



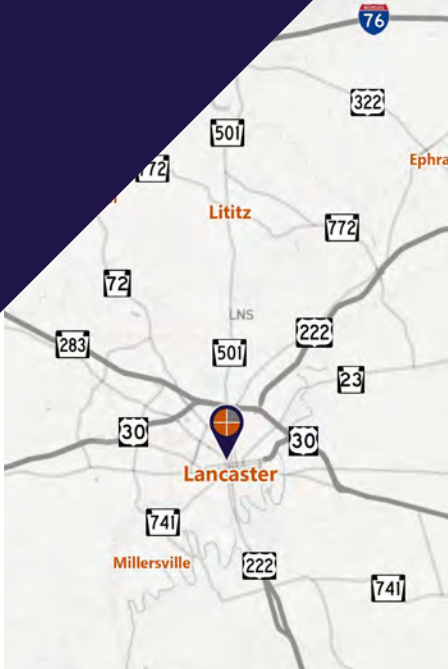
MODERN LOFT-STYLE PROFESSIONAL OFFICE

Lancaster City | Lancaster County

415 N. Prince St. Lancaster, PA 17603

FOR LEASE

Premier Downtown Lancaster
Loft-Style Professional
Office, Fully Furnished
+/- 3,200-6,698 SF



Gordon Kauffman

Cell: 717.880.7301

gordon@truecommercial.com

Marisa Benjamin

Cell: 717.615.1665

marisa@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MODERN LOFT-STYLE PROFESSIONAL OFFICE

SUITES AVAILABLE

LOCATION	CONDO #	SQ. FT.	STATUS
Second Floor	4	+/- 3,200 SF	AVAILABLE
Second/3rd Floor	5 & 7	6,698 SF	AVAILABLE

PROPERTY DETAILS

- Total Building Size:.....16,189 SF
- Parking:.....N. Queen St. Garage (*included*)
- Lease Rate:.....\$17.50/SF + NNN
- Lease Terms:.....Negotiable
- Zoning:.....Mixed Use - MU
- Date Available:.....Immediately
- Year Built:.....1920
- Roof Type:.....Flat
- Construction:.....Masonry
- Heating:.....UGI
- Cooling /Electric:.....PP&L
- Water/Sewer:.....Public
- Elevator:.....Yes
- Sprinklers:.....Yes

TRAFFIC COUNTS

- N. Prince St./Route 222:.....13,621 VPD
- W. Lemon St.:5,775 VPD
- W. James St.:7,324 VPD

PROPERTY & MARKET OVERVIEW

Located in the heart of Downtown Lancaster, 415 N. Prince Street offers a distinctive, high-end loft-style office environment positioned within one of Central Pennsylvania's most dynamic and walkable urban business districts. The property seamlessly blends historic architectural character with modern professional functionality, creating an ideal setting for office, wellness, creative, and professional service users seeking a premium downtown presence.

Lancaster's business-friendly environment and continued downtown investment support a strong professional ecosystem. The location benefits from immediate proximity to professional offices, creative studios, restaurants, and lifestyle amenities, providing an energetic and highly desirable workplace setting. Nearby Prince, Queen, and Duke Street corridors are home to numerous law firms, consultants, financial services, and design studios, reinforcing the area as Lancaster's professional hub.

The available office spaces showcase unique loft-style architectural character, including: High ceilings and abundant natural light, exposed historic elements paired with modern finishes, professional image ideal for executive users, walkable access to downtown dining, retail, and service. Parking garage access – a rare and highly valuable amenity within Lancaster city.

415 N. Prince Street presents a unique opportunity to occupy character-driven professional space within a thriving downtown environment where business, culture, and community converge.

IDEAL FOR:

Creative agencies, consulting firms, law firms, accounting and financial service providers, wellness and professional service users, and so many other professional office uses.

