

FOR LEASE

1860 Charter Lane Suite 204

 Greenfield

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



LANCASTER, PA 17601

**RARE PRIVATE OFFICE SPACE ON
GREENFIELD CAMPUS**

INDIVIDUAL ENTRANCE

HANDICAP ACCESSIBLE



HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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Lease Space Summary

1860 Charter Lane



LEASE INFORMATION

Suite:	204
Available SF:	500 SF
Lease Rate:	\$14.95 SF/yr
CAM:	\$5.55
County:	Lancaster
Municipality:	East Lampeter Township

PROPERTY OVERVIEW

Great starter space for a small professional office business. This space offers a large private office with plenty of open space and storage. This space also provides a great transition to getting back into an affordable office location in the premier center of Greenfield.

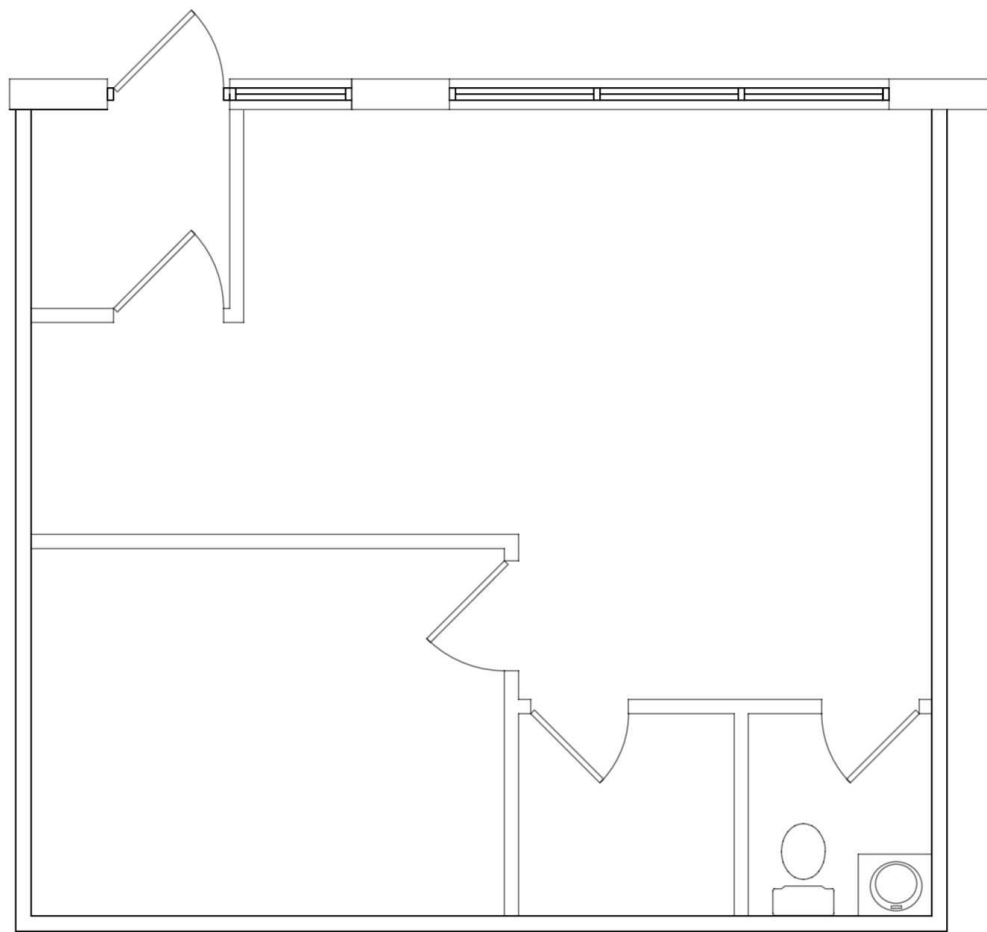
OFFERING SUMMARY

HVAC:	Heat pump
Sprinklers:	No
Parking:	On-site
Water:	Public - Lancaster City
Sewer:	Public - East Lampeter
Zoning:	Business Park

