

# 226 North Arch Street

Lancaster City, Lancaster PA 17603



## 2,400<sub>±</sub> Sq. Ft. Urban Office

3 Private Offices, 2 Open Work Areas + Large Conference Room

Exposed Painted Brick, Unique Design Features and Bright Windows

Reception area, Break room/Kitchenette + Onsite Parking

Walkable to many Downtown Lancaster amenities!

**Ready For Occupancy!**



**PPM Real Estate, Inc.**

Phone: 717-394-3374

Broker: Tracy Lin Horst - Tracy@ppmproperties.com

Associate Broker: Corinn Kirchner - Corinn@ppmproperties.com

Licensed Agent: Alex Ebert - Aebert@ppmproperties.com

233 North Duke Street, Lancaster PA 17602

## LEASE PRICING

Base Rent: \$12.18 PSF or \$2,435 / month  
NNN 2021: \$ 4.65 PSF or \$930 / month

**TOTAL: \$16.83 PSF or \$3,365 / month**

**NNN Includes:**

Tax, all utilities, water/sewer, trash, landscaping/snow, common area maintenance & insurance

**Tenant Pays:**

Phone/internet, Interior janitorial, Liability insurance  
Landlord may pass along increases in operating expenses annually

## Property Details

**Property Description:**

Contemporary/Industrial building in the heart of Lancaster City  
Walkable to downtown restaurants, shoppes + Fulton Theatre

**Square Footage:**

2,400± Sq. Ft. - First Floor Suite

**Parking:**

2 onsite parking spaces + Water Street Parking Garage is adjacent

**Access:**

Common lobby entrance + glass entry door into suite

**HVAC:**

Gas heat and central air

**Zoning:**

R3 - Medium Density; Office permitted

**Interior Details:**

Attractively finished with bright large windows and white painted brick  
Features 3 private offices + 1 semi private office, 2 open work areas with high ceilings  
Large conference room, Restroom & breakroom/ kitchenette  
Some furnishings to be included with lease

**Additional Space:**

**INSPIRE Business Community** located on 2nd Floor, offering additional offices and stunning collaborative space - available for lease!



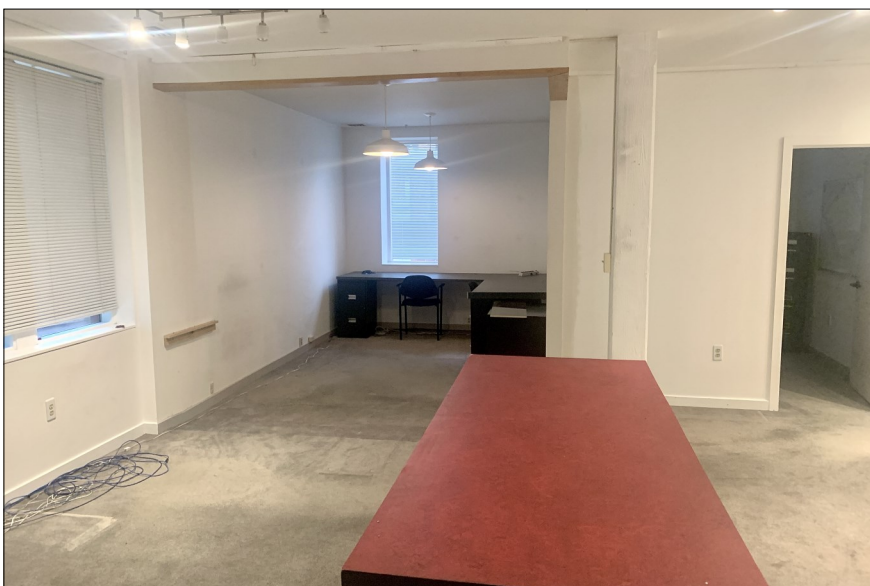
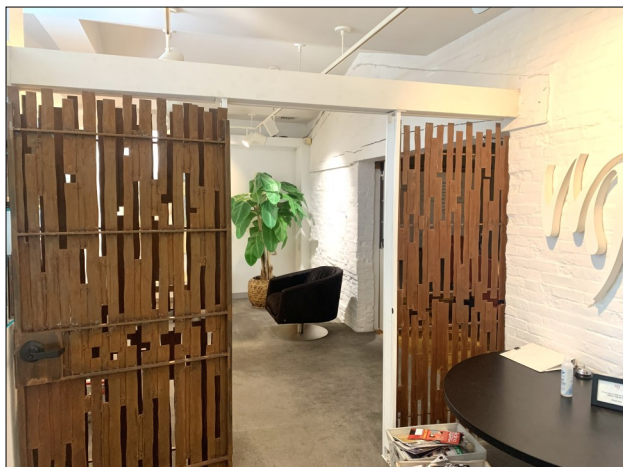
# 226 North Arch Street

