



MODERN OFFICE SPACE W/PARKING

York City | York County

100-110 South Queen St. York, PA 17401

FOR LEASE

Second floor space proposed for redevelopment into modern office space at The Bond.

GLA: 9,500 +/- SF



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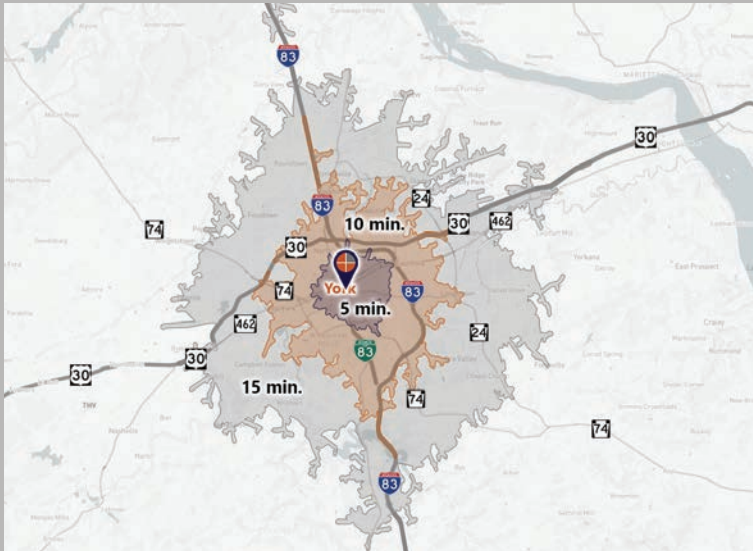
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MODERN OFFICE SPACE WITH PARKING

DEMOGRAPHICS

| Variable | 100-110 S. Queen St. York, PA | | | |
|--|-------------------------------|-----------|------------|------------|
| | Travel Distance from Site | 5 minutes | 10 minutes | 15 minutes |
| Total Population | | 34,655 | 88,596 | 163,020 |
| Population Density (Per Sq. Mile) | | 8,407.6 | 3,497.3 | 1,783.0 |
| Total Daytime Population | | 40,774 | 108,658 | 191,592 |
| Total Households | | 13,355 | 34,788 | 63,649 |
| Per Capita Income | | \$24,164 | \$33,448 | \$39,419 |
| Average Household Income | | \$62,384 | \$84,529 | \$100,141 |
| Average Disposable Income | | \$50,337 | \$65,876 | \$76,536 |
| Total (SIC01-99) Businesses | | 1,653 | 4,035 | 6,587 |
| Total (SIC01-99) Employees | | 23,502 | 60,014 | 105,080 |
| Pop. Age 25+: High School Diploma | | 7,256 | 18,649 | 35,189 |
| Pop. Age 25+: Some College/No Degree | | 3,089 | 7,904 | 15,780 |
| Pop. Age 25+: Graduate/Profess. Degree | | 1,312 | 6,099 | 13,814 |
| Pop. Age 25+: Associates Degree | | 2,230 | 5,776 | 11,584 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Up to 9,500± SF on the second floor of The Bond proposed for redevelopment into modern office space. The space features ample natural light with unobstructed window views on all four sides. Owner will redevelop space to suit tenant's needs, and will consider subdividing space in increments ranging as small as 2,000 SF with multiple configurations possible. Further, the landlord will include dedicated parking near the building at a ratio of 5 spaces per 1,000 SF leased.

The Bond is home to one of York's newest, industrial chic event spaces with exclusive catering by JDK Group, as well as Collusion Tap Works and Kocotek. This building is in the heart of the Royal Square District which includes Levant Mediterranean Cuisine, World Grills, Casta Cigar Co., Noel's Rock Shop, and many more. The Yorktowne Hotel - a Tapestry Collection by Hilton is approximately one block away as well.

PROPERTY DETAILS

- Second Floor Space:..... 9,500 +/- SF
- Lease Rate:..... \$20-\$25/SF/Modified Gross (Subject to Delivery Condition)
- Lease Terms:Negotiable
- Zoning:Central Business District
- Land/Lot Size: 0.88 Acres
- Parking:..... Parking Available Nearby; Ratio of 5 spaces per 1,000 SF leased
- Year Built:..... 1918

TRAFFIC COUNTS

- S. Queen St./PA Route 74:..... 7,549 VPD
- E. King St.:..... 2,561 VPD



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CONCEPT RENDERINGS | OFFICE SPACE



VANILLA BOX



INFORMATION ON CONCEPT RENDERINGS

Renderings are conceptual only. Proposed concept plans depict modern office space, for which the buildings existing conditions make for an easy conversion utilizing many of the historic design features and finishes.