Lighting:	Fluorescent
Flooring:	Carpet & Vinyl
Number of Floors:	2

ADDITIONAL COMMENTS

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



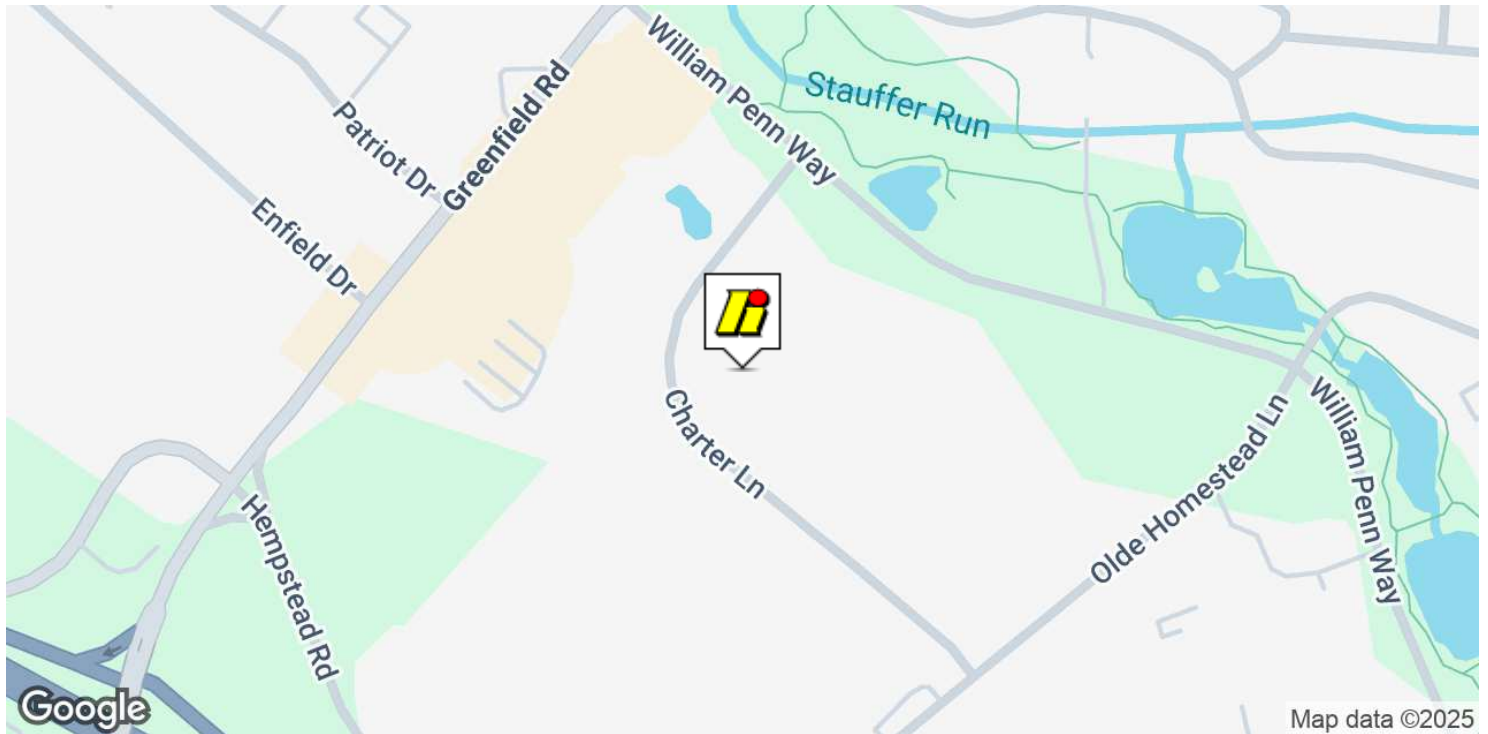
FLOOR PLAN

SCALE: N.T.S.

BUILDING 159

1860 CHARTER LANE
LANCASTER, PA
SUITE 204

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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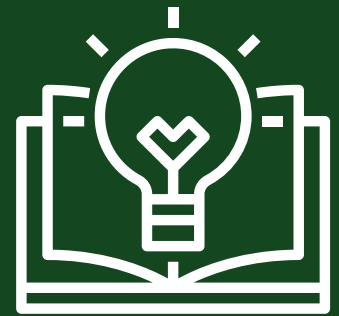


HEALTH & WELLNESS

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.



