

# FOR LEASE:

Over 3,500 SF of Fully  
Furnished Office Space

AVAILABLE

**111 CENTERVILLE RD.**  
Lancaster, PA 17603





## Property Overview

This 3,500 SF fully furnished office space on Centerville Road offers excellent visibility and convenience. The expansive open layout fosters a collaborative and productive atmosphere. With multiple entrances to the building and each of the four private offices, accessibility is a key feature. The four private offices provide the necessary privacy for focused work, while the spacious conference room is perfect for important meetings and presentations. Additionally, a kitchen and private bathrooms enhance the overall comfort and functionality of the space.

## Space Features

- Total available space: 3,589 SF
- Convenient first-floor location
- Direct access from Route 30, Centerville Rd. exit and Centerville Rd.
- Private office entrances
- Two bathrooms
- Kitchen facilities available

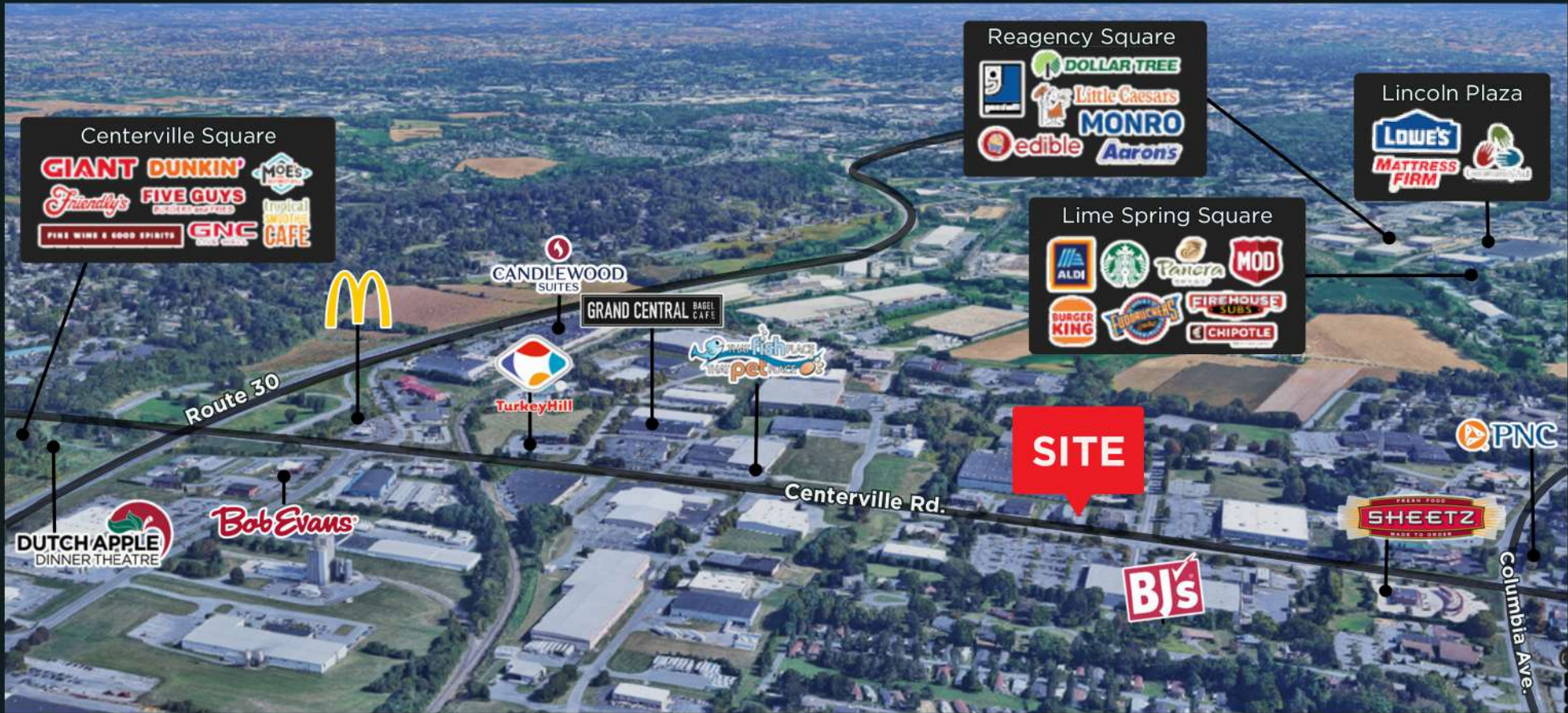
<b>Available Space:</b>	3,589 SF
<b>Lease Rate:</b>	\$20 SF/YR
<b>Lease Type:</b>	NNN
<b>Zoning:</b>	CBC-Commercial
<b>Parking:</b>	On Site
<b>Building Status:</b>	Existing
<b>Building Class:</b>	A