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CONCEPT RENDERING | EXTERIOR



INFORMATION ON CONCEPT RENDERINGS

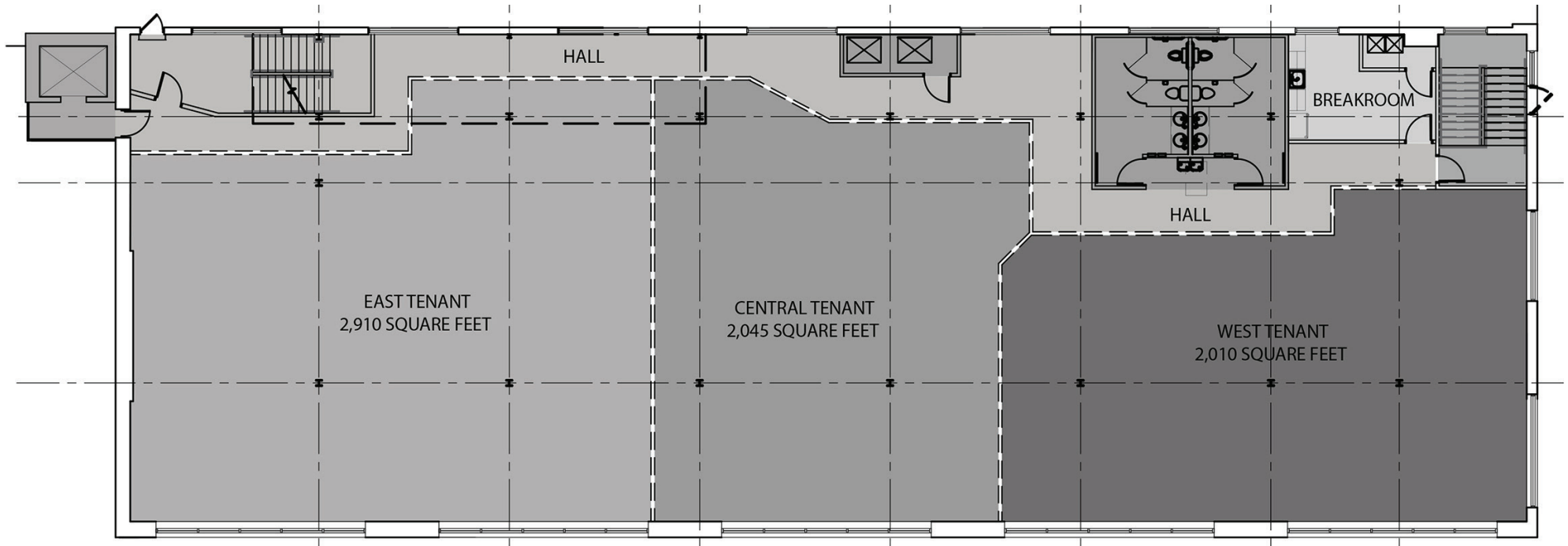
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PROPOSED FLOOR PLAN | OPTION 1

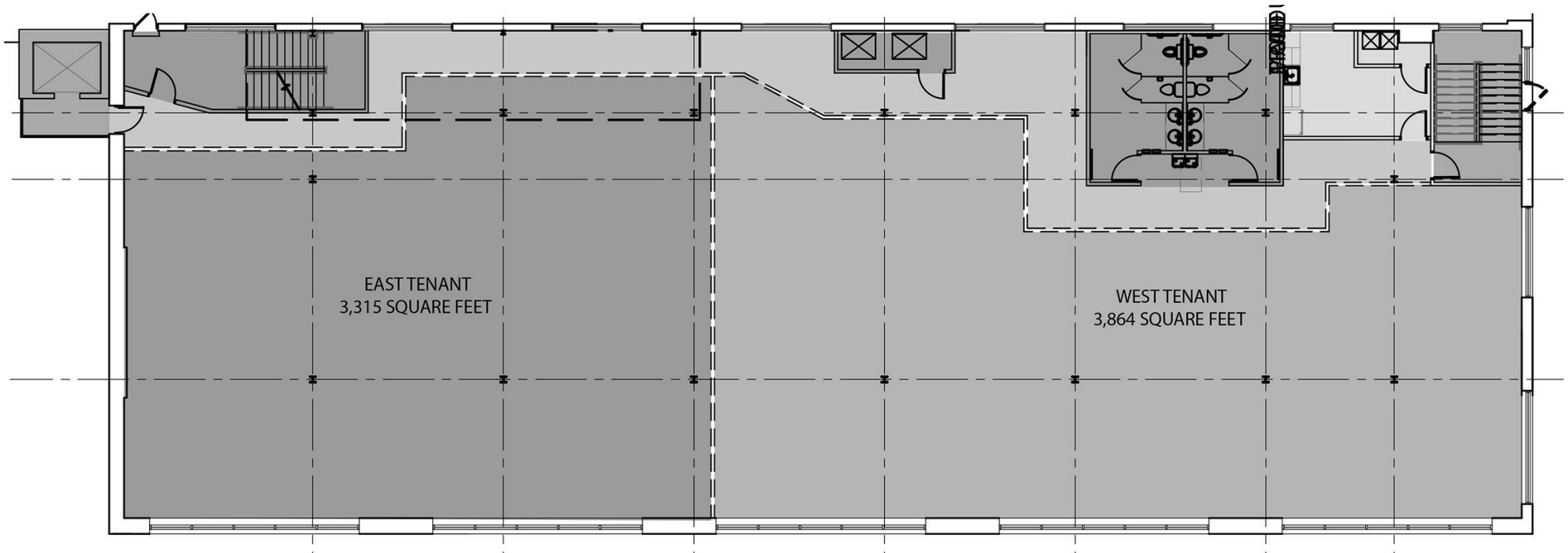


MULTIPLE (3) TENANTS | SECOND FLOOR

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PROPOSED FLOOR PLAN | OPTION 2

