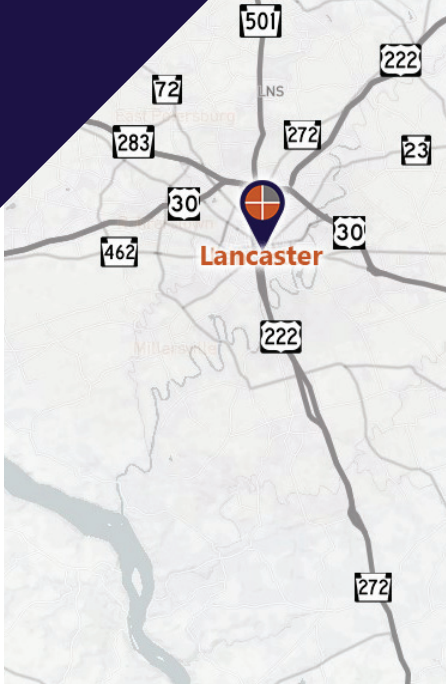


FOR LEASE

Various professional office suites available in the Coho Building, located directly across the street from the Lancaster County Courthouse and next to the Hamilton Club.



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

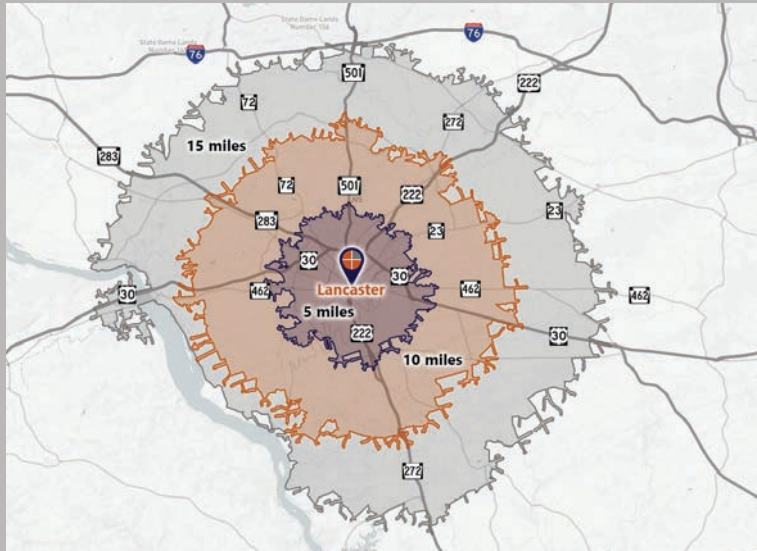
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COHO PROFESSIONAL OFFICE SUITES

DEMOGRAPHICS

Variable	53 N. Duke St. Lancaster, PA			
	Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	151,084	289,621	428,598	
Population Density (Pop per Sq. Mile)	2,965.1	1,309.8	898.2	
Total Daytime Population	175,557	309,804	435,508	
Daytime Population Density (Pop per Sq. Mile)	3,445.4	1,401.1	912.7	
Total Households	59,413	111,306	165,040	
Population: Compound Annual Growth Rate 2023-2028	0.22%	0.24%	0.17%	
Per Capita Income	\$38,840	\$42,287	\$40,581	
Average Household Income	\$98,862	\$109,435	\$104,992	
Total (SIC01-99) Businesses	7,061	11,941	17,202	
Total (SIC01-99) Employees	117,862	187,354	250,610	
Banks (SIC60-61) Business	156	220	286	
Legal Services (SIC81) Business	189	233	272	
Finance/Insurance/Real Estate (SIC60-67) Business	827	1,168	1,454	

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Superior location situated immediately adjacent from the Lancaster County Courthouse and beside the Hamilton Club. The Coho Office Building offers office suites ranging in sizes from 134± SF to 5,000± SF. This is a great location for law offices, mental health professionals, insurance office, staffing/employment office, title company, engineering office, architectural firm, call center, massage therapy, and many other great professional uses. The area has many great benefits with an abundance of shopping and dining destinations in downtown Lancaster.

