

FOR LEASE

1837 William Penn Way

 Greenfield

 **HIGH** ASSOCIATES LTD.  
An Affiliate of High Real Estate Group LLC



LANCASTER, PA 17601

**HISTORIC PROFESSIONAL OFFICE  
SPACE**

**PRIVATE OFFICES, CONFERENCE  
ROOM, RECEPTION AREA AND  
KITCHENETTE**

**CONVENIENTLY LOCATED IN  
GREENFIELD**

**RECENTLY UPDATED CARPET AND  
PAINT**



**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • [HIGHASSOCIATES.COM](http://HIGHASSOCIATES.COM)

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# Executive Summary

1837 William Penn Way



## LEASE INFORMATION

Lease Rate:	\$9.75 SF/yr (NNN)
County:	Lancaster
Municipality:	East Lampeter Township
CAM:	\$5.55/SF
Available SF:	2,200 SF

## PROPERTY OVERVIEW

2,200 square feet of historic office space situated among beautiful landscaping. Part of the original Landis Estate. Space offers private offices, breakroom with kitchenette, reception area, conference rooms, and outdoor patio area.

## OFFERING SUMMARY

HVAC:	Forced Air Split System, Two (2) AC Units, Gas Boiler – Hot Water
Sprinklers:	No
Parking:	Ten On Site Parking Spaces
Water:	Public – Lancaster City Water Authority
Sewer:	Public – East Lampeter
Zoning:	Business Park Zoning

Lighting:	Fluorescent and Recessed
Number of Floors:	2
Flooring:	Mix of Wood and Carpet

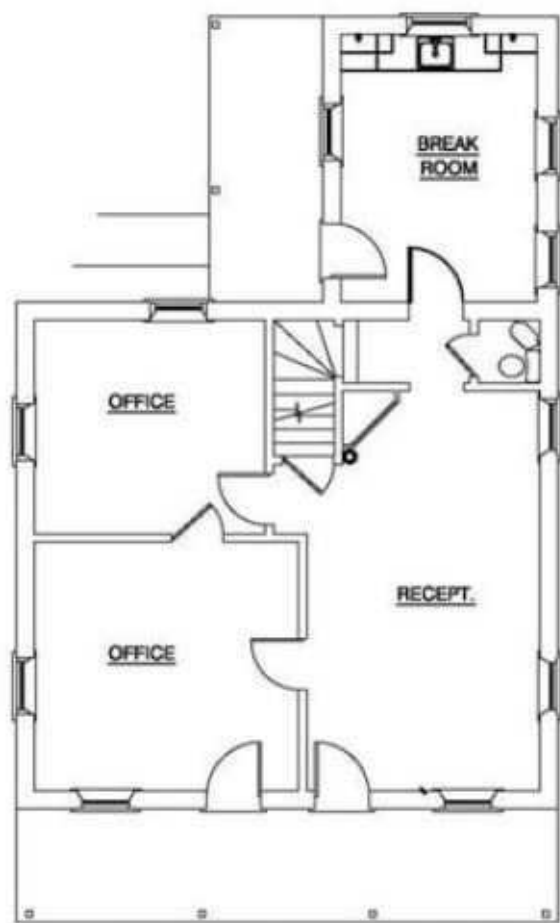
## ADDITIONAL COMMENTS

Conveniently located in Greenfield with easy access to Route 30, nearby restaurants, and other amenities.