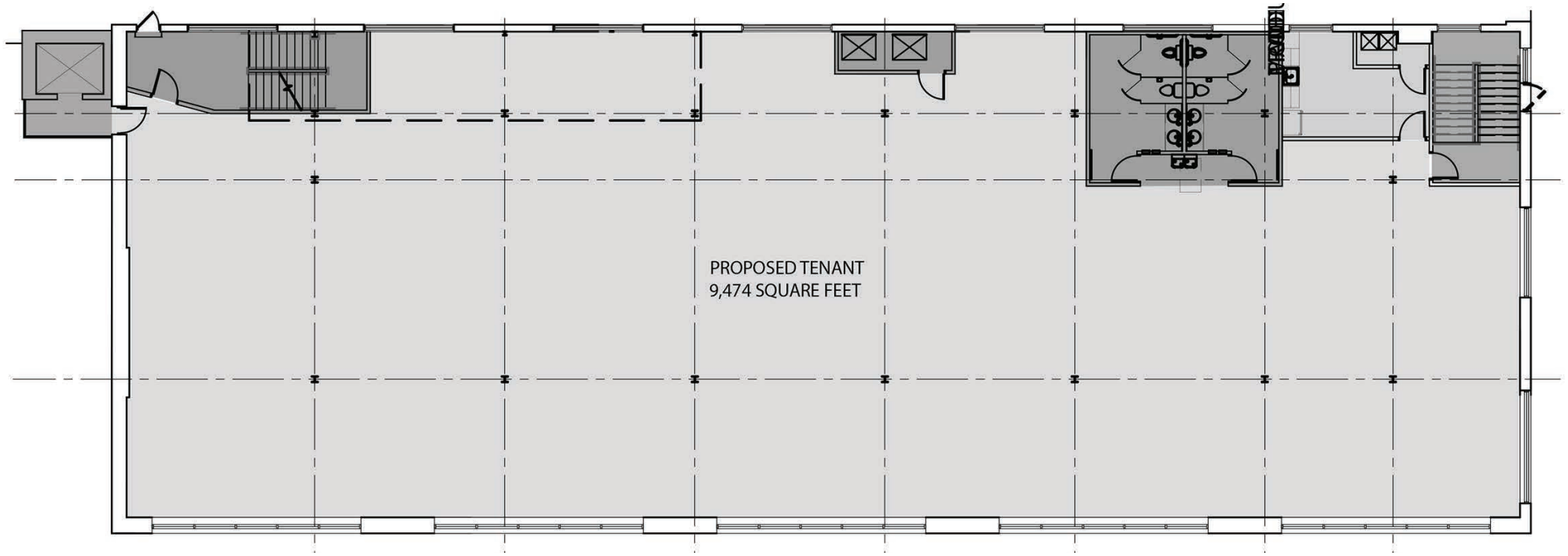


MULTIPLE (2) TENANTS | SECOND FLOOR

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PROPOSED FLOOR PLANS | OPTION 3



SINGLE TENANT | SECOND FLOOR

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DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. Liquid Hero Brewery (Taproom & Restaurant)
6. McDonald's
7. Catalina's Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. Coming Soon! New Restaurant/Bar
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Gather 256
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloons Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Levant Mediterranean Cuisine
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli
38. George Street Brewing Co. Bistro & Bar

ATTRACTIONS

39. Marketview Arts
40. Valencia Ballroom
41. Timeline Arcade
42. York Revolution Stadium
43. The Bond
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

SHOPPING

48. Moreira Mercantile
49. Boho Bella
50. House of Plants
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Apricity Products
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books
68. Noel's Rock Shop

FITNESS

69. York YMCA
70. CrossFit York



LEGEND

- | | |
|---|------------------------------------|
| A Northwest Triangle Redevelopment | P1 King St. Garage |
| B York County Judicial Center | P2 Market St. Garage |
| C Continental Square | P3 Philadelphia St. Parking |
| | P4 Central Market Deck |

NORTHWEST TRIANGLE



A 4 acre mixed use redevelopment site that will feature a mix of 70,000 SF of retail & restaurant space, 300 market rate apartments, and over 50,000 SF of office, flex, & conference space.



YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. & S. Beaver St., W. Philadelphia St., N. George St., and W. Market St. Shop, dine and be entertained.



CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many businesses, office tenants, and new market-rate apartments.



Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.



Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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