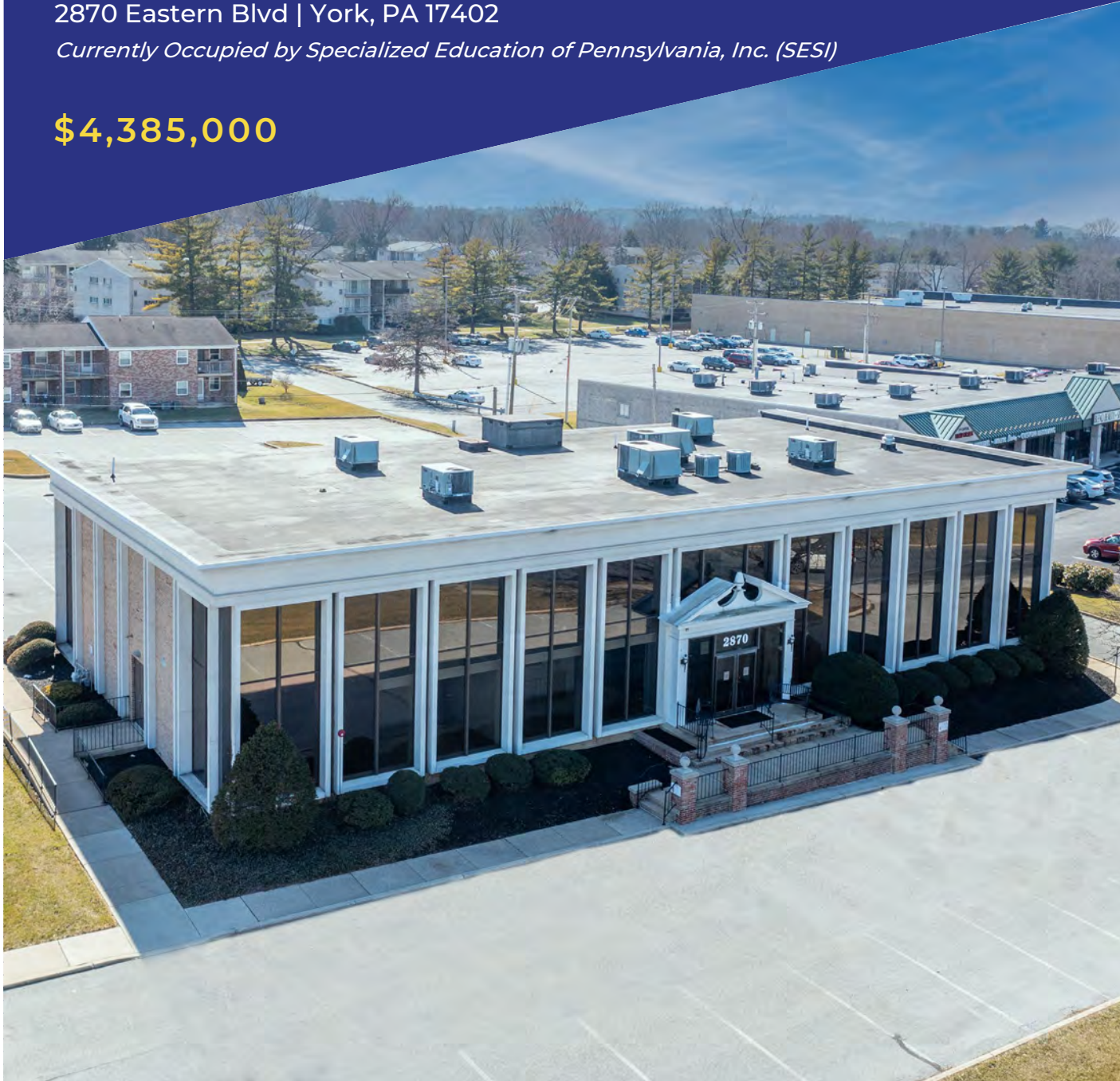
PROPERTY HIGHLIGHTS

- ✓ Credit tenant – recently commenced 10-year lease
- ✓ 7.3% CAP rate
- ✓ \$319,149 NOI
- ✓ Annual rent increases of 2.5%
- ✓ Renovated turnkey in August 2025
- ✓ East York near York's retail hub
- ✓ Corner property with high visibility
- ✓ Easy access to all major Highways (I-83, Rt 30, Rt 462, & Rt 24)
- ✓ Abundance of parking (4½ per 1,000 SF)
- ✓ Lower level partially leased to church for \$32K/year

CONTACT

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Executive Summary



FOR SALE – Class A Professional Office Investment
2870 Eastern Blvd, York, PA 17402
Offered by ROCK Commercial Real Estate