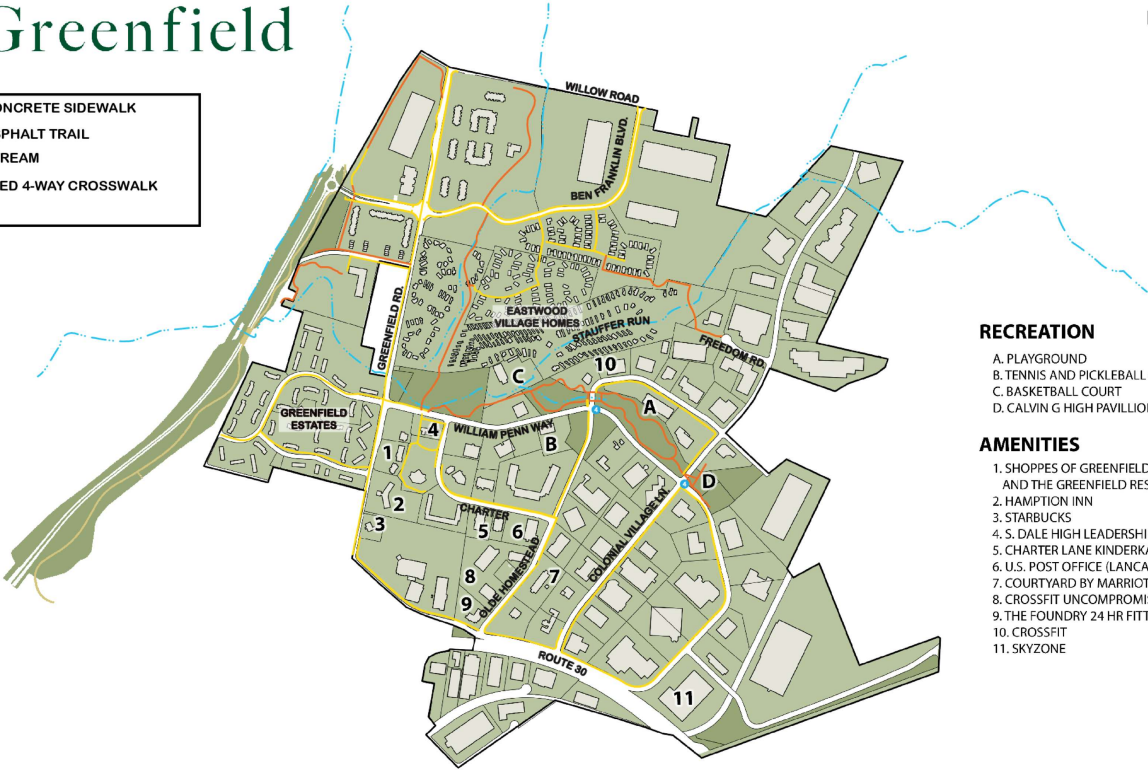
Greenfield

CONCRETE SIDEWALK

ASPHALT TRAIL

STREAM

PROPOSED 4-WAY CROSSWALK



RECREATION

- A. PLAYGROUND
- B. TENNIS AND PICKLEBALL COURTS
- C. BASKETBALL COURT
- D. CALVIN G HIGH PAVILLION

AMENITIES

- 1. SHOPPES OF GREENFIELD AND THE GREENFIELD RESTAURANT
- 2. HAMPTON INN
- 3. STARBUCKS
- 4. S. DALE HIGH LEADERSHIP CENTER
- 5. CHARTER LANE KINDERKARE
- 6. U.S. POST OFFICE (LANCASTER EAST)
- 7. COURTYARD BY MARRIOTT
- 8. CROSSFIT UNCOMPROMISED
- 9. THE FOUNDRY 24 HR FITNESS
- 10. CROSSFIT
- 11. SKYZONE