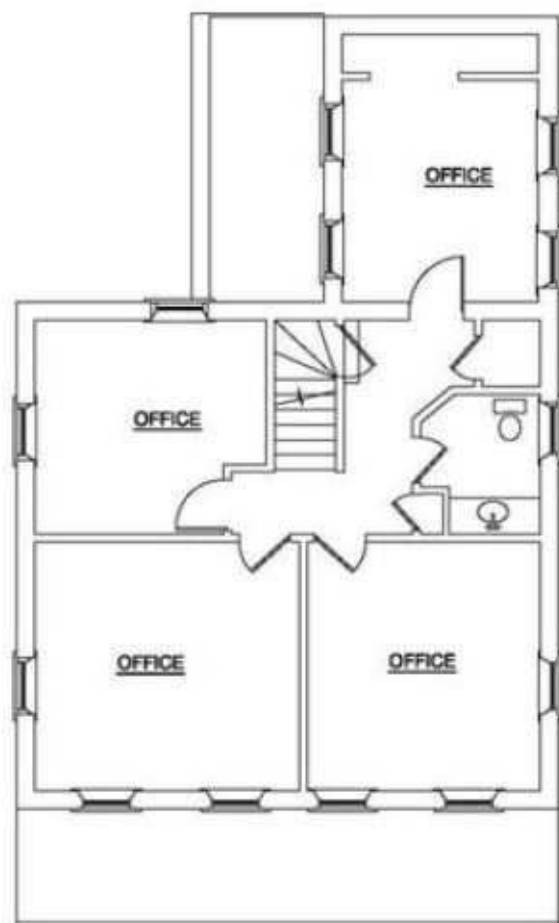
# Property Photos





**1ST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**2ND FLOOR PLAN**

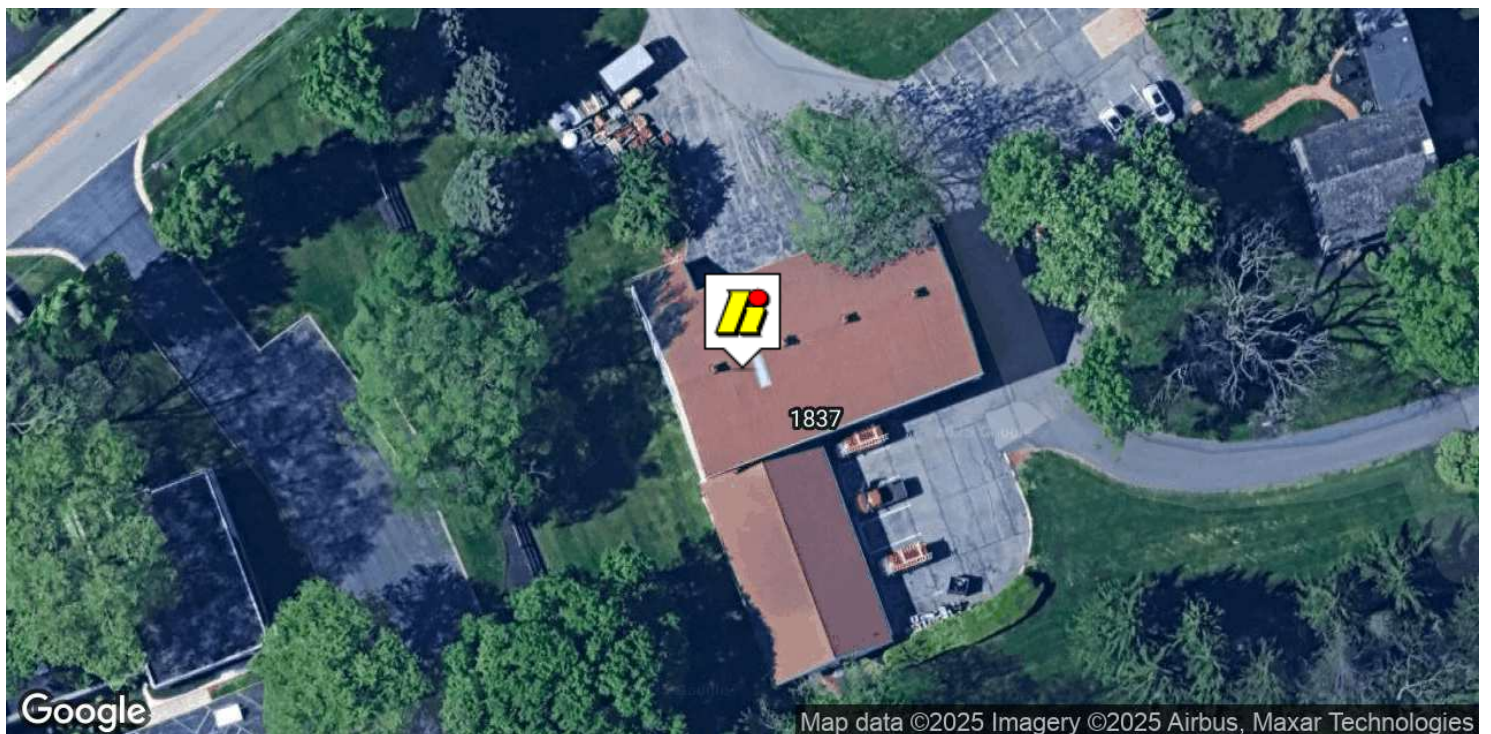
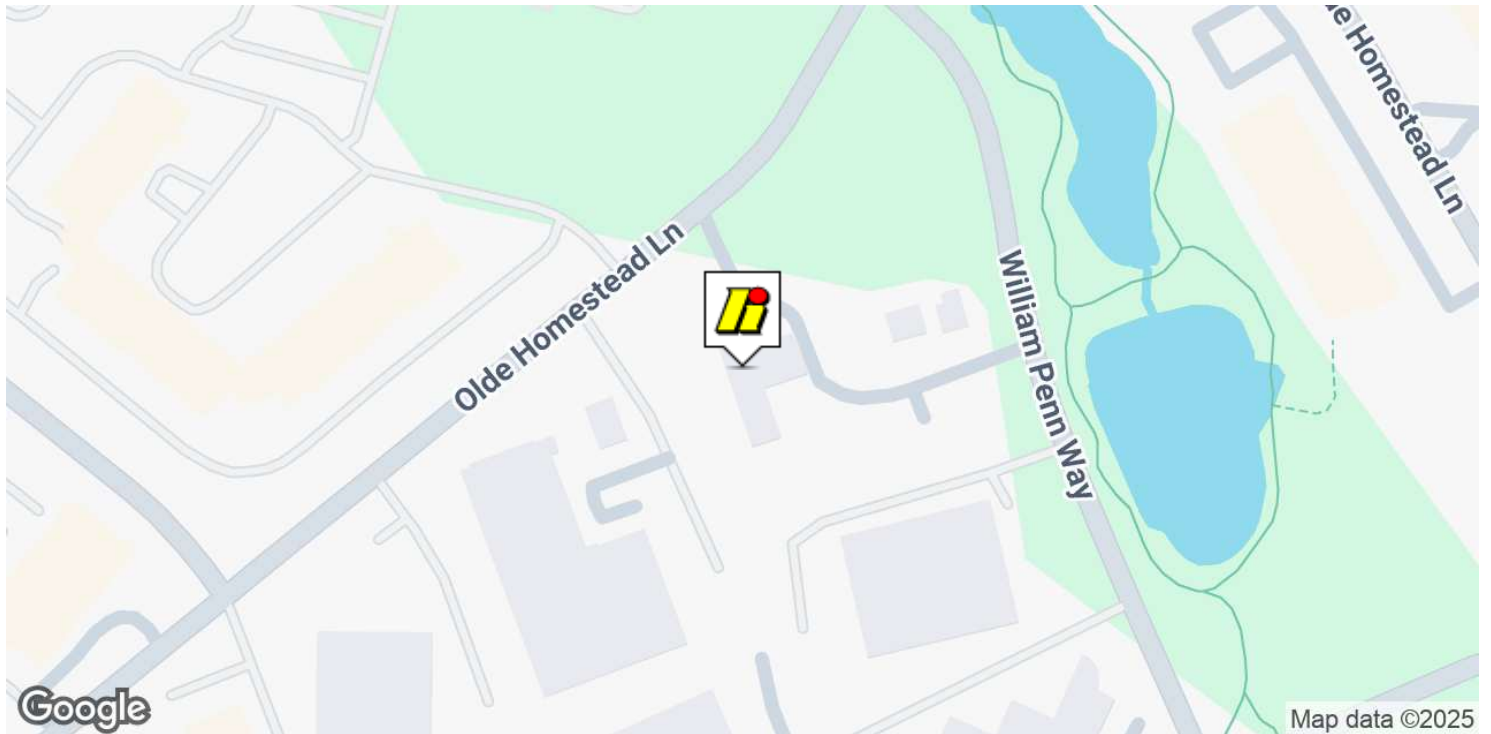
SCALE: 1/8" = 1'-0"