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



DEMOGRAPHICS: 415 N PRINCE ST

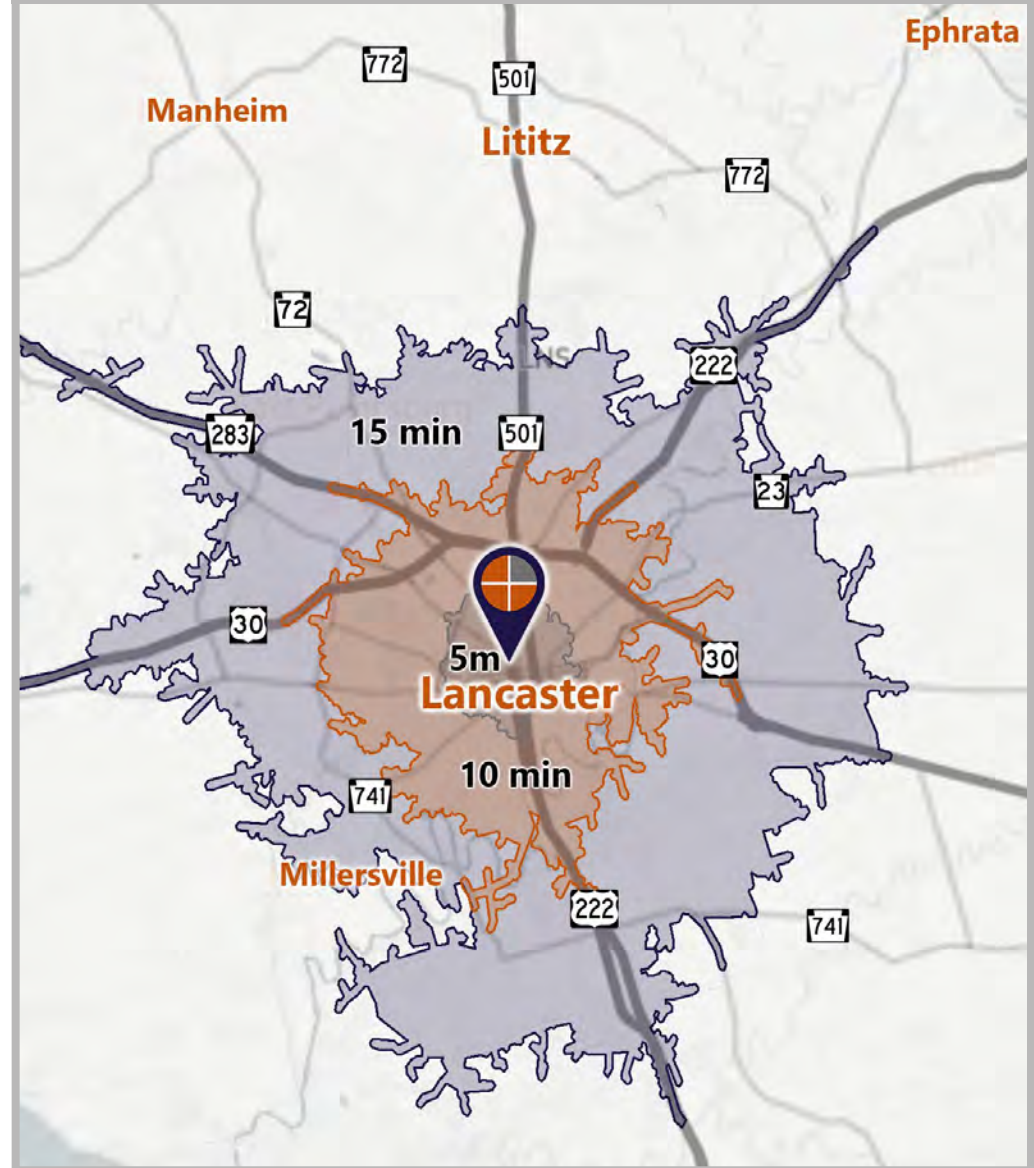
DEMOGRAPHICS

Variable	415 N Prince St. Lancaster, PA 17603		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	36,342	100,197	192,087
Population Density (Pop per Sq. Mile)	11,354.9	4,524.8	2,323.3
Total Daytime Population	49,288	121,959	218,909
Total Households	15,134	38,579	74,674
Per Capita Income	\$33,373	\$35,351	\$41,670
Average Household Income	\$81,347	\$90,858	\$106,339
Average Disposable Income	\$63,141	\$70,157	\$81,053
Aggregate Disposable Income	\$955,581,271	\$2,706,586,135	\$6,052,558,439
Total (SIC01-99) Businesses	2,283	5,143	8,420
Total (SIC01-99) Employees	35,615	78,120	132,091
Total (SIC01-99) Sales (\$)	\$4,070,160,610	\$12,546,807,776	\$22,521,294,097
Annual Budget Expenditures	\$1,077,283,563	\$3,048,598,708	\$6,854,341,646