Property is equipped with many great features such as, elevator access to all floors in the building, and upon entering the building a common lobby accessible from the Duke St. entrance. There are common area restrooms on each floor, bicycle storage located on the first floor, and file storage available in the basement. The building is one (1) block south of the Duke Street Parking Garage. There is a private parking lot and indoor parking garage on-site that may have spaces available (*inquire for further details*).

Lease terms are flexible. Tenant pays phone, cable and internet. Some suites include electric.

PROPERTY DETAILS

- Total Building Size:.....36,000 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:.....0.46 Acres
- Parking:.....Indoor Parking Garage - 20 spaces, Exterior On-Site - 13 spaces, & Street Parking
- Year Built/Renovated:.....1880/1993
- Elevators:.....Passenger & Freight Elevators
- Sprinklers:.....Yes
- Electric:.....220 volt, 3-phase
- Construction:.....Masonry/Brick

- Heating:.....Heat Pump, Gas
- Cooling:.....Central Air
- Water/Sewer:.....Public

SUITES AVAILABLE

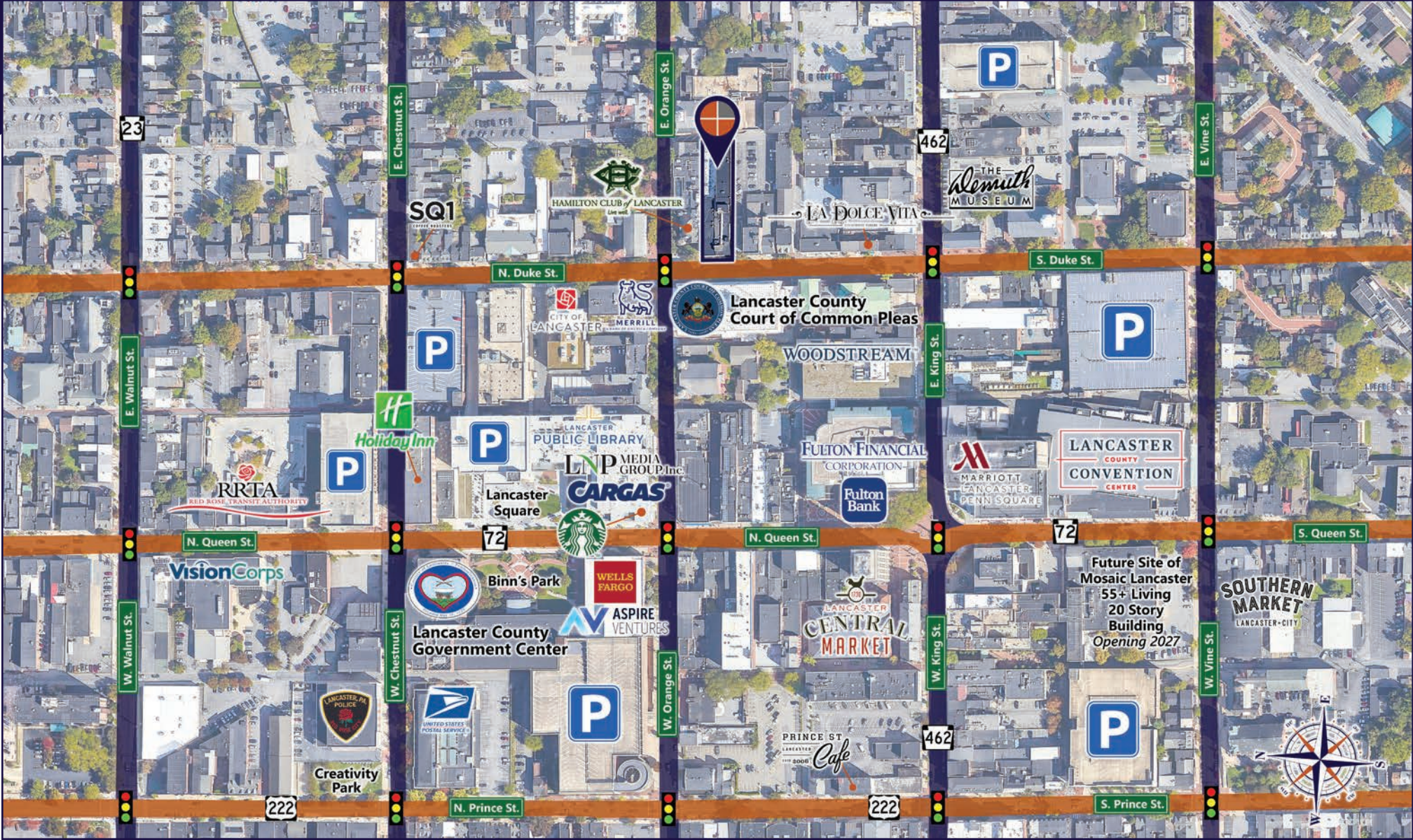
LOCATION	SUITE #	SQ. FT.
First Floor	Suite 6	272 ±
Third Floor	Suite 303	600 ±
Third Floor	Suite 304	805 ±
Third Floor	Suite 315	1,014 ±
Third Floor	Suite 319	772 ±
Third Floor	Suite 320	TBD
Third Floor	Suite 320B	308 ±
Third Floor	Suite 320C	165 ±
Third Floor	Suite 320D	134 ±