Interior Office Photos

**PPM**  
*inc.*

*real estate*

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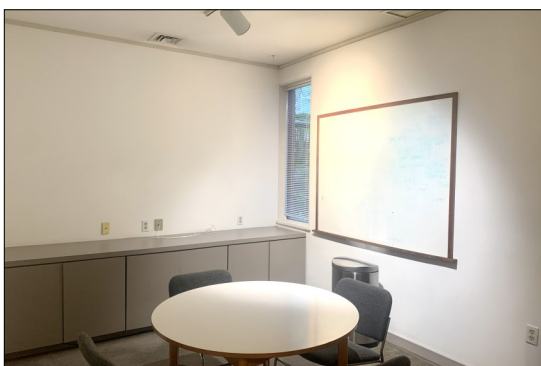


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Interior Office Photos



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# 226 North Arch Street

Building Exterior Photos

**PPM** inc.

real estate

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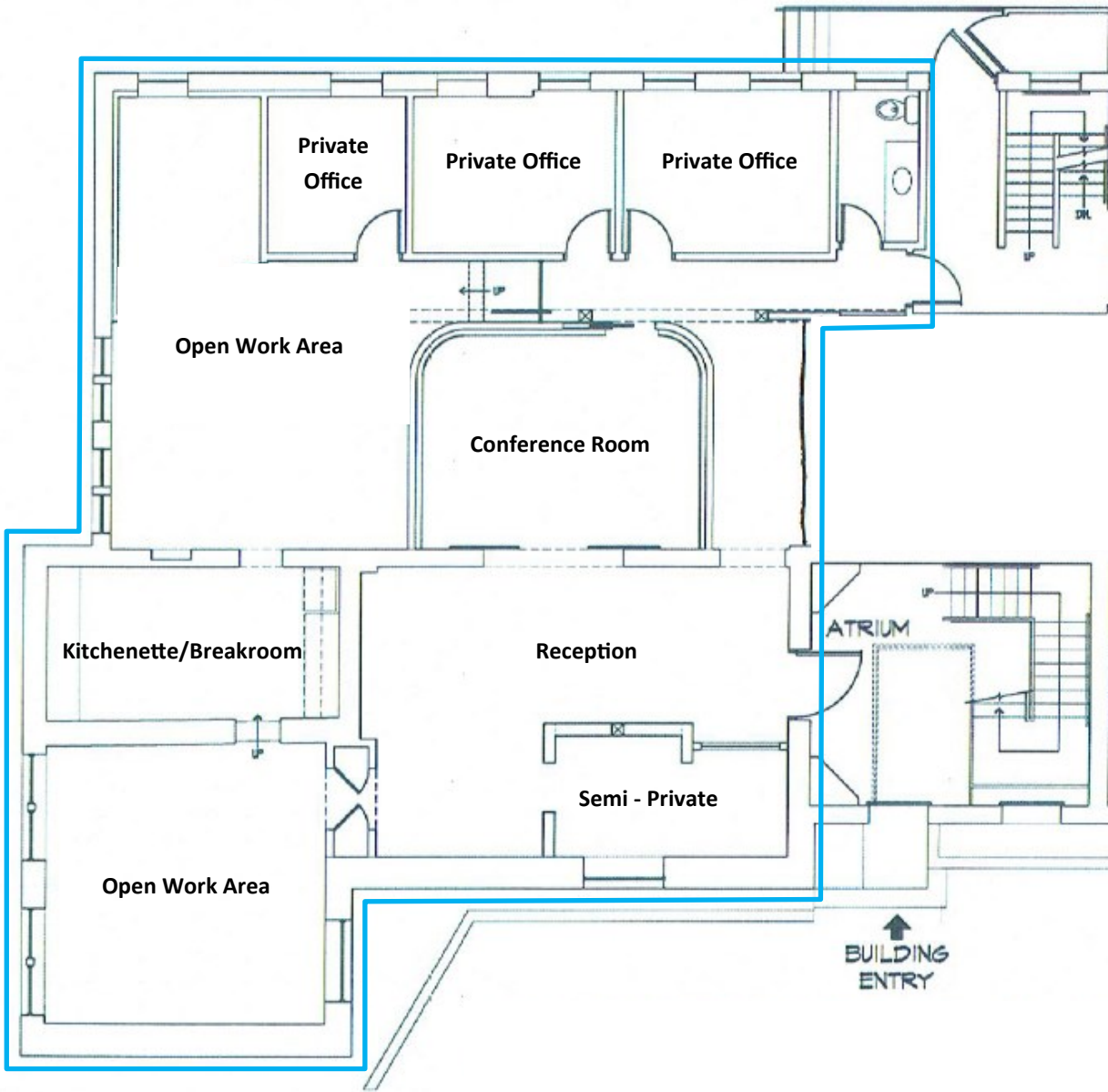
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Suite Floorplan - First Floor Office



