

FOR LEASE

131 East Grant Street



LANCASTER, PA 17602

FULL SERVICE GROSS LEASE

PROFESSIONAL OFFICE SPACE

**LOCATED IN WALKABLE
DOWNTOWN LANCASTER**



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LEASE INFORMATION

Suite:	102
Available SF:	1,200 SF
Lease Rate:	\$15.00 SF/yr
County:	Lancaster
Municipality:	City of Lancaster

PROPERTY OVERVIEW

Full Service Gross Lease, and you take care of data and security costs. Professional office space with secure access in the city off of East Grant and Cherry Street. Walkability is endless, just half a block to King and Orange Streets. One block to Queen Street and Central Market. This 1,200 +/- SF space has private offices and work area with exposed brick and spiral duct work that highlight the interior. There is no parking offered with this space.

OFFERING SUMMARY

HVAC:	Central, Electric	Lighting:	Fluorescent
Sprinklers:	No	Flooring:	Carpet
Parking:	On street or Parking Garage	Number of Floors:	2
Water:	Public		
Sewer:	Public		
Zoning:	Central Business (CB)		



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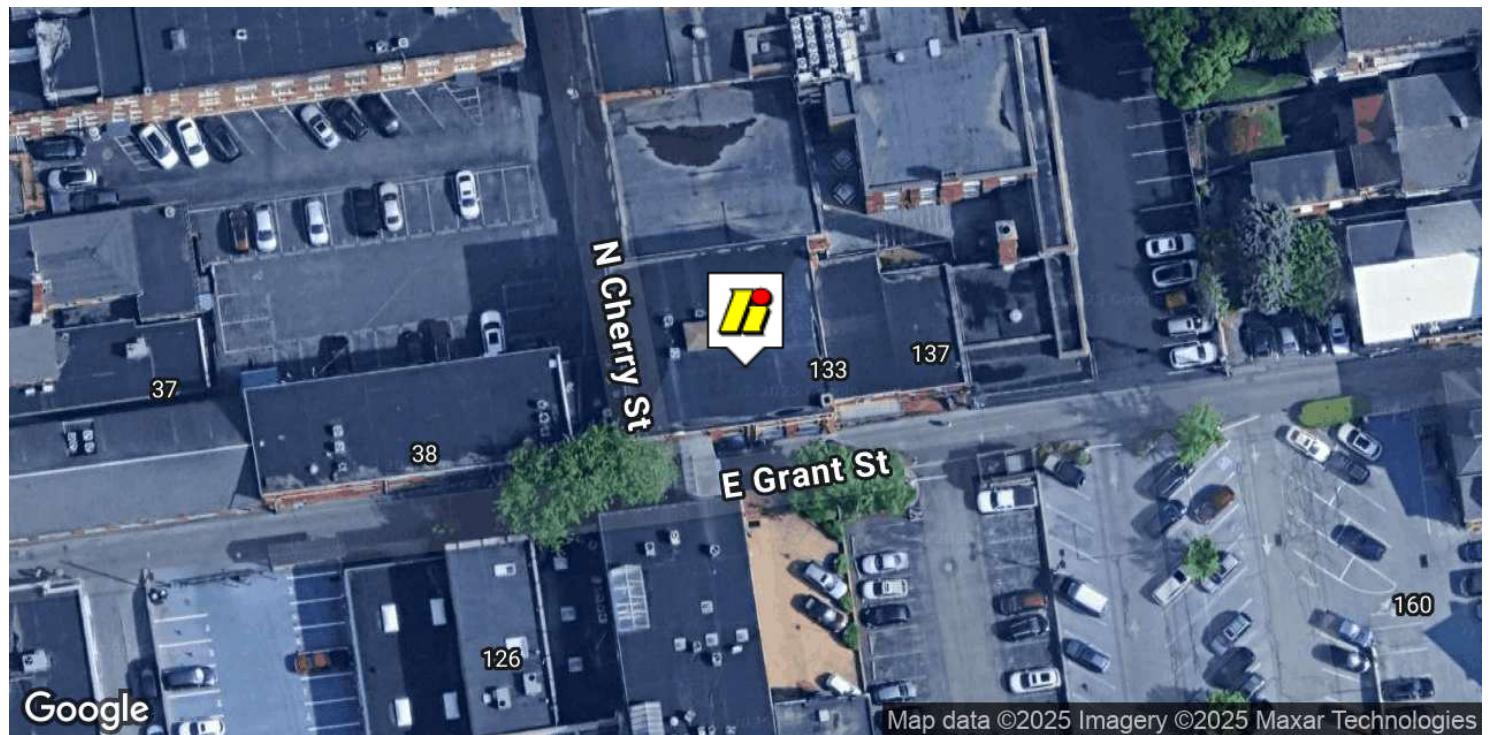
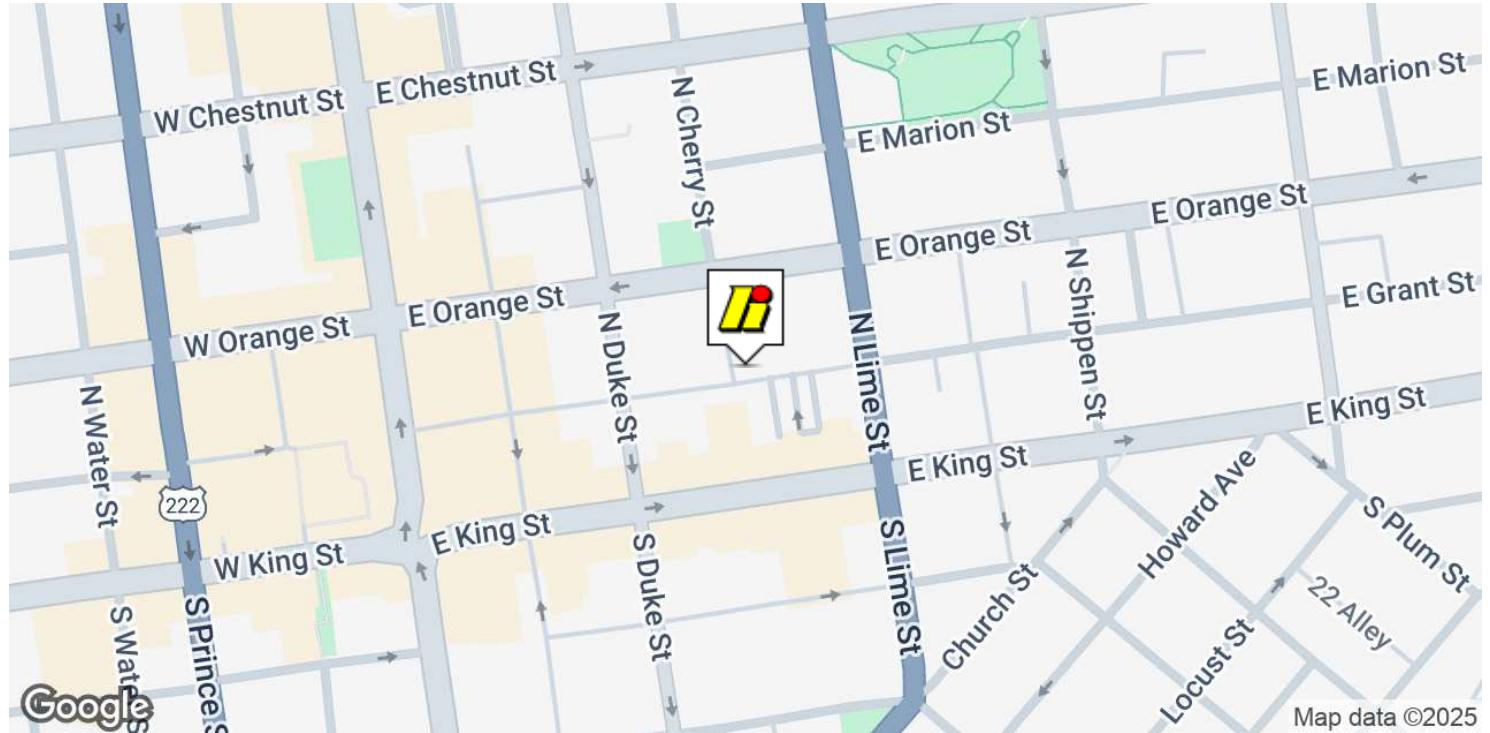
