



Office Suites at South York Business Center

1224 S Queen St, York, PA 17403



PPA Realty Group

PPA Realty Group

134 W Main St, Leola, PA 17540

office@pparealtygroup.com

(717) 656-7511

Office Suites at South York Business Center

Upon Request

Beautifully Renovated Professional Building – Prime York Location!

ONLY TWO spaces remaining in this nearly full center —don't miss your chance to join this vibrant, growing community!

Formerly the Martin Foot and Ankle Center, this freshly renovated professional building offers an ideal environment for your practice or business.

Prime...

- Fabulous Location--2 miles from York Hospital!
- Beautifully Renovated Professional Office Building!
- Highly Visible and Convenient Location!
- Ample Parking!
- Fixed Monthly Rent Including building and ground maintenance, WIFI, trash and utilities which makes it easier to control your monthly budget!
- Included in rent is a conference room and kitchenette in building!



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	7,711 SF
Year Built:	1950
Walk Score ®:	56 (Somewhat Walkable)
Transit Score ®:	30 (Some Transit)
Rental Rate Mo:	Upon Request

1st Floor Ste 109

1

Space Available	125 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 Years

Office Space for Rent – Move-In Ready! Looking for a professional and affordable office space? This 125 sq. ft. office is in excellent condition and ready for immediate move-in! Features include: Private sink and closet High-speed Wi-Fi included Utilities, trash removal, and parking all included in the rent! Access to Conference Room and Kitchen in Building! Rent: \$395/month – No hidden fees! See attached floor plan for layout details. Don't miss this great opportunity to work in a clean, convenient, and cost-effective space! Please call 717-656-7511 for details or to schedule a showing!

1st Floor Ste 110

2

Space Available	270 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This 270 SF office space is in excellent condition and ready to move-in! Lovely neutral colors make this a perfect office to create your own look!. The rent is \$675/month and will include utilities, building services and property expenses which makes it easy to manage in your business budget! There is a conference room and a common kitchen on the floor for tenants to use! Please see floor plan. Call 717-656-7511 for more details and to arrange a showing!

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Balan-Sense Therapy LLC	-	
Blessed Hearts Homecare Agency	-	
Carla Green	-	
Catsam Wellness Therapy	-	
Cornerstone Caregiving, East LLC	-	
Dusk Til Dawn PMU and Esthetics	-	
Eleni Acupuncture	-	
Heidelberger Integrative Health & Medicine	-	
Infinite Bliss Massage	-	
Jay Esthetics	-	
Keon Transport	-	
Keystone Therapy	-	
Lay Esthetics	-	
New Places Counseling LLC	-	
Norwood Aesthetics	-	
Ostroff Godshall Injury Law	-	
Persnickety Invitations	-	
Platinum Concrete Coatings by Propaint Systems	-	
Preferred Care at Home of York County	-	
Rooted in Hope Counseling	-	
Thrive Physical Therapy	-	
Yoga with KBJ, LLC	-	



1224 S Queen St, York, PA 17403

Beautifully Renovated Professional Building – Prime York Location!

ONLY TWO spaces remaining in this nearly full center—don't miss your chance to join this vibrant, growing community!

Formerly the Martin Foot and Ankle Center, this freshly renovated professional building offers an ideal environment for your practice or business.

Prime Location

Just 2 miles from York Hospital, the property is positioned near major medical facilities and sits on a high-visibility corner, providing outstanding exposure and easy access for patients and clients.

Convenient On-Site Parking

Ample parking ensures a smooth experience for both staff and visitors.

All-Inclusive Monthly Rent

Your rent covers:

- Building & grounds maintenance
- Utilities
- Trash service
- Wi-Fi

Enjoy predictable monthly expenses with everything included!