**BUILDING 162**

1837 WILLIAM PENN WAY  
LANCASTER, PA



# Location Map





# Greenfield Map



Located in the heart of Lancaster County, Greenfield offers a variety of amenities conveniently located within or around the community:

- Federal Express
- United States Postal Service
- Hampton Inn by Hilton
- Courtyard by Marriott
- Charter Lane KinderCare
- The Greenfield Restaurant
- Isaac's Restaurant & Deli
- Ginza Sushi
- Bruno's Signature Hoagies
- Sheetz
- McDonalds
- Costco
- Lowes





- **27 OFFICE BUILDINGS,**  
800,000 sq. ft., spaces from **500-80,000** sq. ft.
- **40 INDUSTRIAL BUILDINGS**  
2.7 million sq. ft., spaces from **5,000-250,000** sq. ft.
- **20 FLEX BUILDINGS**  
from **3,000-30,000** sq. ft., **40,000** sq. ft. of retail
- **90 ACRES OF LAND ZONED**  
for future commercial/industrial and multi-family
- Well-maintained outdoor area featuring walking trails, outdoor seating, and sculptural art installations
- On-campus amenities include 2 hotels, a variety of dining options, and 1,100 sq. ft. of meeting/event space
- Education hub with 5 colleges within 1 mile radius
- Convenient proximity to vibrant Downtown Lancaster, Lancaster General Hospital, Spooky Nook, Lancaster Airport, Lancaster Country Club, US Routes 30, 283, 222, and PA Turnpike



 **Greenfield**

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## HEALTH & WELLNESS

At Greenfield, we do well by living well. We meet people on their own terms, as a confidant, coach, cheerleader, or counselor, as they work to succeed. Enjoy yoga classes, walking on our beautiful trails, and more.