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NORTH ARCH STREET

PARKING

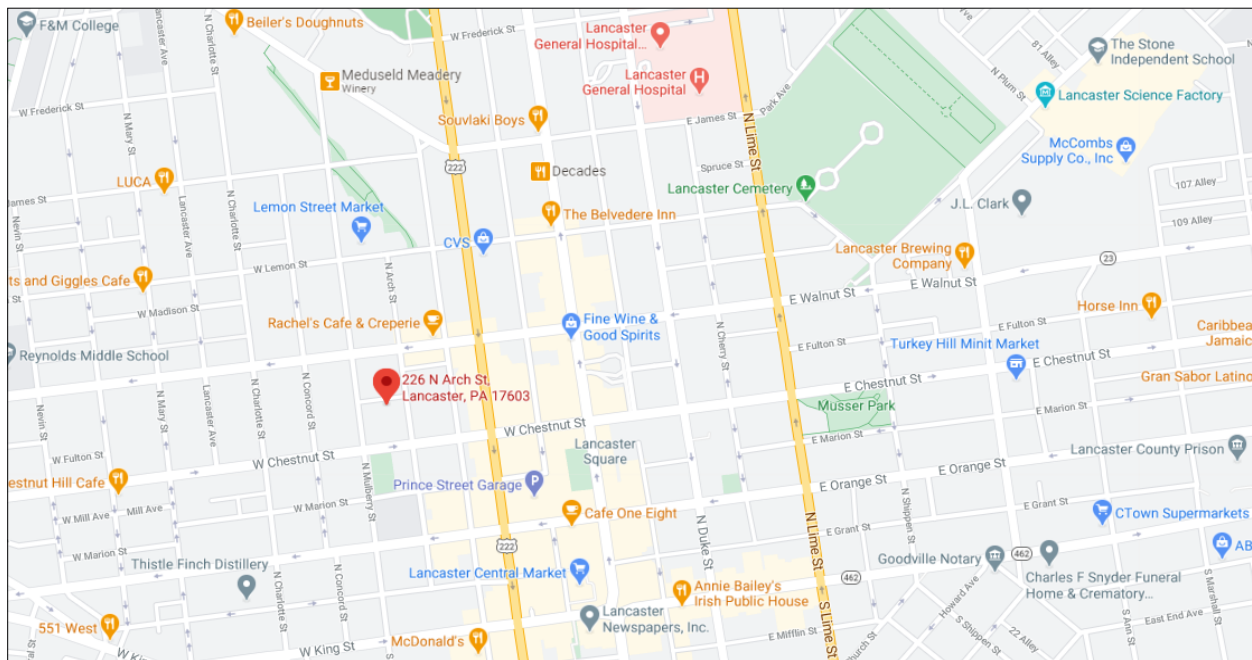
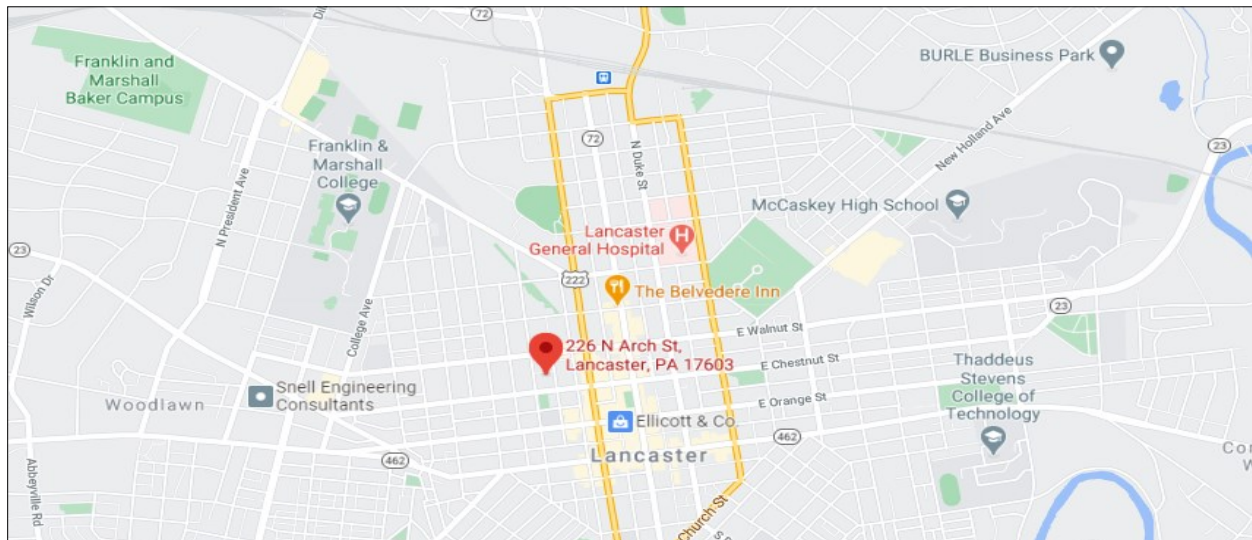
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Location | Lancaster City



real estate

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## Focused

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to the unique strengths and opportunities in the county.

## Comprehensive

PPM understands the needs of buyers, sellers, and property owners in a commercial environment. We offer a full range of sales, leasing, and property management services along with project development coordination, to complement and expand a Lancaster County presence.

## Experienced

PPM has a proven record of successful project development coordination. Founded in 1990, we have partnered with many professional teams to develop new properties, also acquiring decades of experience in property management. Our specialized knowledge base offers a solid maintenance perspective and a community development savvy that is crucial for property buyers, sellers, and owners.

## Thoughtful

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.



Tracy Lin Horst  
Owner & Broker



Corinn Kirchner  
VP of Sales & Leasing



PPM Real Estate develops exciting commercial real estate opportunities in a changing Lancaster City and County.