RAIL ACCESS MAP



Travel Distance from Site



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

ESTABLISHED REGIONAL COMPETITION MAP

Downtown Lancaster

Central Market District

1. Central Market (Food Stands)
2. Shot & Bottle
3. Conway Social Club
4. Tellus360 (Restaurant & Bar)
5. Annie Bailey's Irish Pub
6. The Exchange Rooftop Bar
9. Josephine's Downtown
10. Norbu Lancaster
11. Yorgos Restaurant & Lounge
12. Dispensing Company

Drinking and Dining

13. Decades
14. Luca
15. Mean Cup
16. Spring House Brewing Co.
17. Lancaster Brewing Company
18. Southern Market Lancaster
19. Cabalar Meat Co.
20. Zoetrope Cinema Stillhouse
21. Rachel's Café & Creperie
22. Prince Street Cafe
23. Passenger Roastery & Coffee
24. Square One Coffee
25. John J Jeffries
26. Splits & Giggles Ice Cream
27. Callaloo (Caribbean Cuisine)
28. 551 West

Attractions

29. Fulton Theatre
30. Lancaster Central Park (nearby regional draw)
31. Lancaster Science Factory
32. Demuth Museum
33. Lancaster Museum of Art
34. Museum of Nature & Science
35. Clipper Magazine Stadium

36. Ware Center of Arts
37. Binns Park
38. Penn Square
39. Lancaster County Convention Center
40. Soldiers/Sailors Monument

Shopping

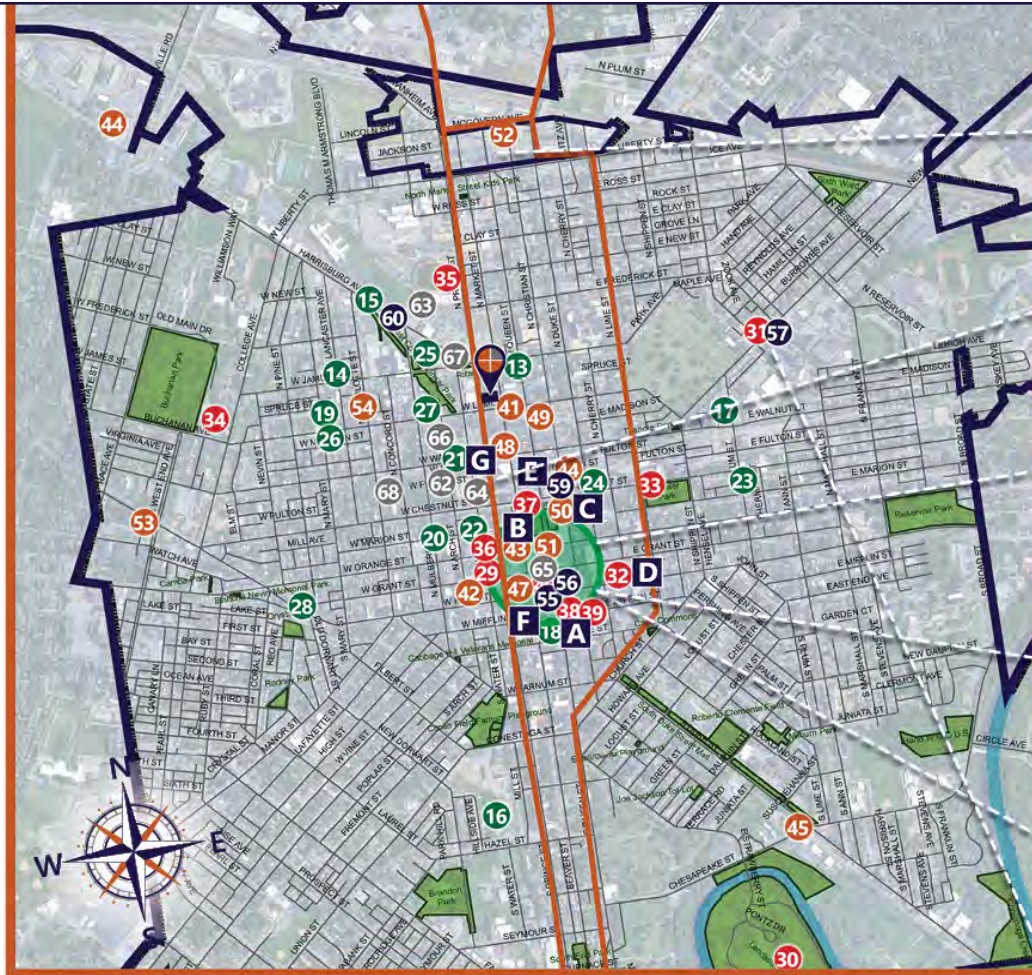
41. Building Character
42. Larkstone
43. Ellicott & Co.
44. Second Chance Plants
45. Plaza Centro
46. Festoon
47. Foxduck
48. Space Lancaster
49. Redeux Vintage
50. 101NQ
51. Lancaster Troll Market
52. The Comic Store
53. Pocket Books Shop
54. DogStar Books

