



# 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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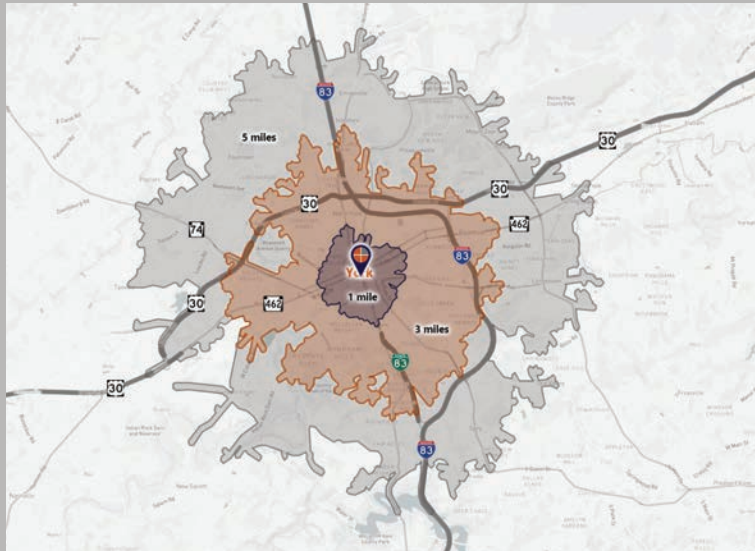


# CLASS A OFFICE SUITES

## 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 410-420 features nine (9) private offices, two (2) conference rooms, an open bullpen, and a kitchenette. Glass sidelights bring natural light into the center bullpen area through the perimeter offices.

Suite 430 is a corner office with tons of natural light, and features multiple private offices, a conference room, a kitchenette, and open bullpen/reception area.

Suite 440 is a smaller suite offering four (4) private offices, a conference room, and an open bullpen/reception area.

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

Office Suites Available:

- Suite 410-420: ..... 3,894 SF
- Suite 430:..... 2,243 SF
- Suite 440:..... 1,911 SF

Combined Suites: up to 8,048 SF

## TRAFFIC COUNTS

- S. George St./Business I-83: ..... 10,265 VPD
- W. King St.:..... 2,059 VPD

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# DOWNTOWN YORK MAP

## Visit Downtown York

### DRINKING & DINING

1. Central Market
8. Pizza Boli's York
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. JB Lovedrafts
6. McDonald's
7. Harmony 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. The Left Bank
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. Sarah's Snacks
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. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

### ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
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. House of York
49. Boho Bella
50. The Witchwood Teahouse
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. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books

### FITNESS

68. York YMCA
69. CrossFit York



### LEGEND

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



### NORTHWEST TRIANGLE

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new 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. Beaver St. W. Philadelphia St. N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.



### 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 new 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, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.



