

FOR LEASE
27,000 SQUARE FEET DOWNTOWN
OFFICE SPACE

Historic Charm with Functionality

Can historic beauty and functionality exist in the same space? We know that it can and it is available at 40 North Christian Street in Downtown Lancaster. This 26,960 square foot space has the latest in technology, video conferencing and Cat5e wiring throughout the space. It also is designed with flexible open spaces and ample work stations to accommodate 90+ employees.



25 East Grant Street, Lancaster, PA 17602-2854 (717) 394-9500 Fax (717) 394-9940 Email: john@meedcor.com



HIGHLIGHTS

- Located one half block from the square in the heart of downtown
 - Walk to the Central and Southern Markets, Starbucks or any number of restaurants and retail stores
 - On site parking for 24 cars and the new Lancaster Parking Authority Garage within half a block
 - Professionally designed spaces inside historic buildings
 - Five executive offices
 - Three hightech conference rooms and multiple meeting spaces
 - High Functionality with Cat5e throughout
- and executive video conference rooms
- Outdoor rooftop space featuring seating, pergola shading, and lunch or meeting space.
 - Interconnectivity between all floors and historic fabric utilized to enhance the work experience

PROPERTY OVERVIEW



Christian Street Court is a mixed use Downtown development that was completed in 2001 consisting of retail on the first block of Queen Street and the office entering at grade from Christian and Grant Streets. Christian Street Court is listed on the National Park Service Registry of Historic Places and retains character and charm from the historic buildings. 40 N Christian has an exclusive, below grade, parking garage for 24 cars. There is also a metered lot on the Northeast corner of Grant and Christian Streets that provides short term parking for guests as well as five public parking garages within 2 blocks.

40 NORTH CHRISTIAN STREET: OVERVIEW

The *40 North Christian Street Suite* is the anchor of Christian Street Court and consists of three interconnecting floors professionally designed with functional circulation and abundant natural light. The design reuses a 100 year old balcony space that features an 80 foot long skylight that bathes the center of both the third and second floor Atrium with natural light. The space is designed to accommodate 50 to 90 employees and has ample conference room and gathering spaces.

SPECIFICATIONS

- Size 26,790 square feet
- Building Height Three stories with one story of retail below
- Parking Secure 24 spaces on the lower level with elevator
- Garage Parking Centrally located between several public garages
- HVAC 100% band new units in 2022
- Technology Outstanding technology is plug & play

ATTACHMENTS

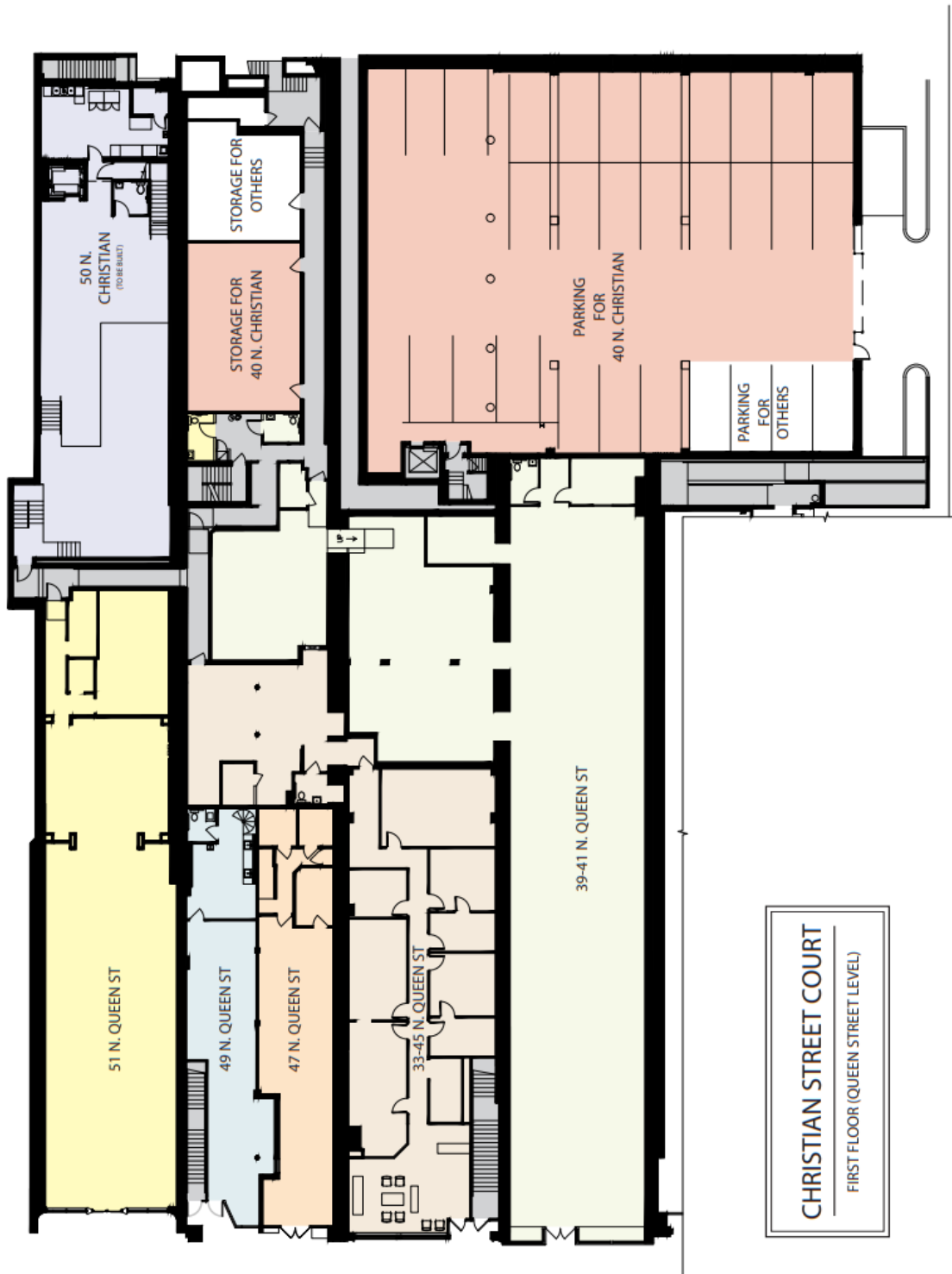
- Floor plans
- Location Map
- Technology Addendum