TRAFFIC COUNTS

- N. Duke St.:.....8,989 VPD
- E. Orange St.:.....9,628 VPD
- E. King St./Route 462:.....7,650 VPD

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ESTABLISHED REGIONAL AREA MAP



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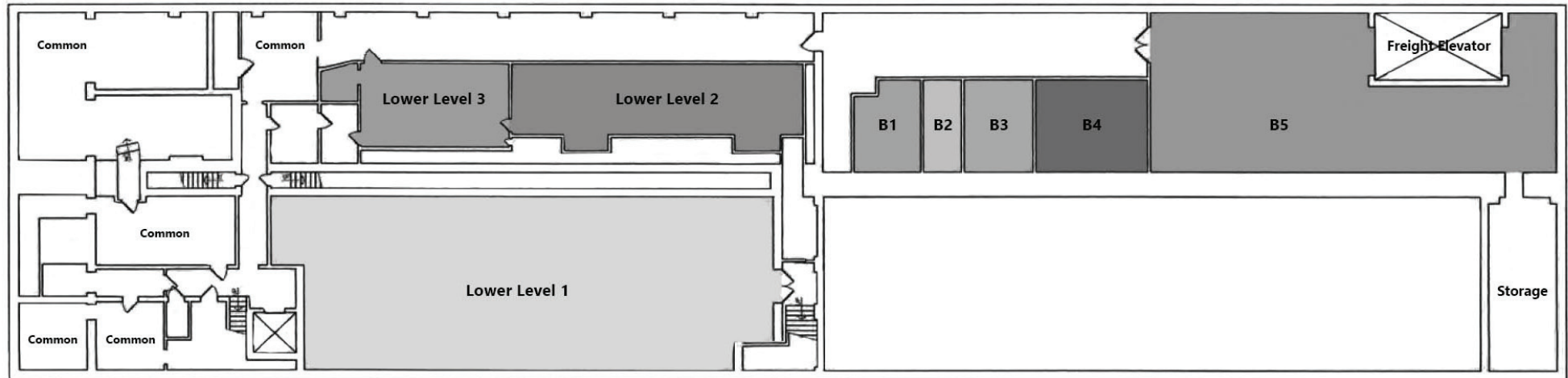
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FIRST FLOOR & BASEMENT FLOOR PLANS