Lodging

55. Marriott at Penn Square
56. The Exchange Hotel
57. Cork Factory Hotel
58. Eden Resort & Suites
59. Holiday Inn Lancaster
60. Lancaster Arts Hotel
61. Lancaster Bed & Breakfast

Fitness

62. Evolution Power Yoga
63. YMCA of Lancaster
64. Limitless Lancaster 24/Hr
65. Tread House
66. West End Yoga Studio
67. Regal Martial Arts
68. Ballroom On The Square



Parking

- A PENN SQUARE GARAGE
- B PRINCE STREET GARAGE
- C DUKE STREET GARAGE

- D EAST KING STREET GARAGE
- E N QUEEN STREET GARAGE
- F STEINMAN PARK GARAGE
- G WATER STREET GARAGE



STATION DISTRICT

Centered near Clipper Magazine Stadium, this area blends sports, redevelopment, and adaptive reuse with growing dining and entertainment options.



GALLERY ROW

A walkable stretch along Prince Street featuring contemporary galleries, art shops, and creative spaces, reflecting Lancaster's



THEATRE DISTRICT

Anchored by Fulton Theatre and Ware Center, this district offers live performances, galleries, and a dynamic mix of arts and nightlife.



CENTRAL MARKET DISTRICT

Home to one of America's oldest public markets, surrounded by diverse eateries, local vendors, and a vibrant daytime shopping atmosphere.



PENN SQUARE

Historic civic and cultural hub anchored by Central Market, Marriott, and Convention Center, with strong pedestrian activity and year-round