## EDUCATION

We believe that growth and learning never stop. Tenants, residents and students have access to complimentary educational series, seminars and peer circles for collaboration.



## COMMUNITY

We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

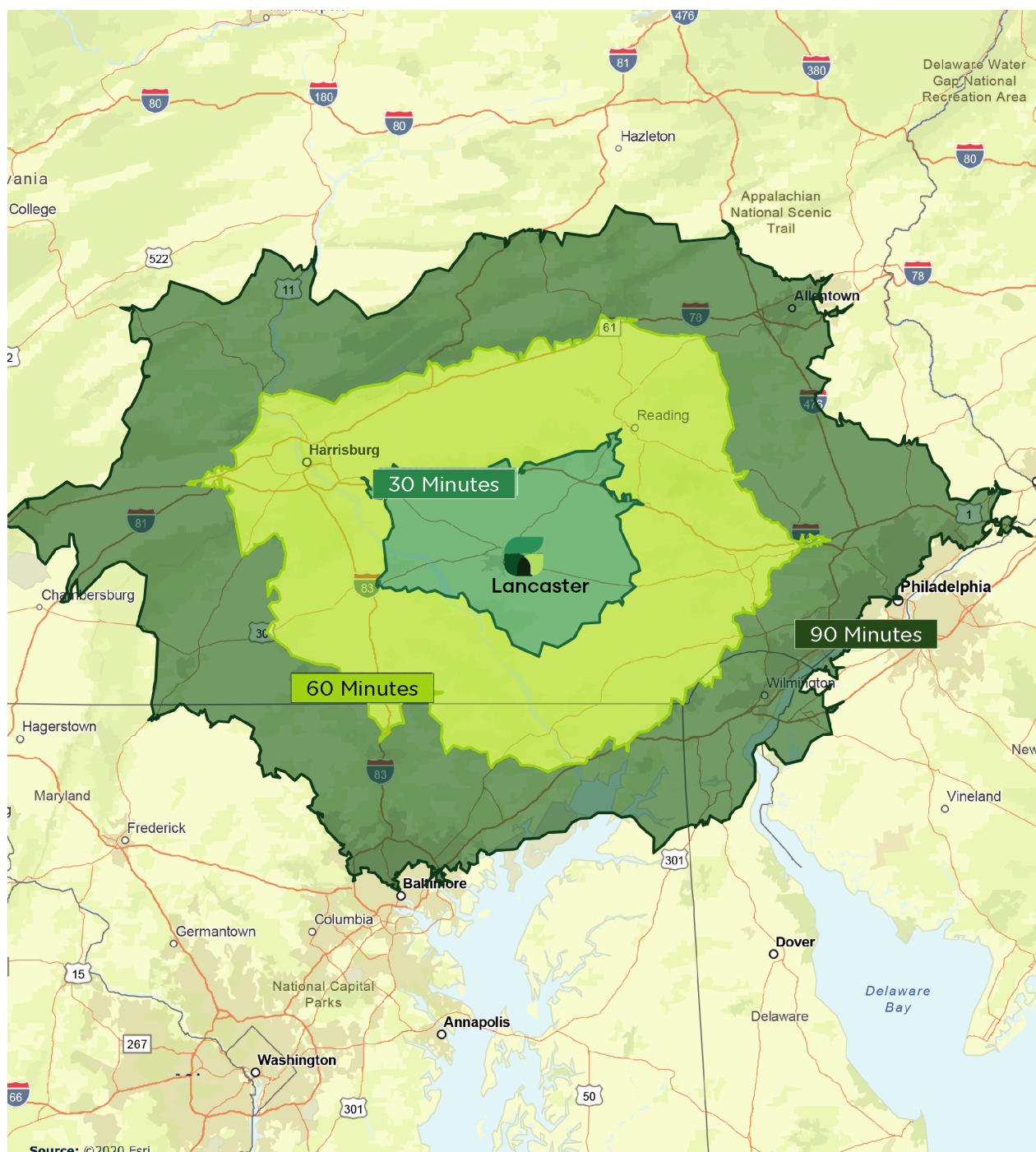
## ENVIRONMENT

We believe a wholesome life - reflective, natural, ethical - is a richer life. We make change for the good by making space for mutual responsibility and care. As we work to better the world around us, we build connections among the people in our community and the nature that surrounds us.