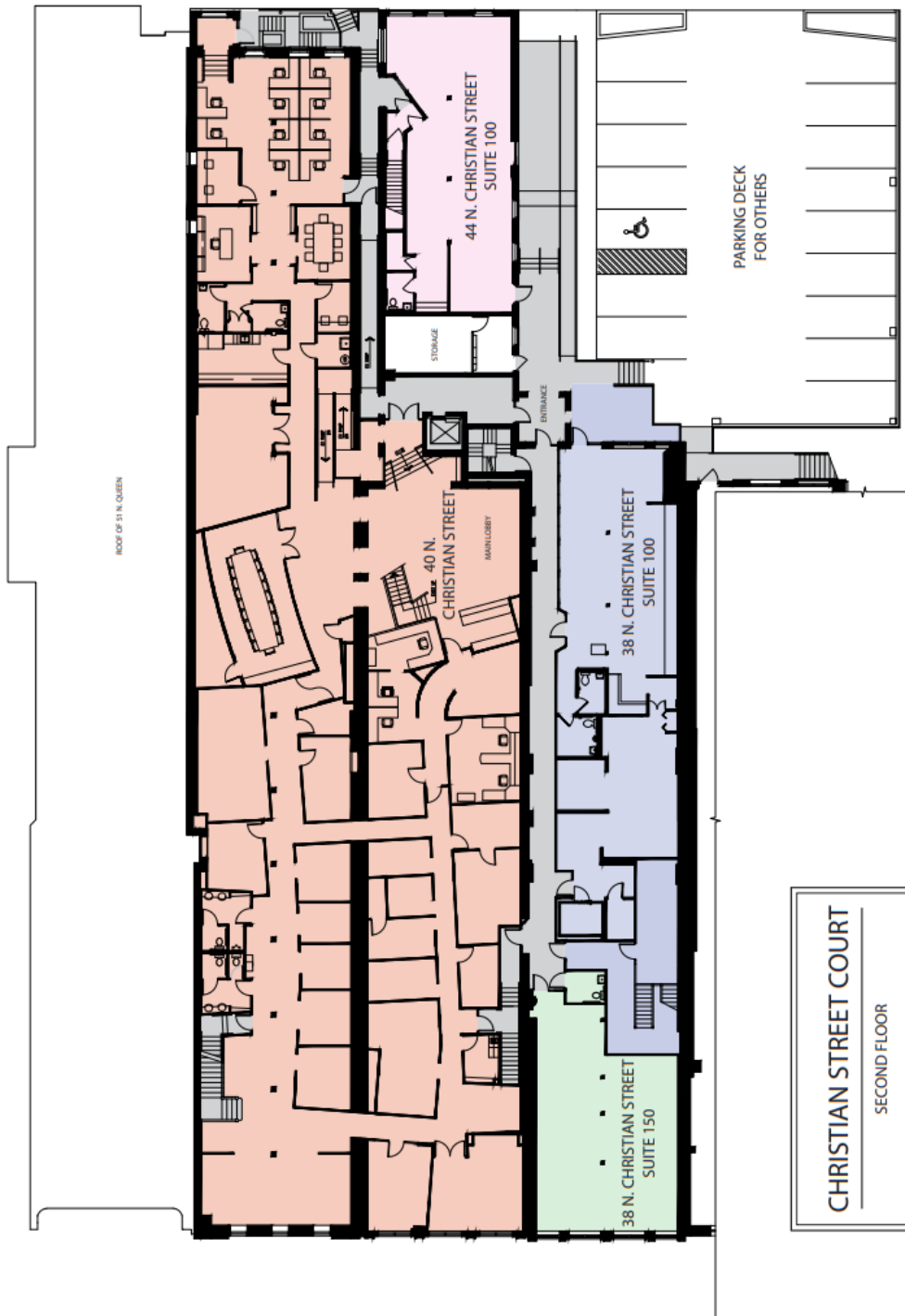
For more information: John Meeder

717-394-9500

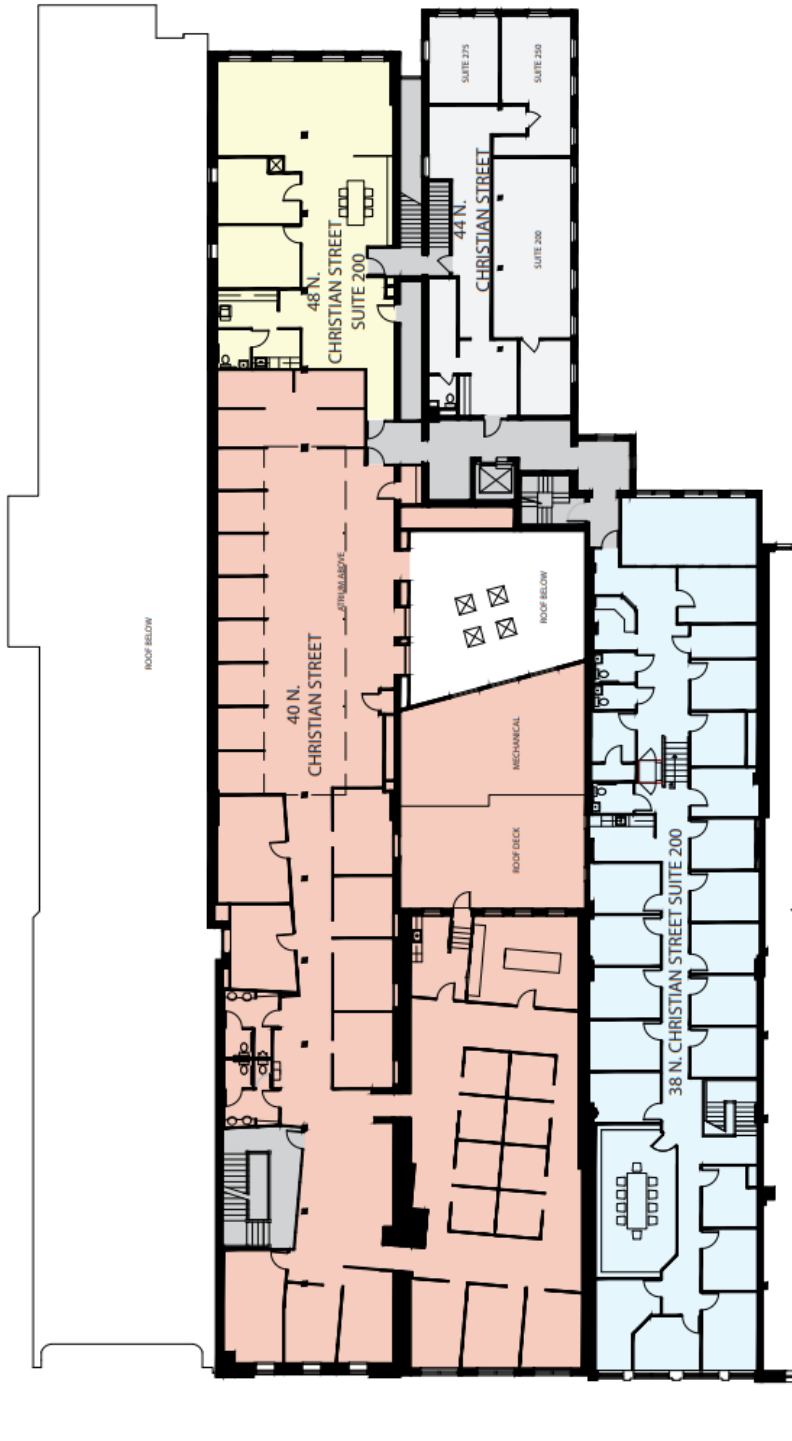
717-940-3748