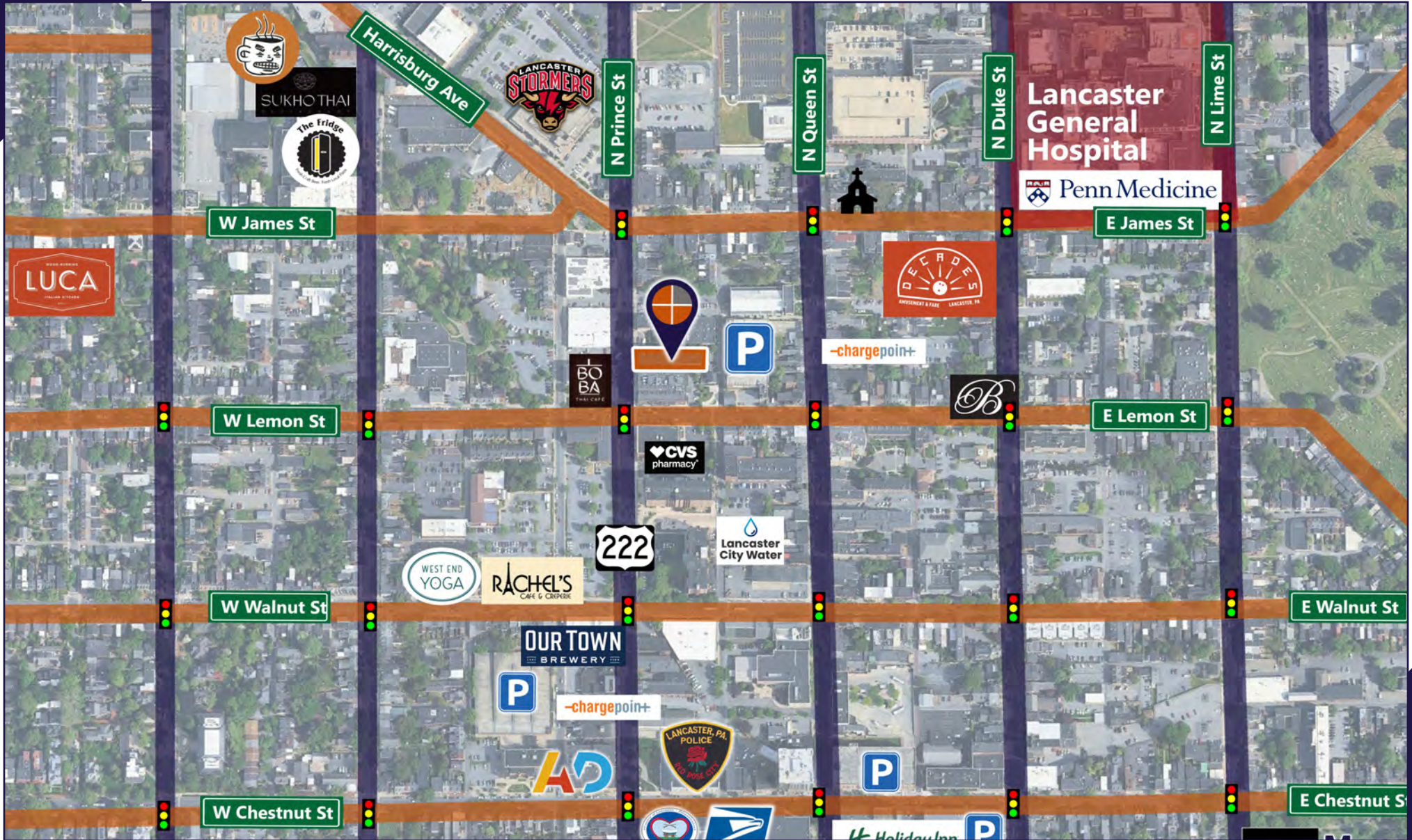


CORK FACTORY DISTRICT

Historic industrial area transformed into a mixed-use destination with boutique hotel, offices, and dining