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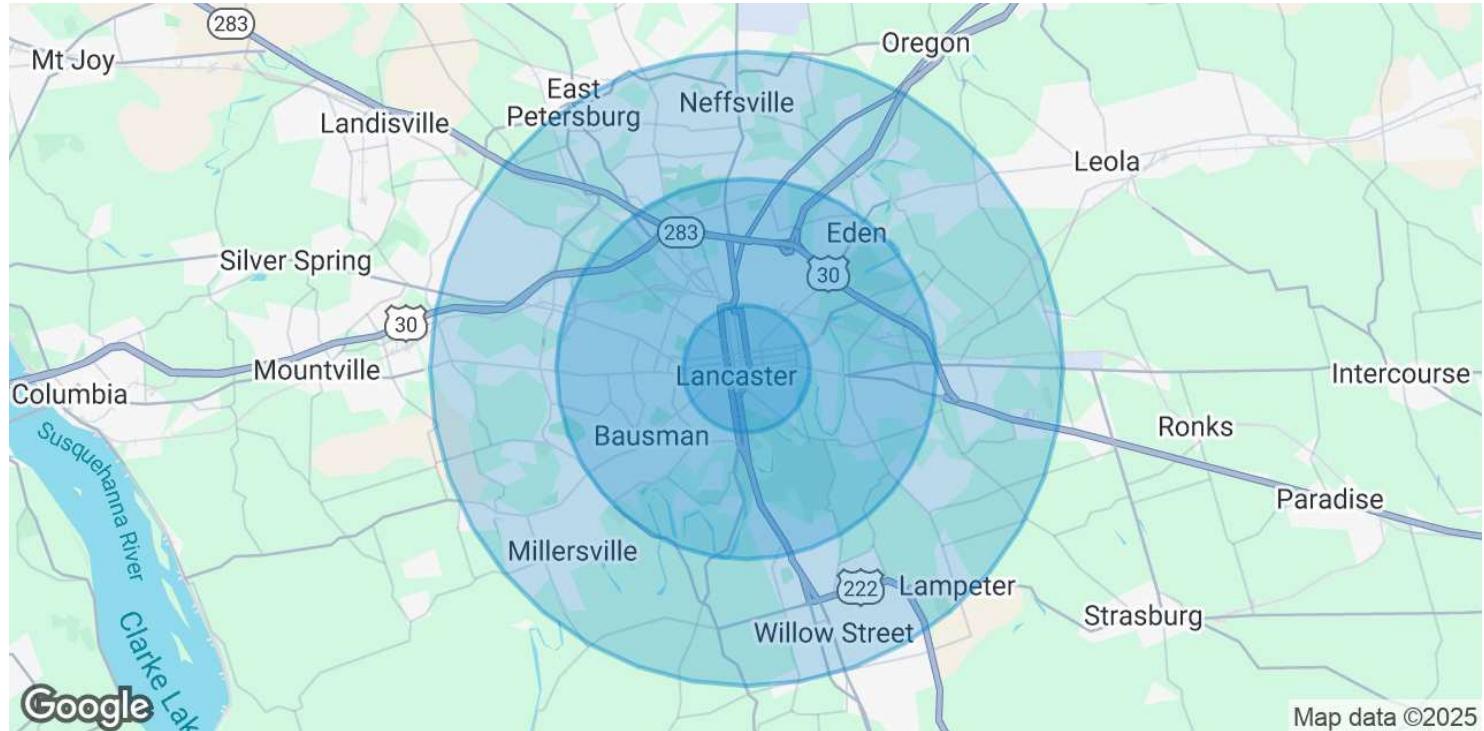
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	44,407	106,869	176,914
Average Age	33.2	38.0	39.7
Average Age (Male)	32.2	36.8	38.9
Average Age (Female)	34.1	39.0	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,061	43,300	72,579
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$55,613	\$73,227	\$81,749
Average House Value	\$140,879	\$174,294	\$200,724

* Demographic data derived from 2020 ACS - US Census

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY

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