THE PROPERTY

The property at 2870 Eastern Boulevard in York, Pennsylvania, is a Class A professional office building being offered for sale at \$4,385,000. Specialized Education of Pennsylvania, Inc. (SESI), a credit tenant backed by national education services provider FullBloom, is the anchor tenant leasing both levels above grade. SESI recently signed a 10-year lease that includes annual rent escalations of 2.5%, ensuring consistent cash flow and long-term stability for investors. The building, which totals 19,800 square feet across two floors and a finished lower level with elevator access, was originally built in 1972 and is fully renovated as a turnkey property. Situated on 1.42 acres with 89 parking spaces, the property benefits from high visibility on the corner of Eastern Boulevard and Cortleigh Drive and offers convenient access to major highways, including I-83, Route 30, Route 462, and Route 24.

THE FINANCIALS

Financially, the investment generates a net operating income of \$319,149 with a 7.3% capitalization rate, supported by \$427,686 in gross operating income and \$108,537 in operating expenses. The tenant, SESI, is a Philadelphia-based organization providing specialized and alternative education programs for K–12 students, with \$52.3 million in annual revenue and more than 450 employees. Its parent company, FullBloom, is a national leader in education and behavioral health services with \$1.2 billion in annual revenue and a workforce of over 5,000.

THE MARKET

Market conditions in York County further enhance the investment case. As of Q2 2025, office vacancy rates remain low at 2.7%, indicating strong demand and stability in the Class A office segment, despite recent softening and modest negative absorption. Taken together, this opportunity offers buyers a stabilized, modernized office property with a long-term national tenant, reliable income, built-in rent growth, and strategic positioning in a growing suburban market.

Property Information



PROPERTY INFORMATION

Gross SF	19,800
Acreage	1.42
Zoning	Office
Township	Springettsbury
County	York
Number of Stories	2 + Lower Level
Year Built	1972
Roof Construction	Flat
Heat Type & Fuel	Gas - FHA
Air Conditioning	Central Air Conditioning
Floor Construction	Concrete
Ceiling Height	9'
Sprinkler System	None
Parking	89 On-Site
Elevators	1 Passenger
Power	3 Phase, 800 Amp

PRO FORMA

INCOME	
Potential Rental Income	\$390,186
(Rent losses due to vacancy)	(\$28,050)
Effective Rental Income	\$362,136
Other income (collectable)	\$65,550
Gross Operating Income	\$427,686
OPERATING EXPENSES	
Real Estate Taxes	(\$51,330)
Property Insurance	(\$11,200)
Property Management	(\$9,040)
Repairs	(\$9,163)
Utilities	(\$11,376)
Accounting/Legal	(\$1,625)
Misc Contract Services	(\$10,270)
Fire & Security	(\$4,533)
Total Operating Expenses	(\$108,537)
Net Operating Income	\$319,149

GENERAL INFORMATION

Parcel ID	67-46-000-28-0041-B0-00000
Availability	Immediately
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

LOCATION DESCRIPTION

Located along Eastern Boulevard at the corner of Cortleigh Drive, only blocks away from York's retail hub along Rt 462, Rt 30 & Rt 24 and only 1 ½ miles from I-83 (East Market Street Exit).

NOTES

Freestanding Class A office with two floors and a finished basement, with elevator access to all floors.



PHOTO GALLERY | 2870 Eastern Blvd, York, PA 17402

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Why York?

150

**new or expanded
businesses**
during the
last 4 years

\$250M

invested in
new development
during the last decade

300+

**new market-rate
housing units**
fully leased

11,000+

student population
at 3 higher education
institutions in or near
the city



In the Press



Top 100 Places to Live
by U.S. News & World Report (2023)

One of the **30 Most Charming Small-Town
Destinations in America**
by HGTV (2022)

#5 Best Place to Retire in the U.S.
by U.S. News & World Report (2022)

A Top 25 City for Remote Workers
by Ownerly (2021)