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

ESTABLISHED REGIONAL COMPETITION MAP



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



FLOOR PLAN | SECOND FLOOR - CONDO 4



SECOND FLOOR CONDO 4



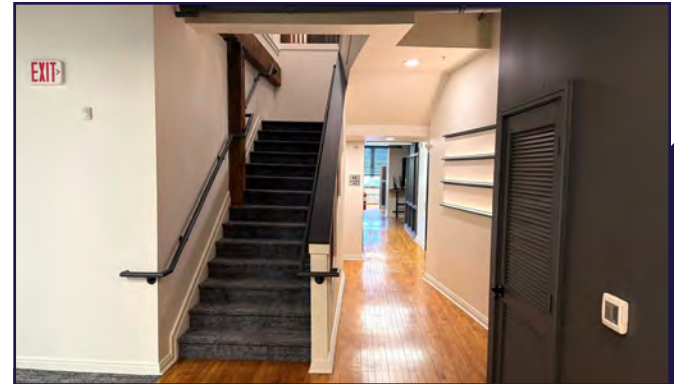
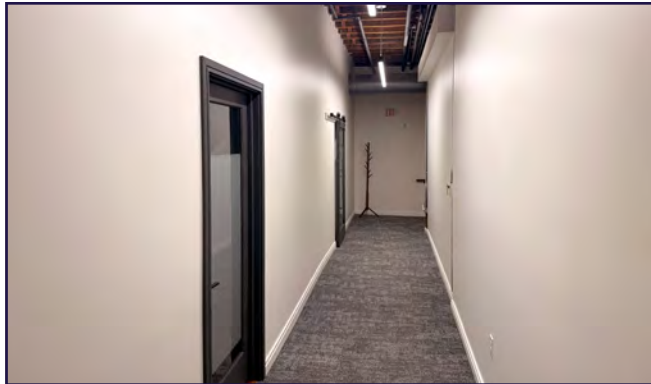
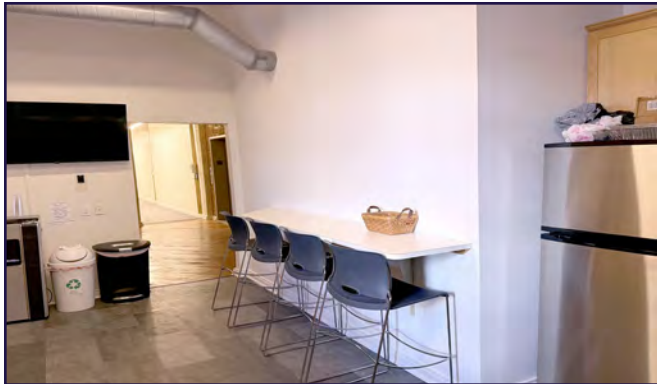
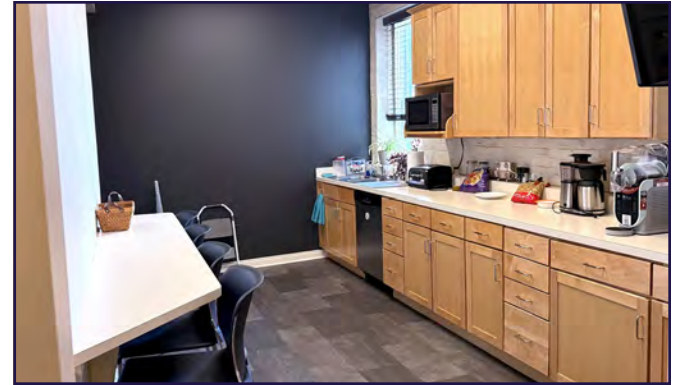
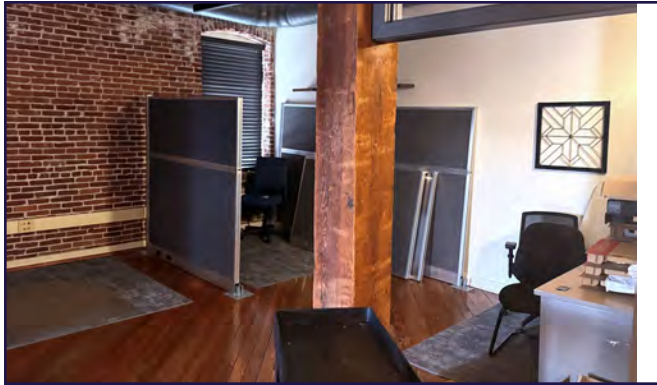
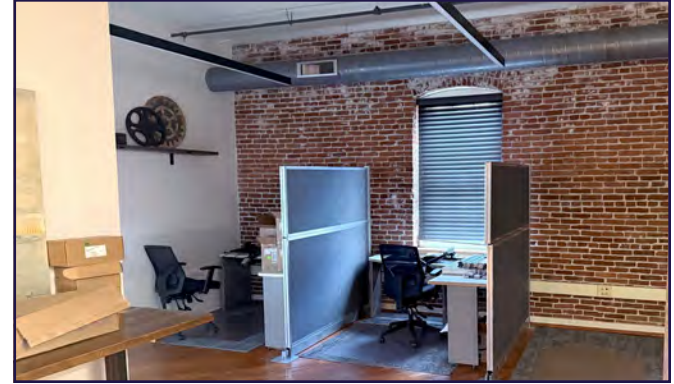
AVAILABLE SPACE