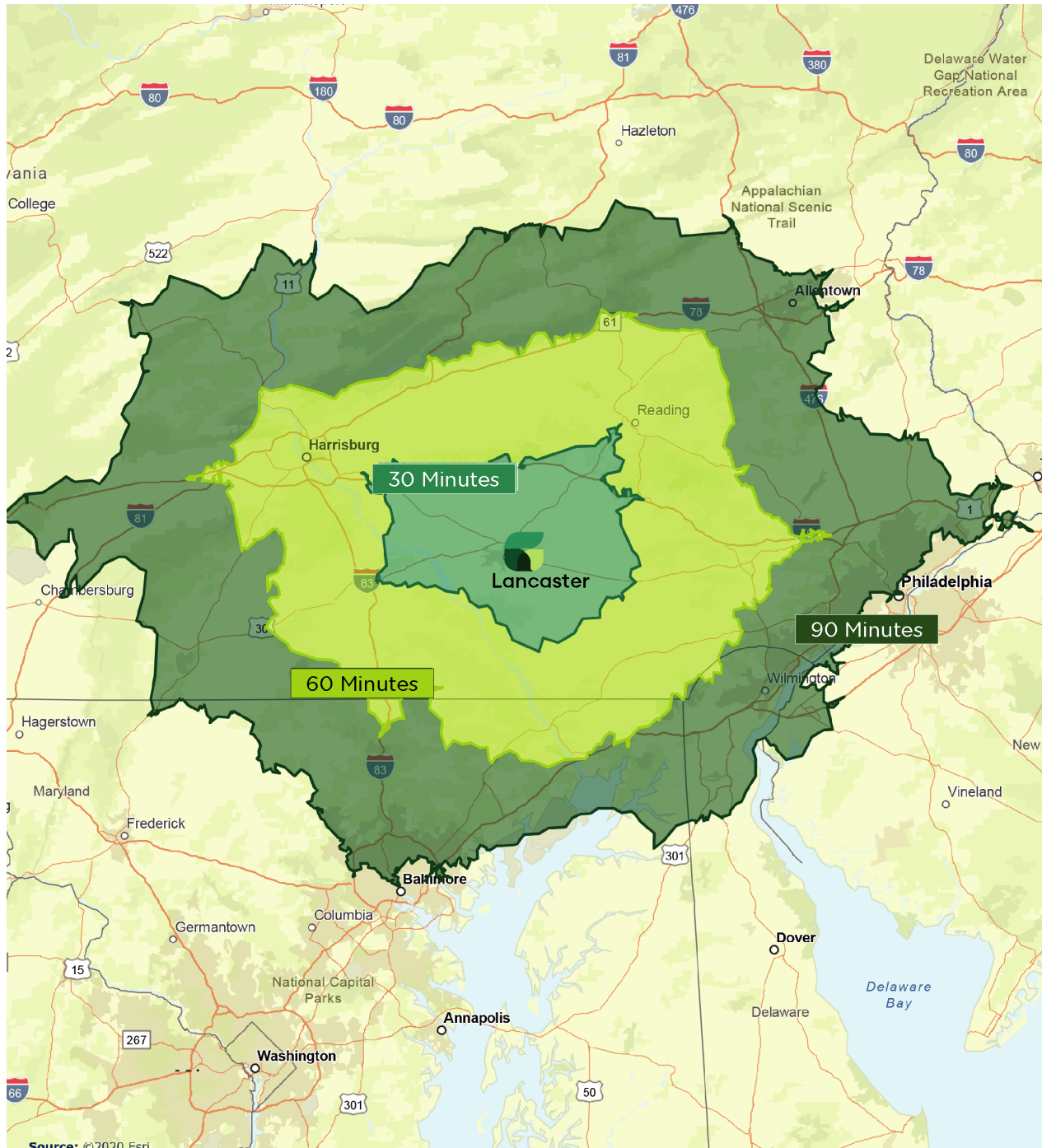
GREENFIELD MASTERPLAN - PEDESTRIAN/TRAIL NETWORK