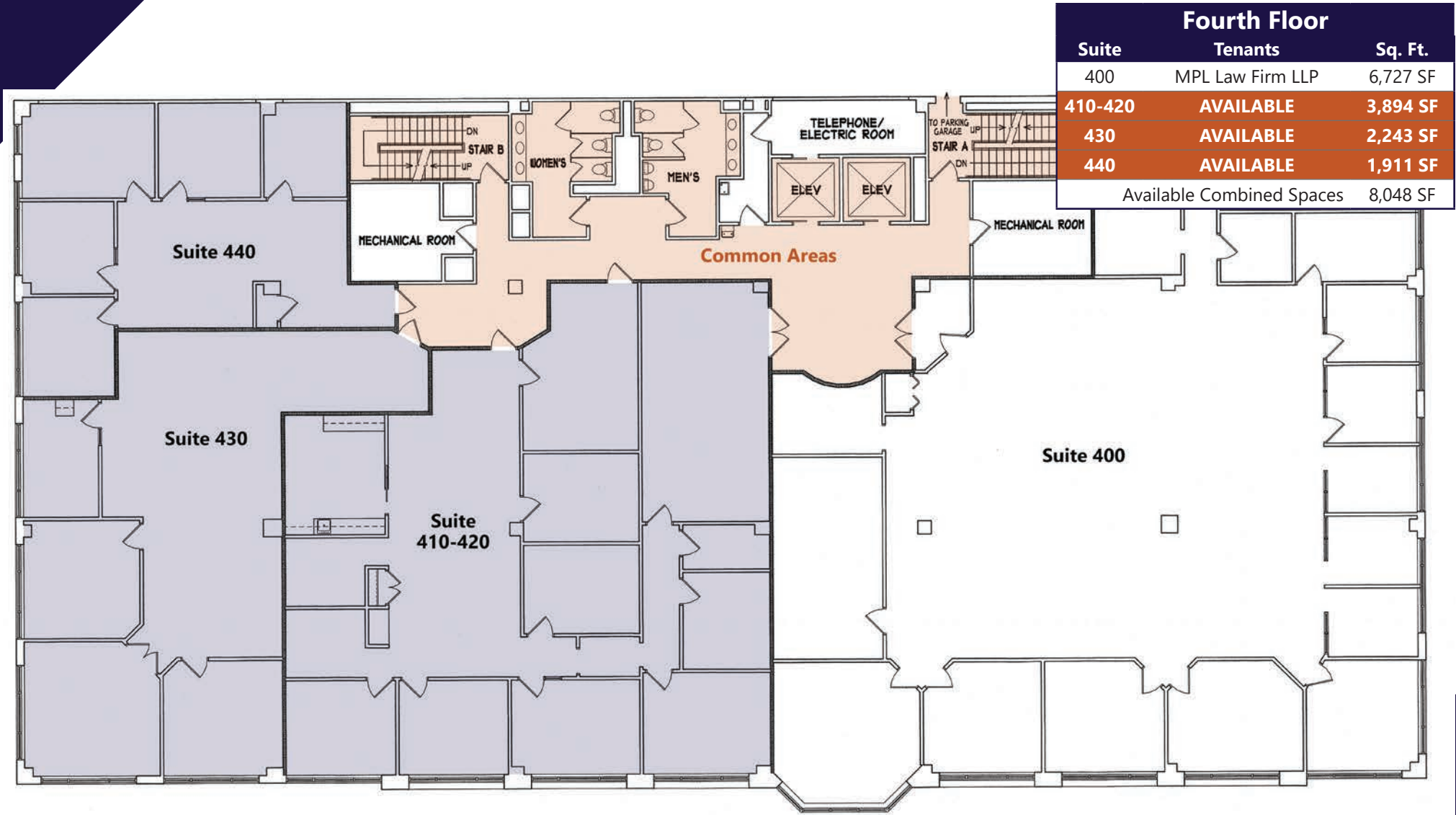
Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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# FLOOR PLAN | FOURTH FLOOR

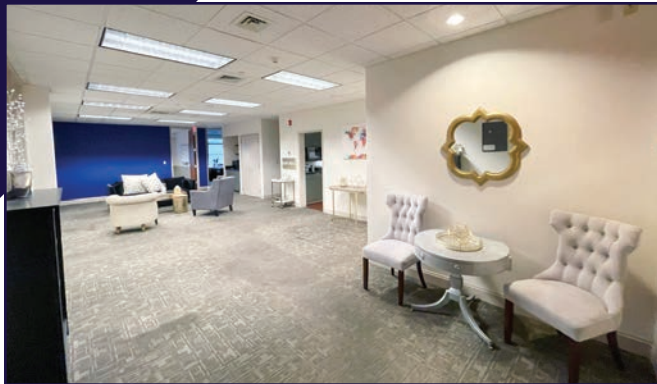


Floor plans depict current layout. Not to scale. This plan is for illustrative purposes only.