SHARED AREAS

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

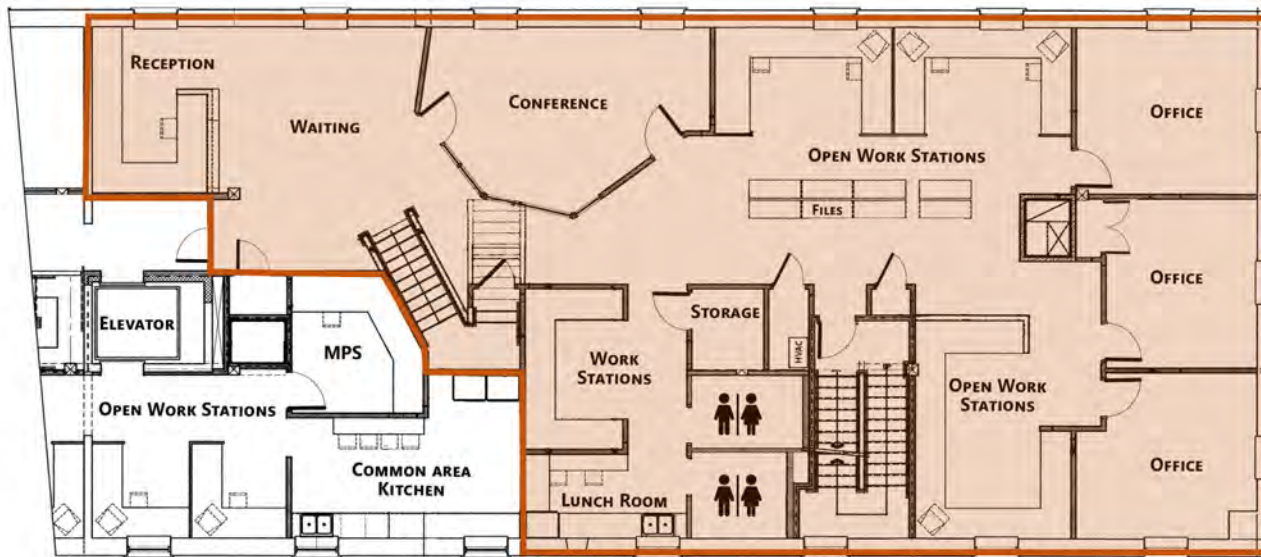
INTERIOR PHOTOS | 2ND FLOOR SPACE - CONDO 4



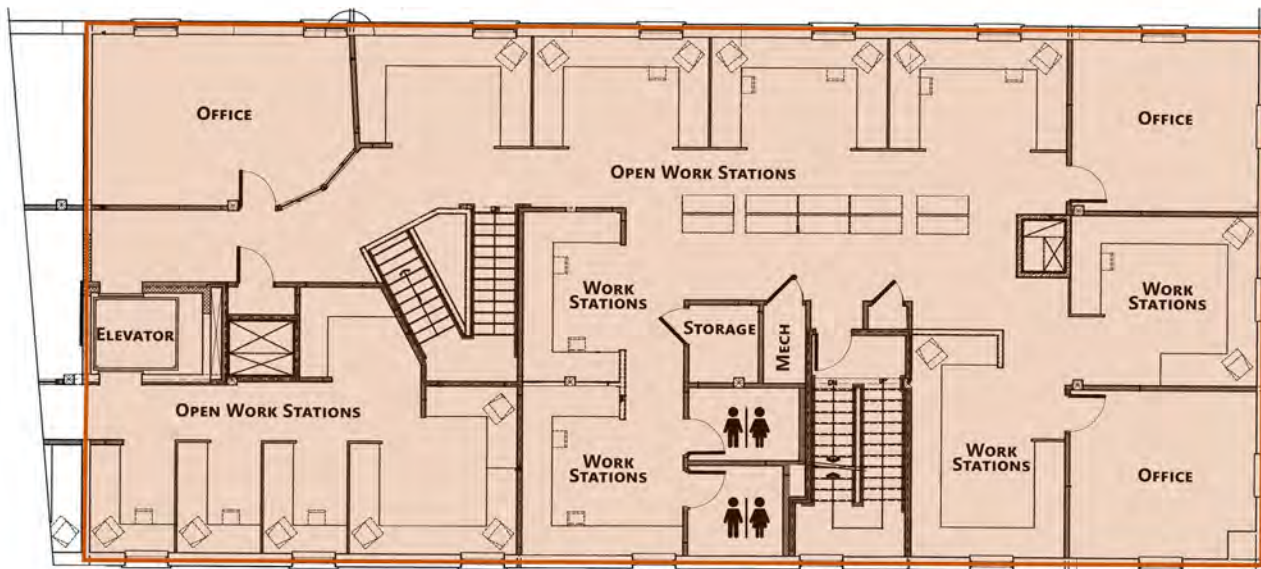
For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN | CONDOS 5 & 7