EAST LAMPETER TOWNSHIP, LANCASTER COUNTY, PA



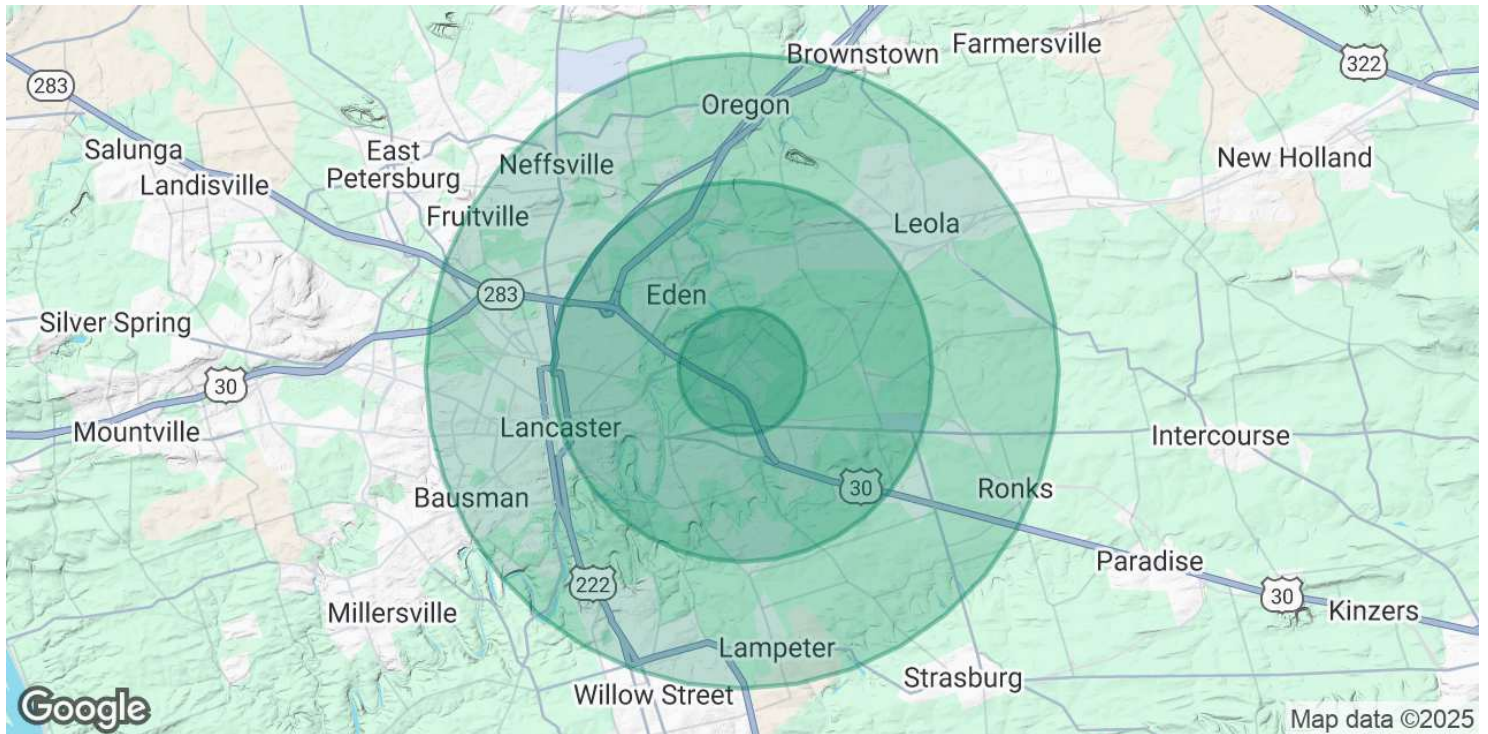
10.05.2023

Greenfield Drive Times



Source: 2020 ERSI

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,640	61,094	142,991
Average Age	40.4	38.7	38.8
Average Age (Male)	41.2	37.7	38.1
Average Age (Female)	38.6	39.6	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,288	23,611	57,442
# of Persons per HH	2.0	2.6	2.5
Average HH Income	\$70,939	\$82,877	\$81,051
Average House Value	\$177,104	\$202,937	\$207,336

2020 American Community Survey (ACS)

FOR LEASE

1860 Charter Lane



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

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