First Floor Plan

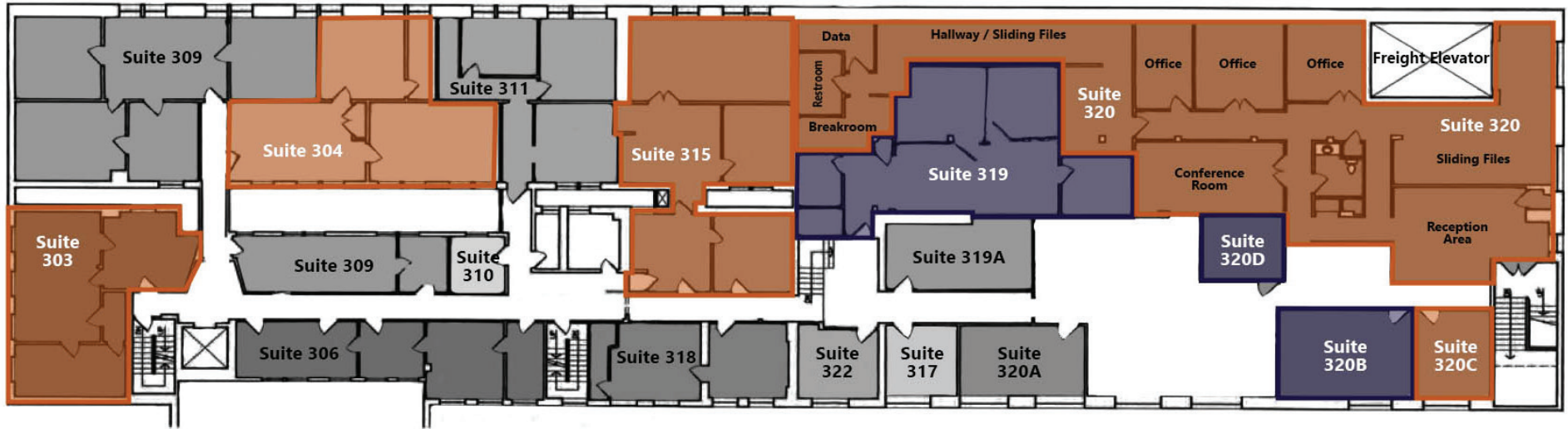


Basement Floor Plan

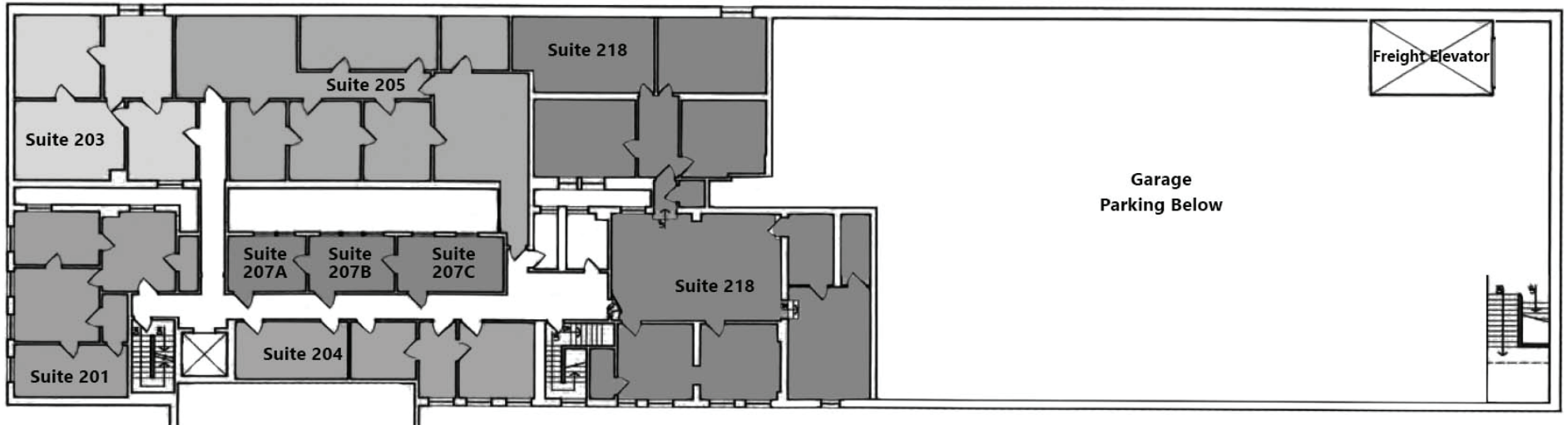
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SECOND & THIRD FLOOR PLANS