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CHRISTIAN STREET COURT
SECOND FLOOR



CHRISTIAN STREET COURT
THIRD FLOOR

TECHNOLOGY ADDENDUM

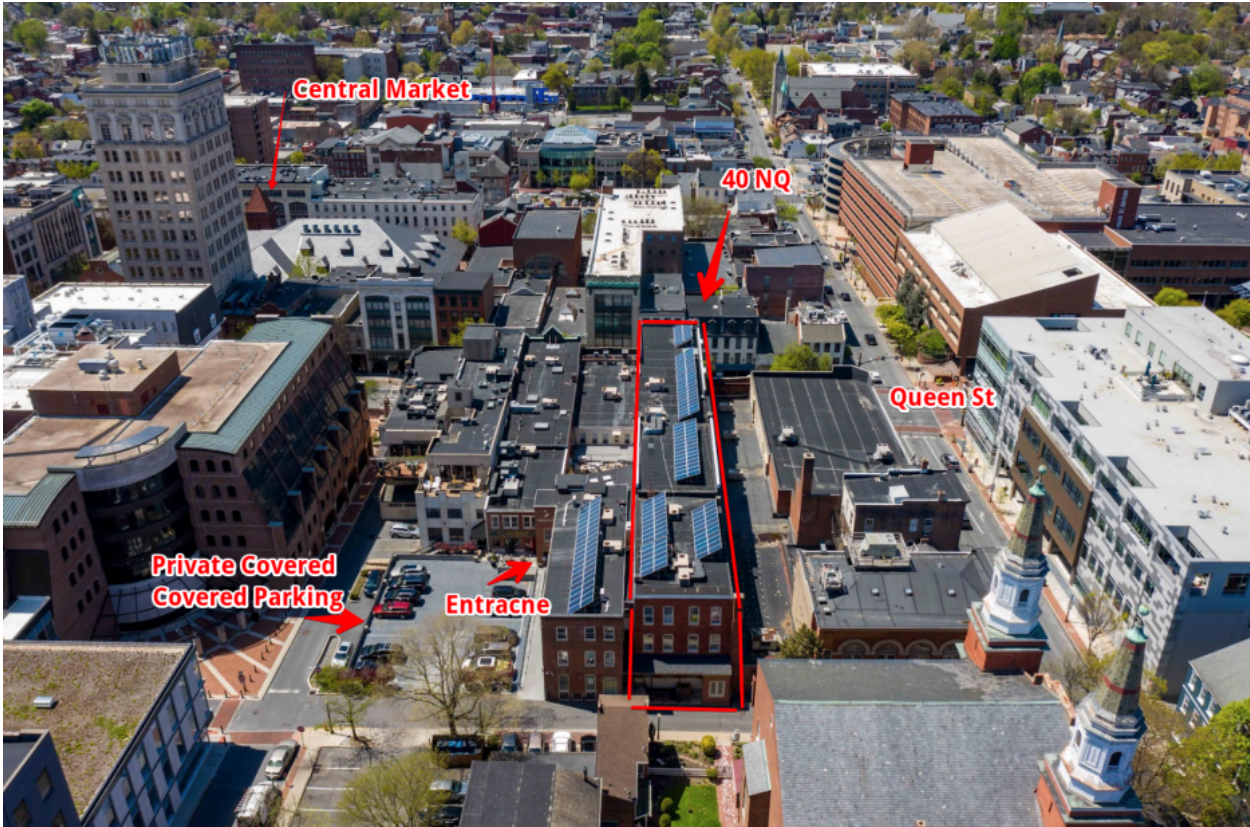
Christian Street Court

40 North Christian Street

The following is a list of the digital and technological support at 40 North Christian Street