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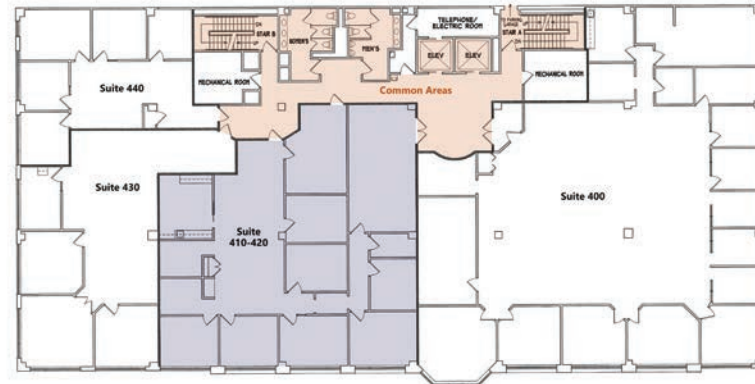
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# SUITE 410-420 | FLOOR PLAN & PHOTOS



## SPACE OVERVIEW

- 3,894 SF
- Fourth Floor
- Office suite featuring nine (9) private offices, two (2) conference rooms, an open bullpen, and a kitchenette. Glass sidelights bring natural light into the center bullpen area through the perimeter offices.



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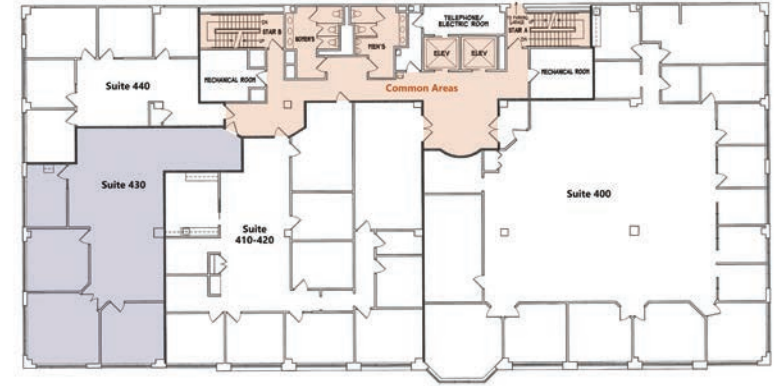


# SUITE 430 | FLOOR PLAN & PHOTOS



## SPACE OVERVIEW

- 2,243 SF
- Fourth Floor
- Corner office suite with tons of natural light, and features multiple private offices, a conference room, a kitchenette, and open bullpen/reception area.



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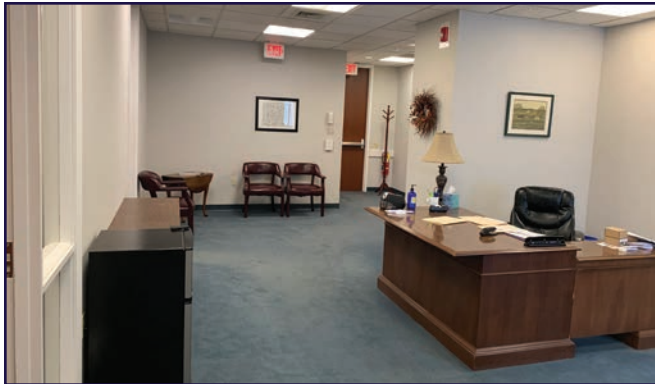
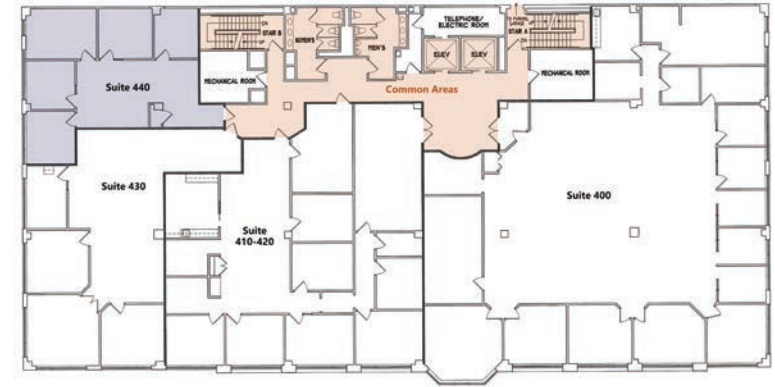


# SUITE 440 | FLOOR PLAN & PHOTOS



## SPACE OVERVIEW

- 1,911 SF
- Fourth Floor
- A smaller office suite offering four (4) private offices, a conference room, and an open bullpen/reception area.



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# AERIAL DRONE & BUILDING PHOTOS



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# AERIAL DRONE PHOTO



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