

FOR LEASE

90 Good Drive



LANCASTER, PA 17601

**PREMIER MEDICAL BUILDING**

**FIVE EXAM ROOMS WITH SINKS**

**TWO PRIVATE OFFICES**

**FULLY SPRINKLERED**

**SECURE BUILDING WITH KEY CARD ACCESS**

**ELEVATOR ACCESS**



**F. JEFFREY KURTZ, CCIM, SIOR**

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**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • [HIGHASSOCIATES.COM](http://HIGHASSOCIATES.COM)

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**LEASE INFORMATION**

Lease Rate:	\$22.00 SF/yr (NNN)
County:	Lancaster
Municipality:	East Hempfield Township
CAM:	\$6.90 / SF
Available SF:	1,829 SF

**PROPERTY OVERVIEW**

Exceptional medical office space available in a premier medical building on Good Drive, surrounded by other established healthcare providers including Hartz Physical Therapy, The Vein Center, and UPMC. This well-designed suite features five exam rooms with sinks, two private offices, and two restrooms, providing an ideal layout for a wide range of medical or professional uses. The suite is fully sprinklered and located in a secure building with key card access for tenants. The building is open during regular weekday hours and offers elevator access to all floors for convenience and accessibility. The lease is structured as NNN, with the tenant responsible for separately metered electric and gas utilities. The landlord is open to considering tenant improvements for a qualified tenant and an appropriate lease term. This is an excellent opportunity to establish your practice or professional office in a highly regarded medical corridor on Good Drive.

**OFFERING SUMMARY**

HVAC:	Central A/C	Lighting:	Fluorescent
Sprinklers:	Yes	Water:	Public
Parking:	Surface Lot	Sewer:	Public Sewer
Zoning:	Commercial		



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An Affiliate of High Real Estate Group LLC