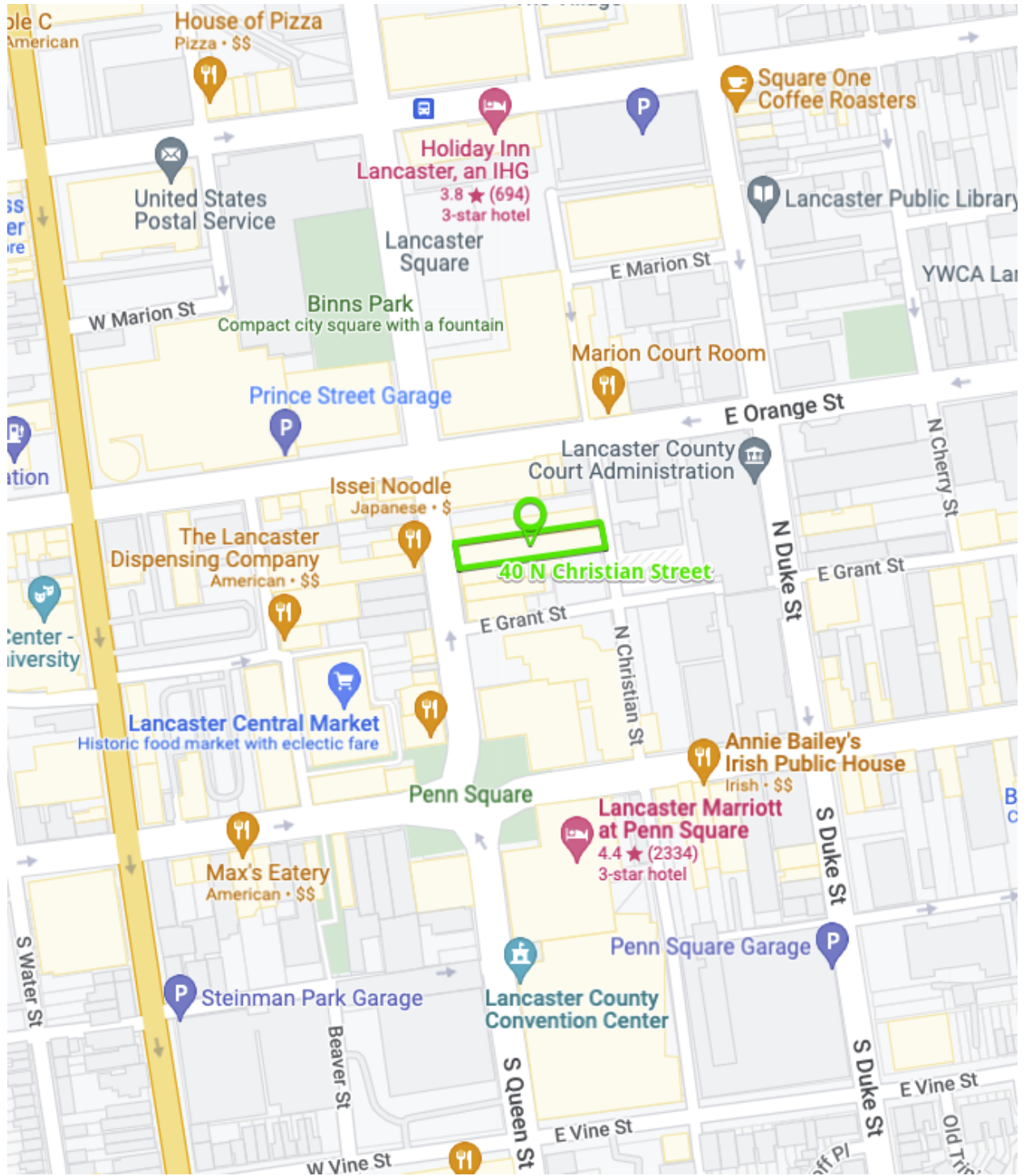
- Dedicated, secured IT office and adjacent temperature controlled server room
 - FM200 fire suppression
 - Natural gas generator for power backup
 - New dedicated split-system HVAC
- 2-4 Cat5e jacks per office/conference room
- 10 Gb multimode fiber interconnects from server room to wiring closets / network racks on each floor
- Comcast Enterprise fiber WAN
- Conference rooms:
 - 3 wall-mounted high-resolution projectors with 120' mounted screens, built-in wall controllers and speakers
 - Flagship room with custom conference table wired for power, network, video and USB, 85" wall mount screen, ceiling-mounted speakers
- Badge-based door access control
- Remote unlock for lobby and garage
- Negotiable: Cisco mesh Wireless Access Points throughout office space

PHOTOS





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