



CLASS A OFFICE SUITES

City of York | York County

96 S. George St. York, PA 17401

FOR LEASE

Class A Office Suites Available
with Garage Parking in
Downtown York, just off
of York's Continental
Square.

GLA: 64,000 SF



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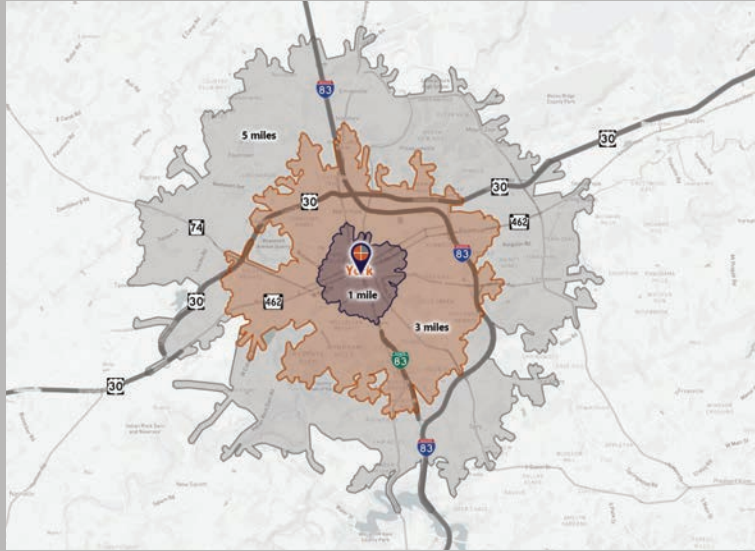


CLASS A OFFICE SUITES

DEMOGRAPHICS

Variable	96 South George St. York, PA 17401		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	25,083	76,567	128,118
Population Density (Pop per Sq. Mile)	11,704.1	4,244.1	2,490.4
Total Daytime Population	32,257	98,235	166,000
Total Households	8,982	29,081	50,224
Per Capita Income	\$14,288	\$22,702	\$27,699
Average Household Income	\$39,426	\$60,139	\$70,700
Average Disposable Income	\$32,158	\$47,303	\$54,962
Aggregate Disposable Income	\$288,846,733	\$1,375,604,258	\$2,760,407,224
Total (SIC01-99) Businesses	1,169	3,260	5,448
Total (SIC01-99) Employees	19,608	56,528	94,345
Total (SIC01-99) Sales (\$000)	\$1,451,069	\$7,203,142	\$13,873,332
Annual Budget Expenditures	\$310,518,618	\$1,519,593,241	\$3,061,577,145
Retail Goods	\$89,647,516	\$447,102,755	\$902,656,057

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

96 S. George Street is a prestigious, five-story class A office building just off the square in the unit block of S. George Street (Business I-83) in Downtown York.

Suite 200 offers a flexible layout with multiple private offices, conference room(s), a reception area, kitchenette, and private restroom.

Suite 210 offers a reception area, two private offices, and a breakroom area..

Suite 220 offers a conference room, private offices, a reception area, and built-in workstations.

All the above suites come with basic office furnishings and can be combined into one suite.

The beautifully appointed lobby welcomes employees, guests, and clients with a two-story atrium and fountains and secure key-card elevator access. Each floor offers direct floor-level access to the King Street parking garage, with reserved garage parking spaces included with each suite at a ratio of 5 spaces per 1,000 SF.



PROPERTY DETAILS

- Total Building Size:.....64,000 SF
- Lease Rate:..... \$12.50/SF/NNN
- Lease Terms:Negotiable
- CAM (includes all utilities/OPEX): \$10.73/SF
- Zoning:Central Business District
- Parking:... Dedicated Garage Parking Spaces
- Elevators: Yes - 2 Passenger

OFFICE SUITES AVAILABLE:

- Suite 200:..... 2,164 SF
- Suite 210:..... 1,511 SF
- Suite 220:..... 1,886 SF
- Total Combined Suites: 5,800± SF

TRAFFIC COUNTS

- S. George St./Business I-83: 12,025 VPD
- W. King St.:..... 1,884 VPD

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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. Bloom Kitchen & 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. Granfaloon's 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
- B York County Judicial Center
- C Continental Square

- P1 King St. Garage
- P2 Market St. Garage
- 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.