Data Source | York County Economic Alliance

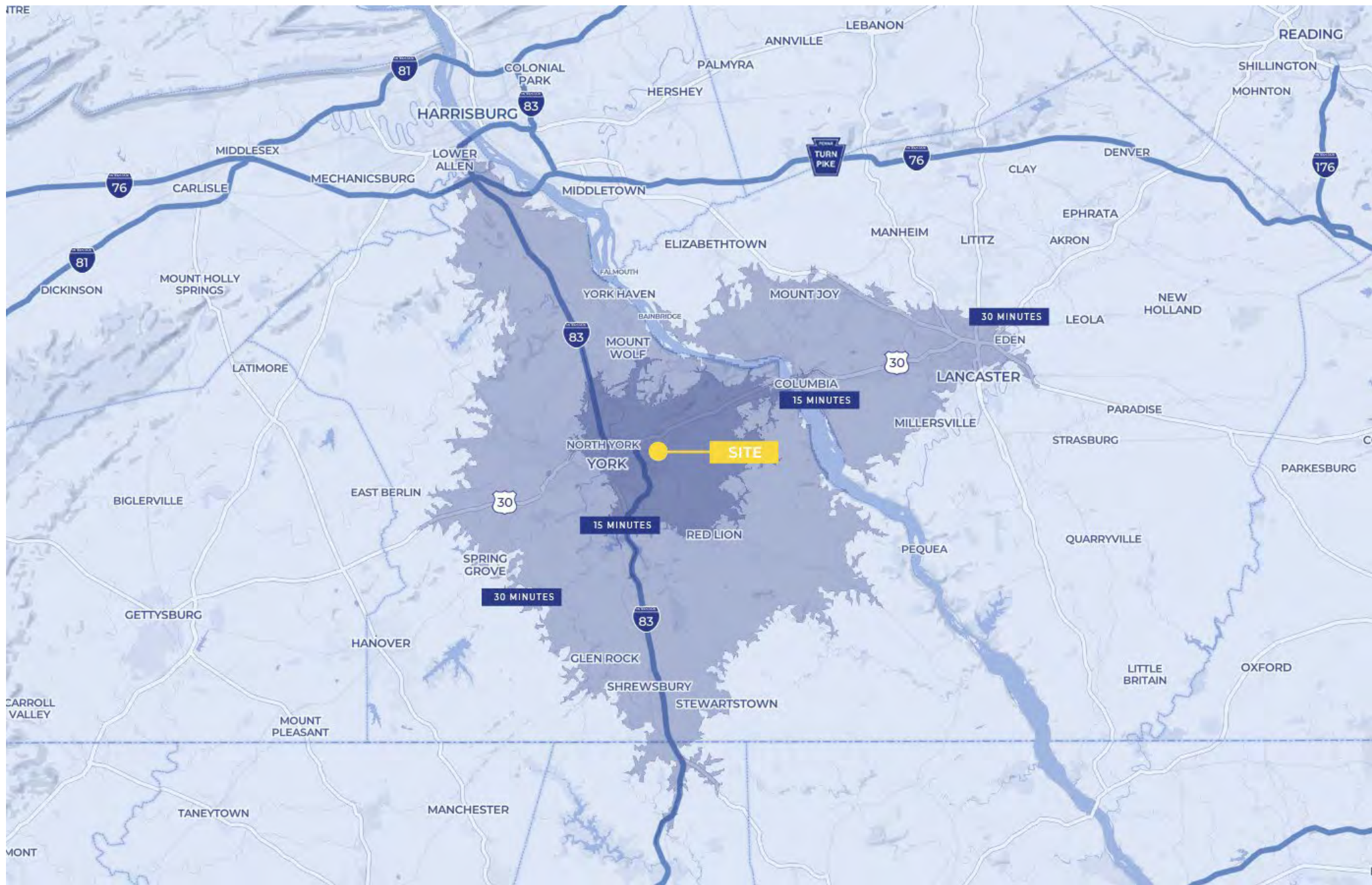
WHY YORK? | 2870 Eastern Blvd, York, PA 17402

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DRIVE TIME MAP | 2870 Eastern Blvd, York, PA 17402

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Specialized Education Services, Inc. (SESI) is a national organization that provides specialized and alternative education services to K–12 students who need extra academic and behavioral support. It operates as a division of FullBloom and is headquartered in Philadelphia, PA. SESI works in partnership with school districts to serve students whose needs are not met in a traditional classroom setting. The company has an annual revenue of \$52.3 million and employs more than 450 people.

SESI offers two main types of educational environments:

- Private Day Schools: These are standalone schools that provide a structured and therapeutic environment for students who need more intensive support.
- In-District Classrooms: These are specialized programs run by SESI staff within public school district buildings. They allow students to remain in their home community while receiving the additional support they require.



Founded in 1976 and headquartered in Philadelphia, PA, FullBloom is a leading provider of educational and behavioral health solutions for children and families. The company works to improve academic, behavioral, and emotional outcomes for young people through evidence-based programs. FullBloom has an annual revenue of \$1.2 billion and employs more than 5,000 people.

Their services include specialized education, behavioral health, intervention programs, whole child programs, and professional development.

TENANT OVERVIEW | SPECIALIZED EDUCATION SERVICES, Inc. (SESI) & FULLBLOOM

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