Third Floor Plan



Second Floor Plan

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EXTERIOR & COMMON AREA PHOTOS



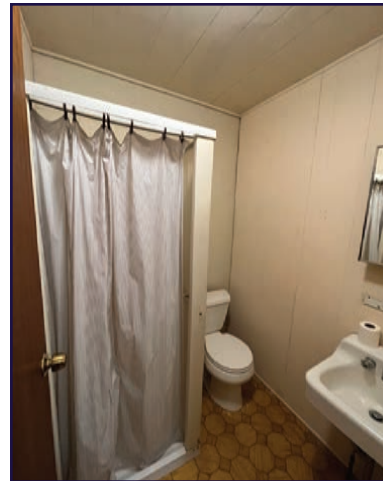
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SUITE 6 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 272 ± SF
- Open Area Space
- Stairs leading up to the following:
 - Private In-Suite Bathroom with Shower
 - Kitchenette Area



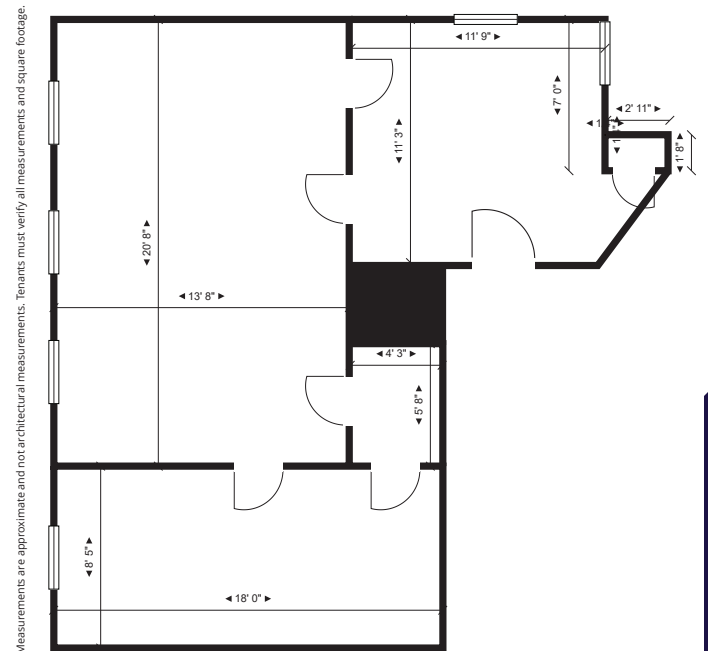
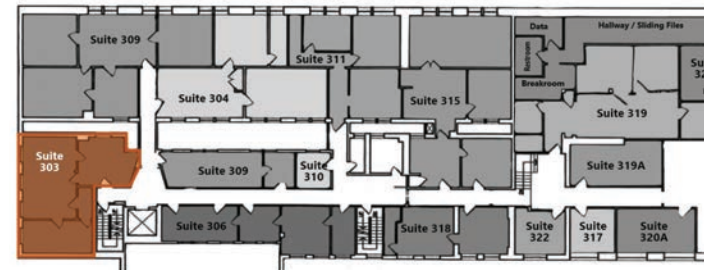
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SUITE 303 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 600± SF | Three (3) Room Office Suite
- Reception/Waiting Area
- Large Private Office with Beautiful Large Windows Along with a Smaller Private Office Area
- Multiple Closet Storage
- Located Directly Off the Elevator



Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.