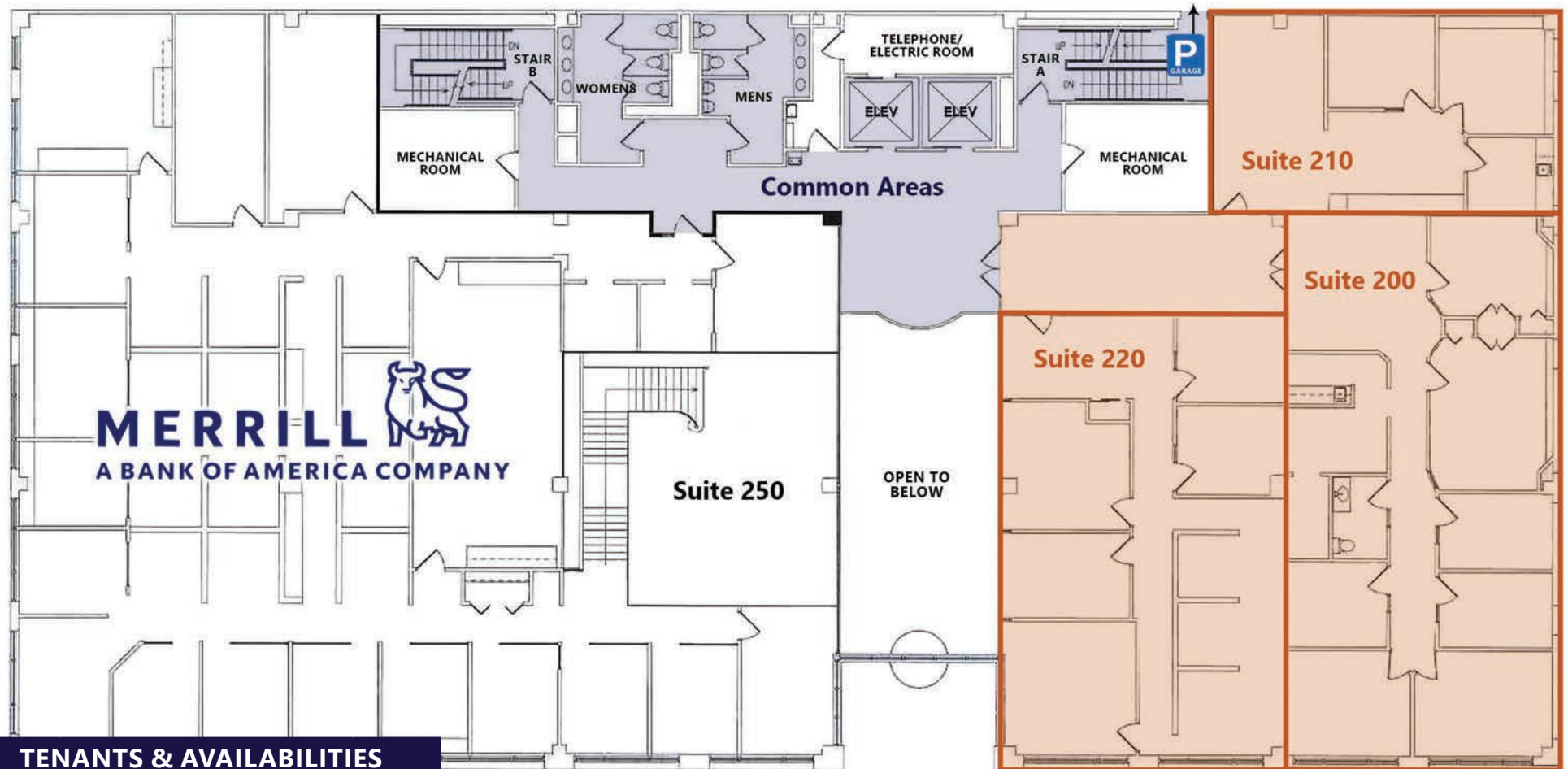


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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FLOOR PLAN | SECOND FLOOR



TENANTS & AVAILABILITIES

Suite	Tenant	Sq. Ft.
100/250	Merrill Lynch/Bank of America	11,780
200	AVAILABLE	2,164
210	AVAILABLE	1,511
220	AVAILABLE	1,886

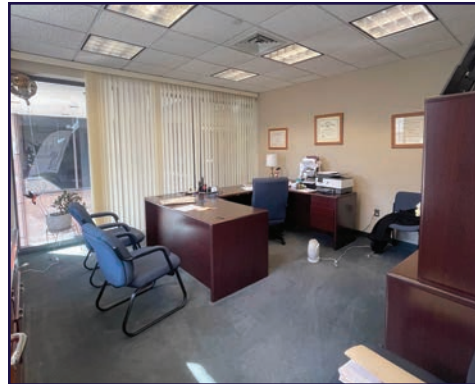
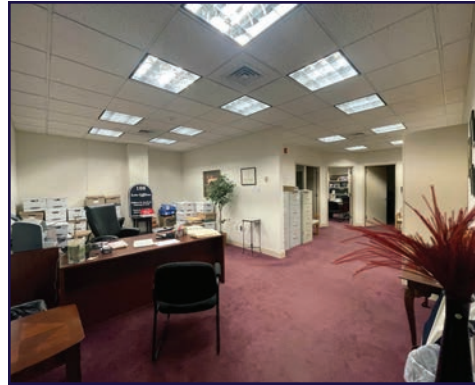
Floor plans depict current layout. Not to scale. This plan is for illustrative purposes only.

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INTERIOR PHOTOS | SUITE 200-220



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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