Flexible Leasing

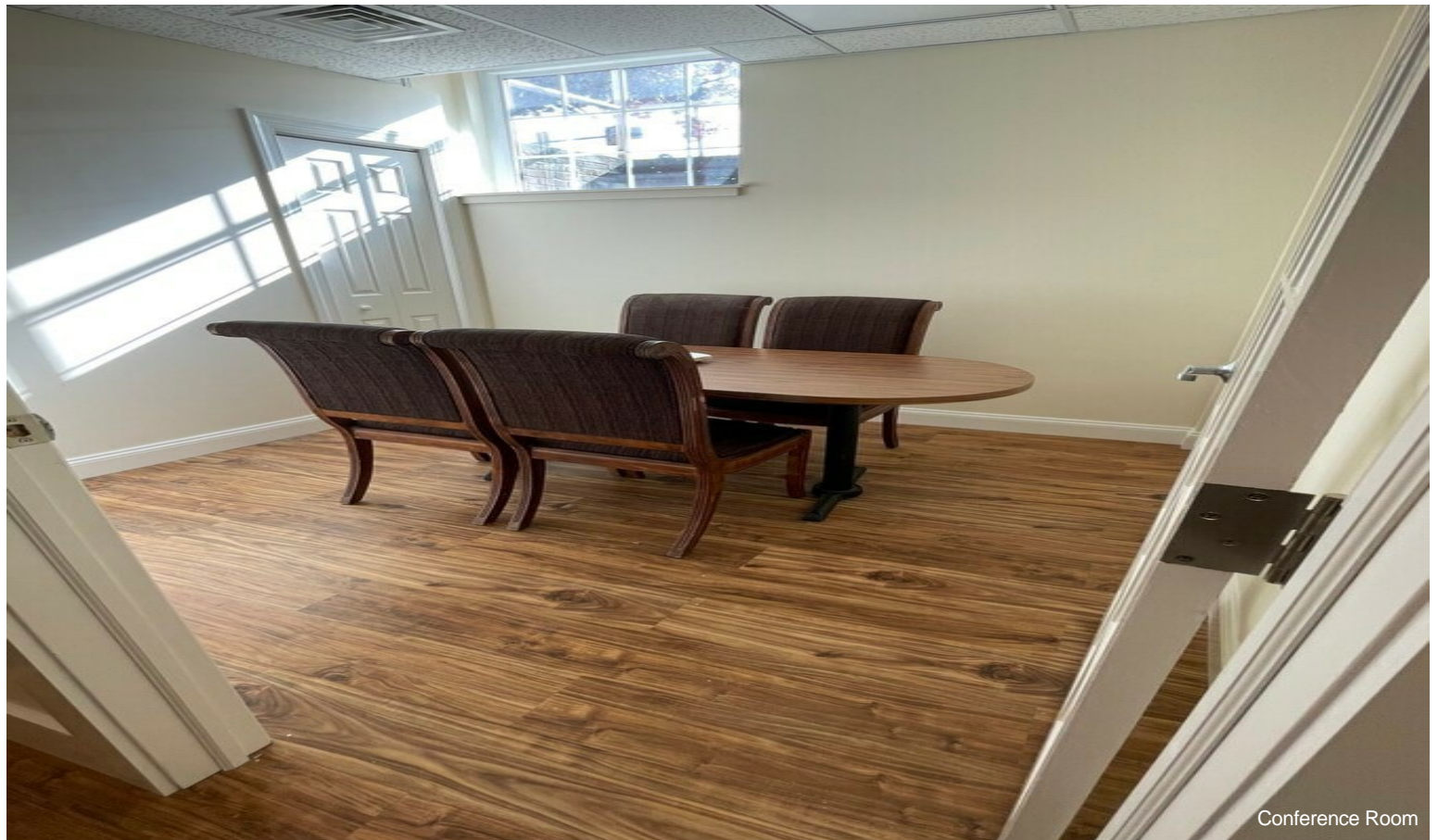
Only a 1-year lease required, with flexible terms available.

Diverse, Established Tenant Mix

Join a thriving community of professionals, including:

• Therapy

Property Photos



Property Photos



Fully equipped Kitchen



Property Photos