## PRIME LOCATION

Conveniently situated just off Route 30 at the Centerville Road exit, this location offers easy access to Lancaster City. It is less than a mile from both Columbia Avenue and Marietta Avenue, emphasizing convenience and accessibility. The property boasts high visibility from Centerville Road and is located in a densely populated area with a strong demographic profile. Traffic counts on Centerville Road show over 16,000 vehicles per day, ensuring excellent exposure for your business.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
<b>Total Population:</b>	3,790	49,407	143,194
<b>Total Employees:</b>	8,364	28,961	84,830
<b>Average HHI:</b>	\$66,000	\$97,739	\$87,524
<b>Total Households:</b>	1,638	20,235	56,543









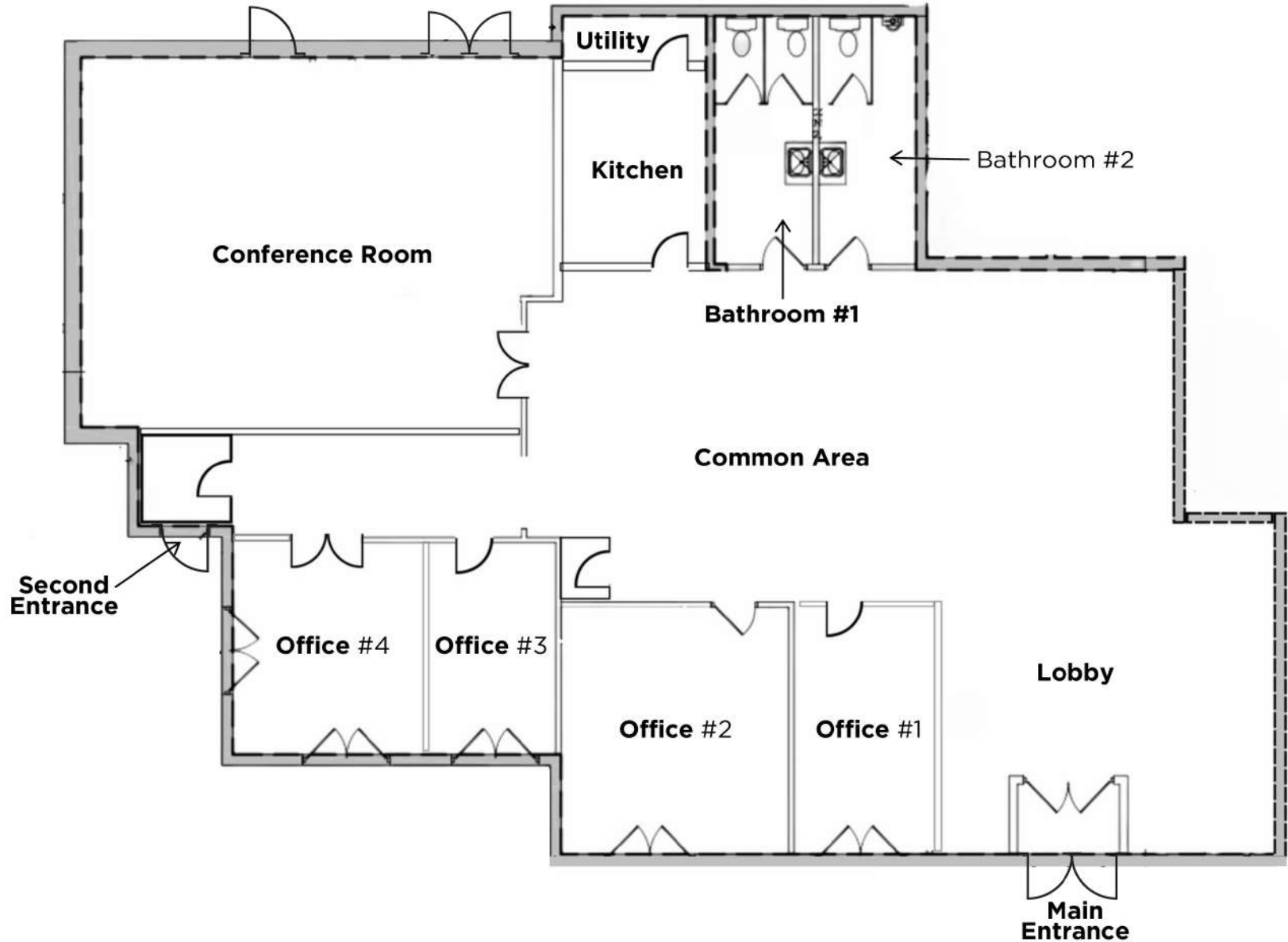
## INTERIOR OVERVIEW

Discover the ideal blend of convenience & accessibility in this exceptional office space.