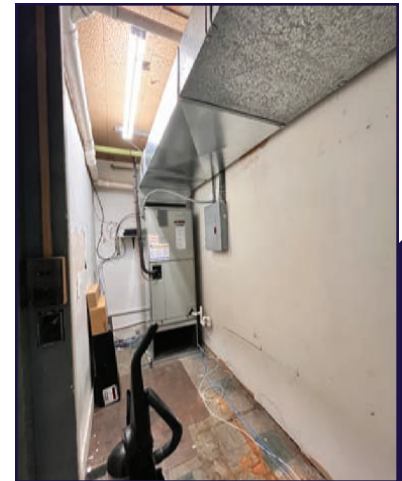
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SUITE 304 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 805 ± SF
- Two (2) Private Offices
- Large Reception / Waiting Area or Bullpen
- Entire wall of built-in bookcase in one office.
- Lots of Closet Space
- Located near Elevator



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SUITE 315 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 1,014± SF Interior Office Suite
- Waiting/Reception Area
- Two (2) to Three (3) Private Offices
- Bullpen/Conference Room



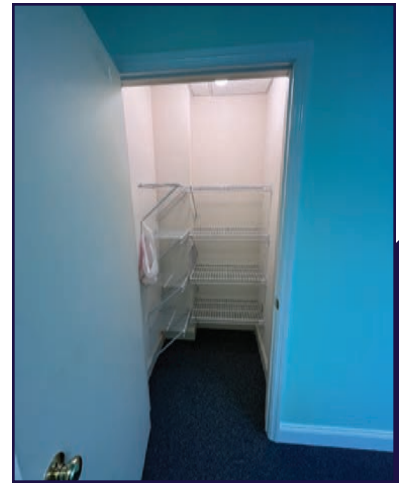
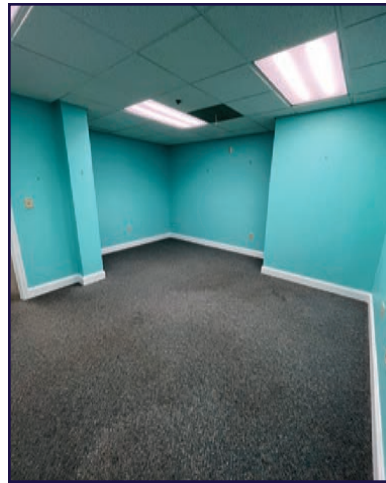
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SUITE 319 | SPACE OVERVIEW & PHOTOS



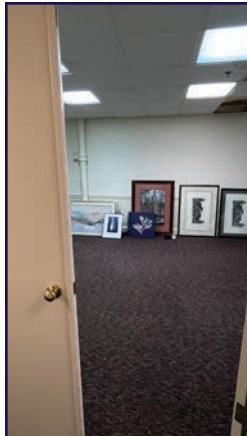
SPACE OVERVIEW

- 772± SF Interior Office Suite
- Large Open Area
- Three (3) Private Offices
- Private In-Suite Bathrooms