**SECOND FLOOR
CONDO 5**

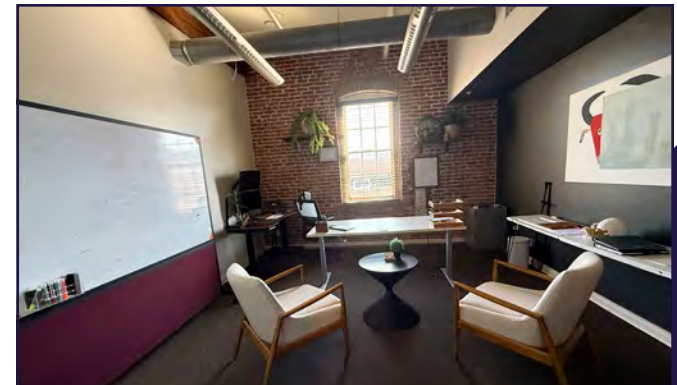
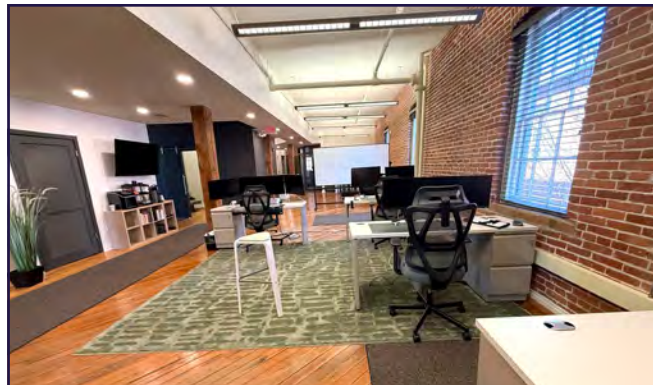
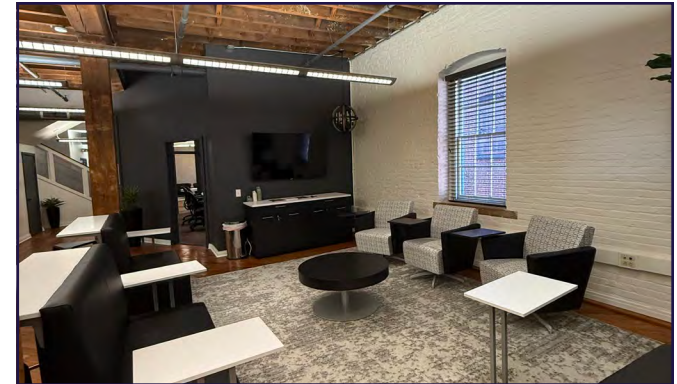
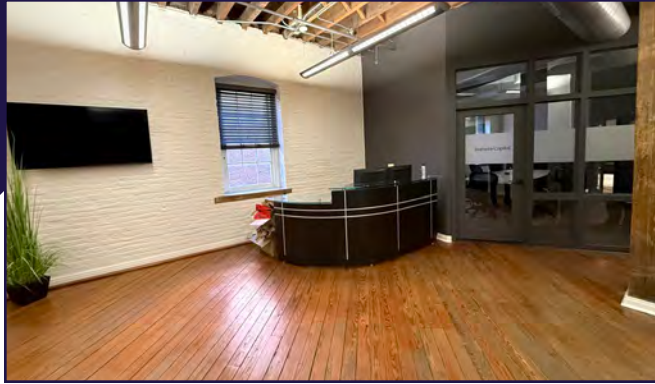


**THIRD FLOOR
CONDO 7**

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



INTERIOR PHOTOS | CONDO 5 & 7



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.