### Key Interior Features Include:

- Four Private Offices
- Two Main Entrances
- A Large Open Conference Room
- Two Separate Private Restrooms
- A Roomy Kitchen
- An Inviting Lounge and Common Area

TOTAL AVAILABLE SPACE: **3,589 SF**







## Common Area

The space boasts a welcoming and open lobby, alongside a shared common area and a generously sized conference room. Additionally, there are two restrooms with a total of three toilets, as well as a kitchen for communal use.

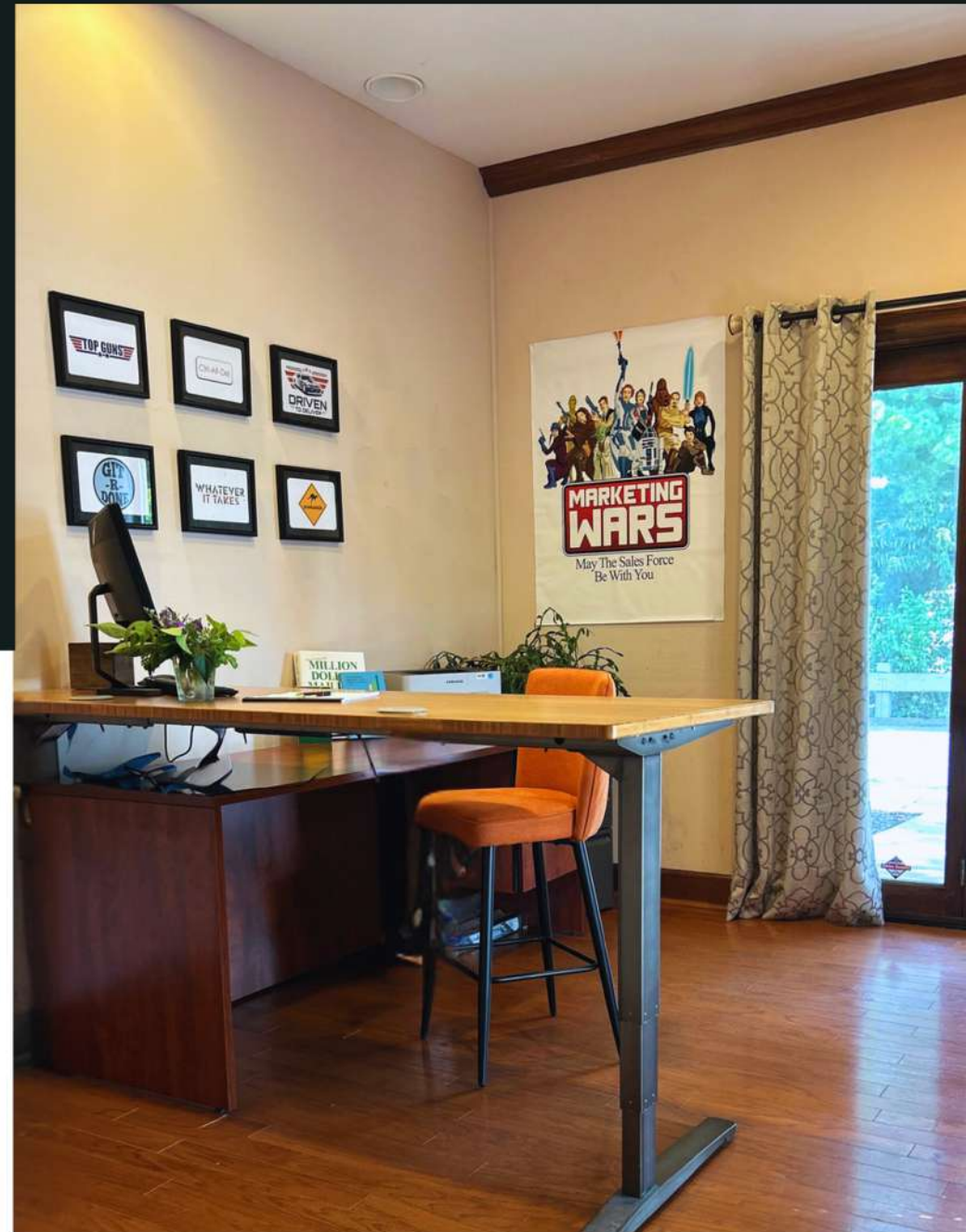






## FOUR PRIVATE OFFICES

Each with its own dedicated entrance to guarantee optimal privacy. Along with these private entrances, there is an additional entrance that grants access to a private hallway leading to the third and fourth offices.







# Contact Details

For Information and Showings

**BRITTANY WOLF**

Brittany@ezsolution.com  
717-291-4689

**LOCATION:**

111 Centerville Rd.  
Lancaster, PA 17603