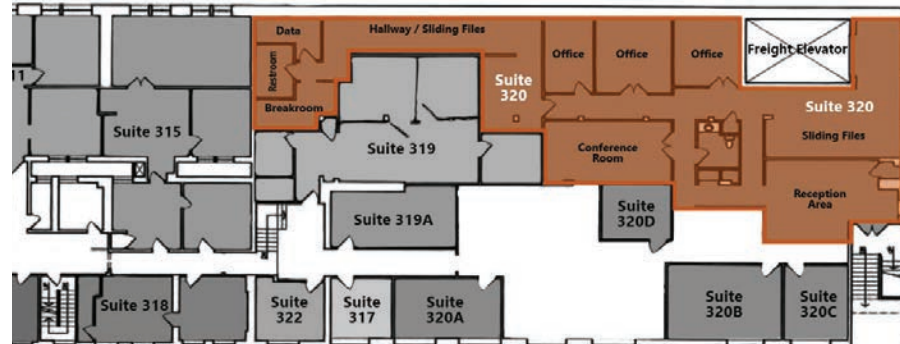
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SUITE 320 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- Reception Area
- Private entrance from parking lot
- Multiple Private Offices
- Conference Room & Data Room
- Sliding File Storage Areas
- Private In-Suite Restrooms
- Kitchen / Breakroom
- Access to the Freight Elevator



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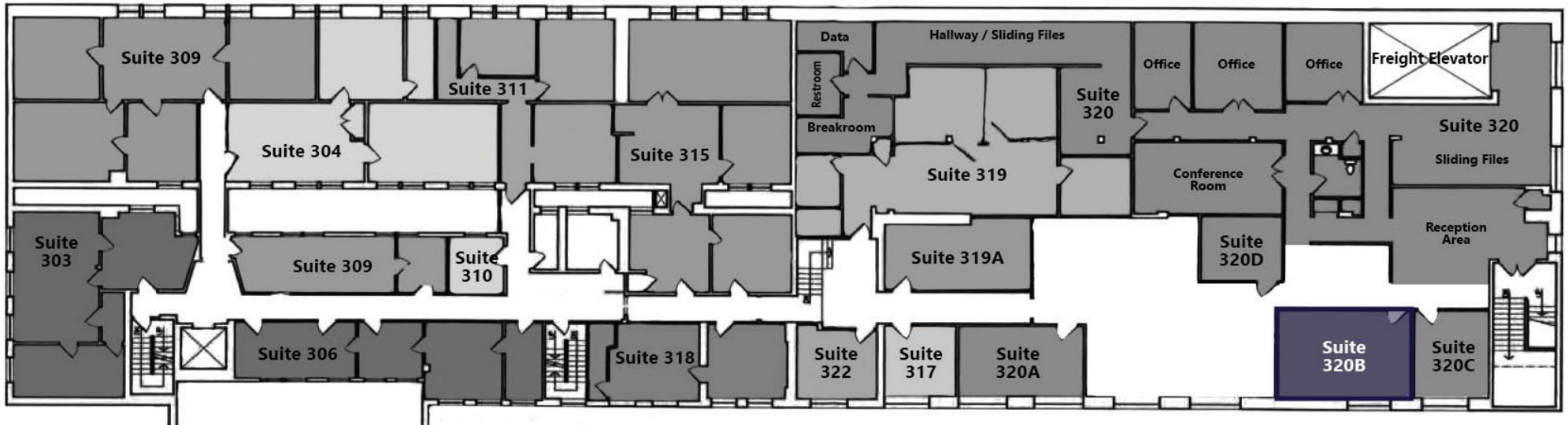


SUITE 320B | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 308 SF
- One (1) Room Suite
- Lots of Natural Light