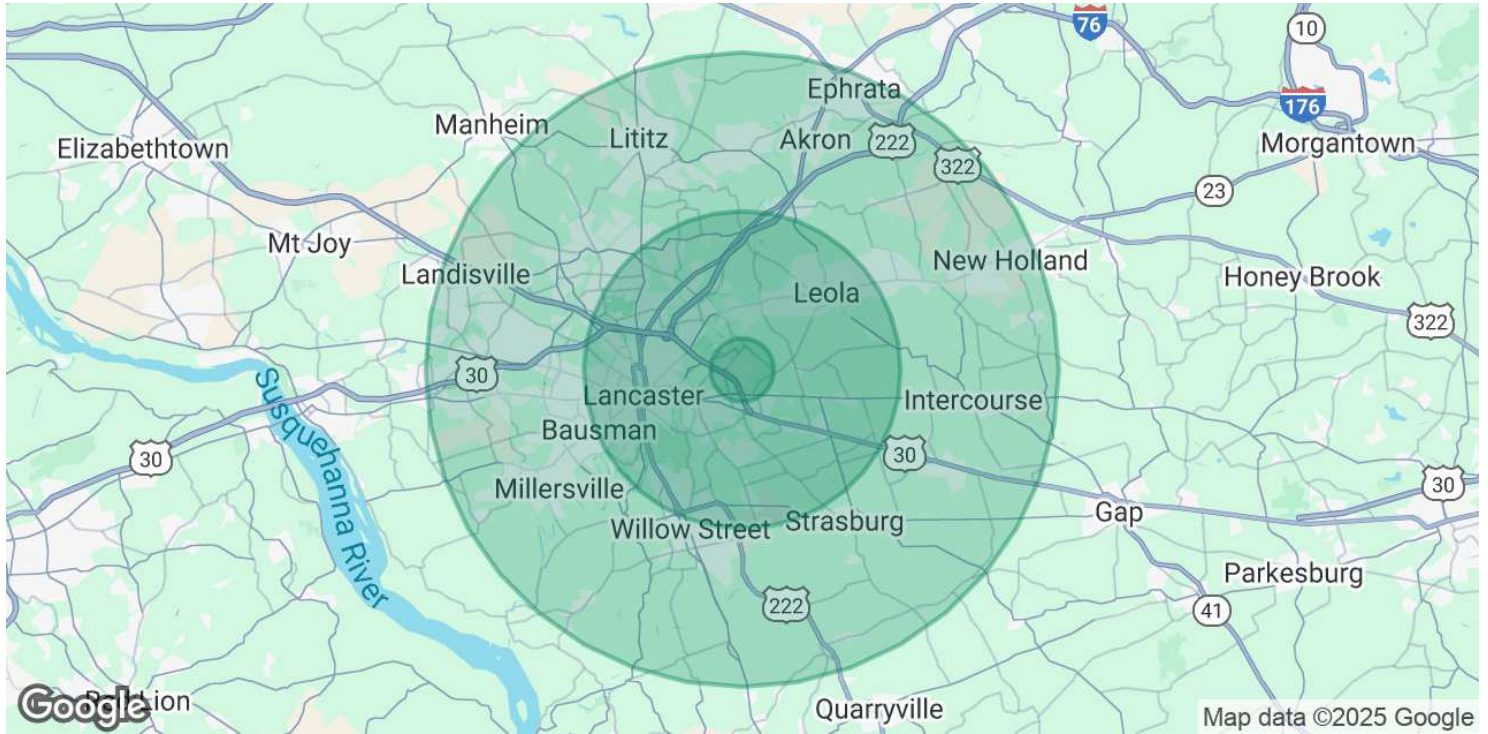


# Greenfield Drive Times



**Source:** 2020 ERSI

# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,030	128,268	333,352
Average Age	38.0	37.3	37.8
Average Age (Male)	37.2	35.2	36.1
Average Age (Female)	39.8	39.2	39.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,177	50,009	127,839
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,778	\$59,277	\$68,064
Average House Value		\$203,038	\$222,798

\* Demographic data derived from 2020 ACS - US Census



FOR LEASE

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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**

Lancaster, PA 17601  
717.293.4477

**5000 RITTER ROAD SUITE 201**

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