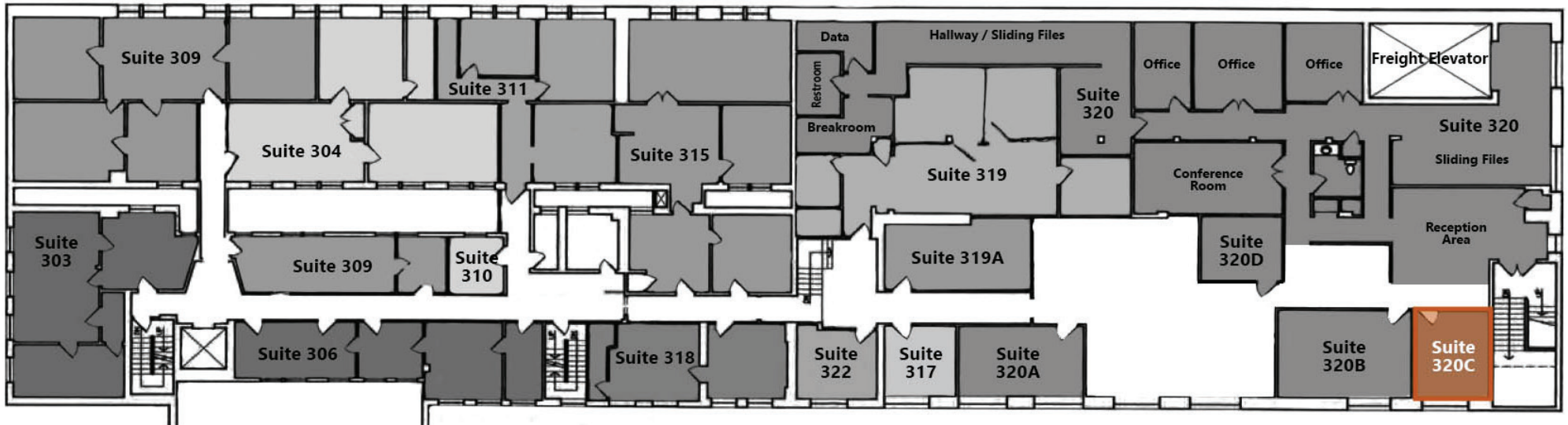
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SUITE 320C | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 165 SF
- One (1) Room Suite
- Lots of Natural Light



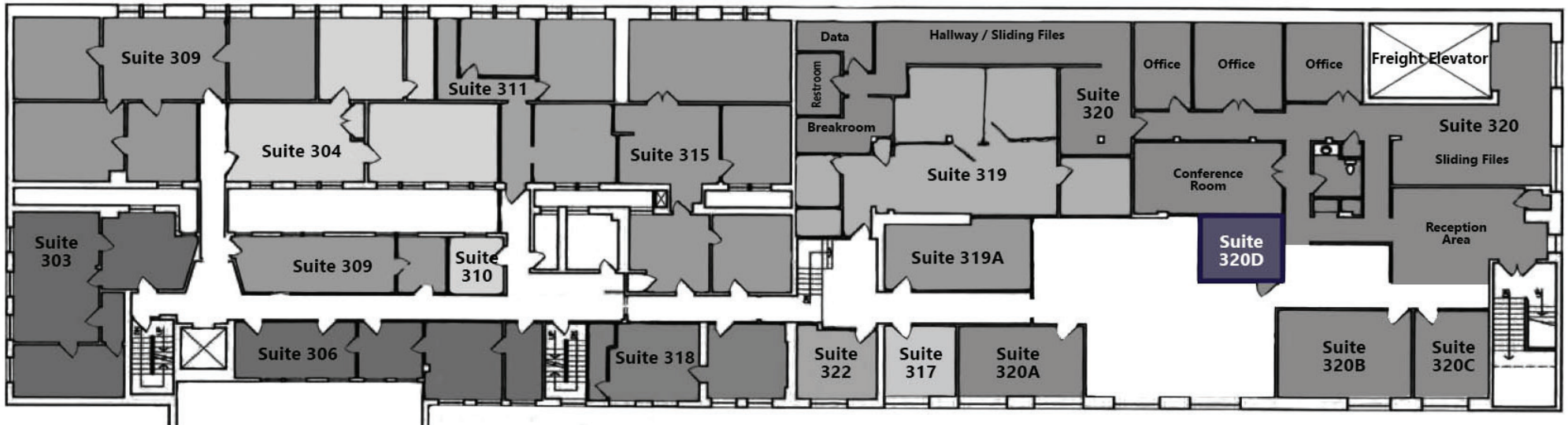
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SUITE 320D | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 134 SF
- One (1) Room Suite



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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