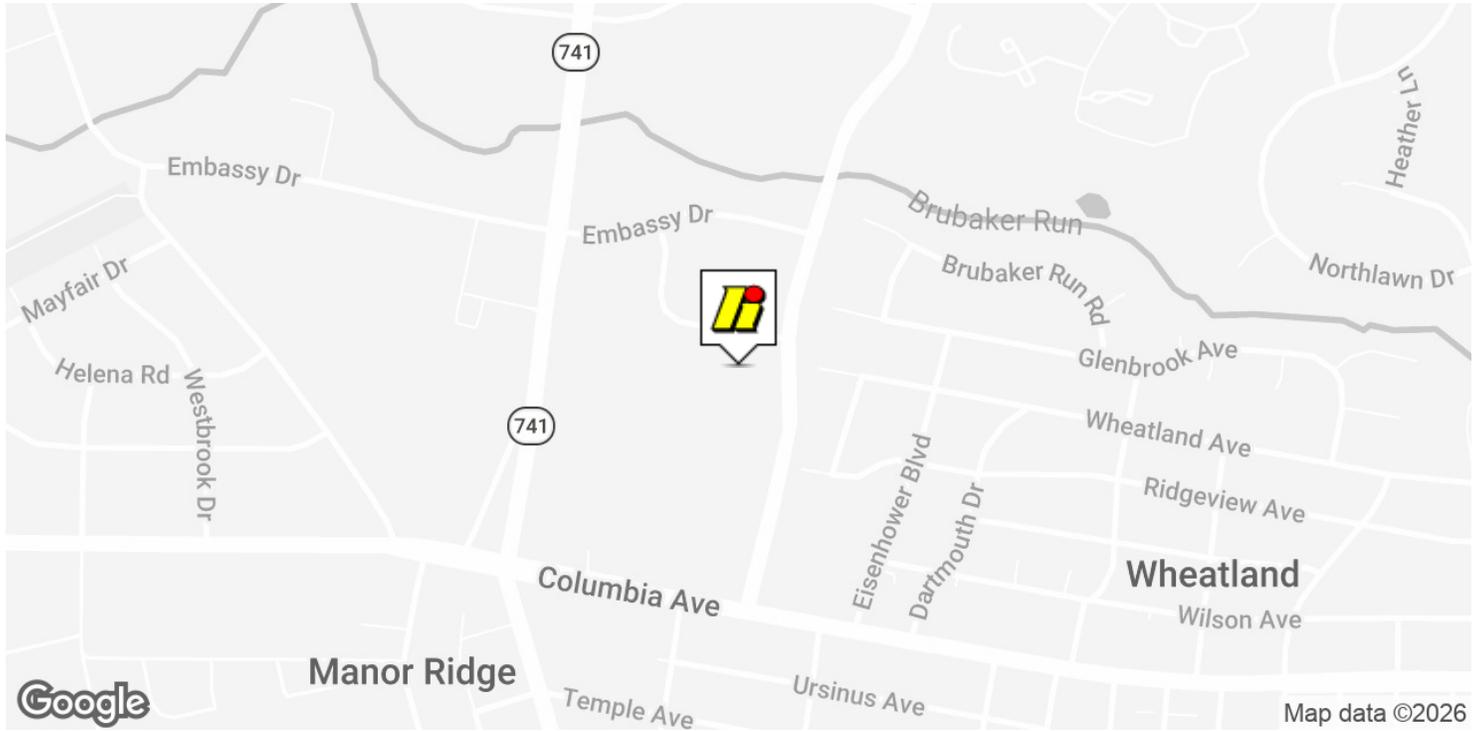
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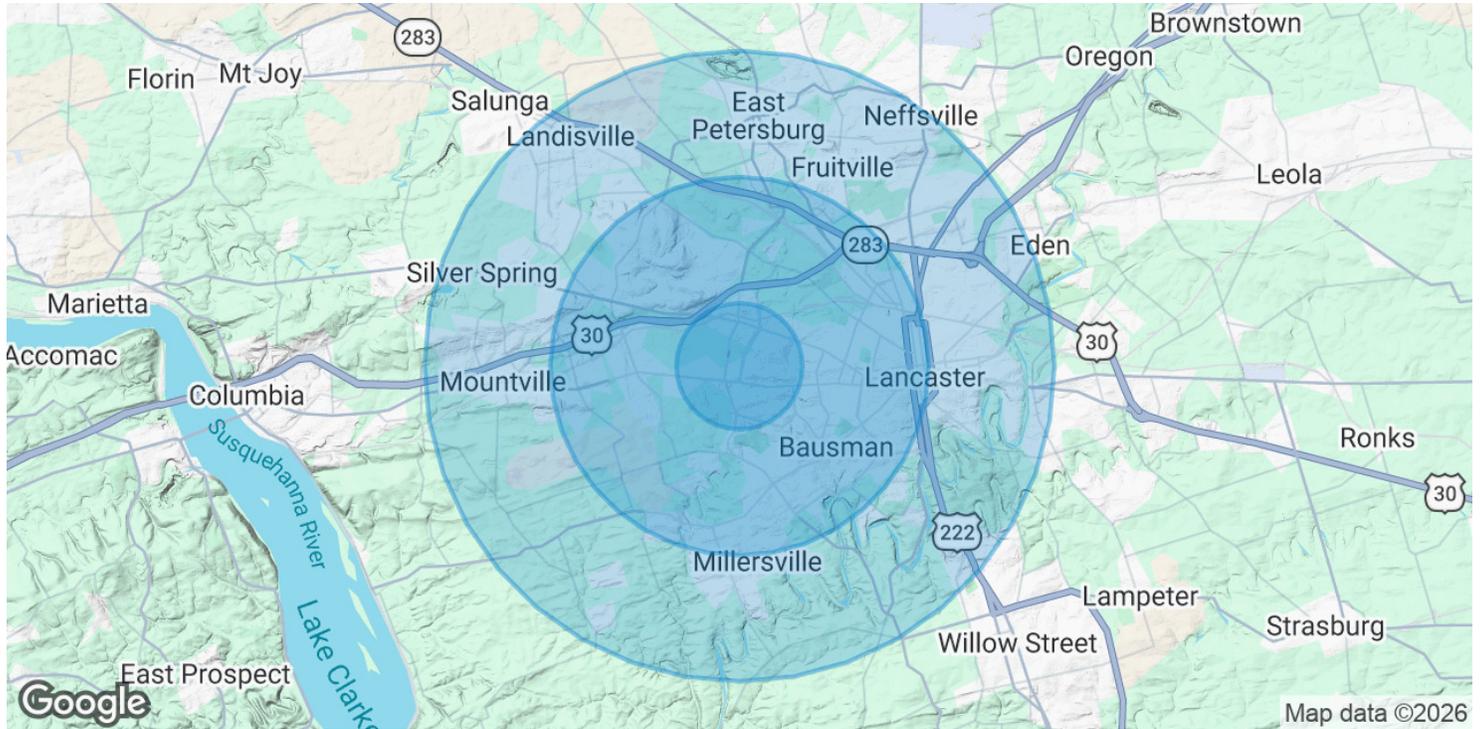
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,006	82,873	173,811
Average Age	45	41	40
Average Age (Male)	44	40	39
Average Age (Female)	47	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,255	33,175	66,556
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$100,434	\$100,408	\$101,837
Average House Value	\$274,381	\$298,476	\$299,080

Demographics data derived from AlphaMap

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*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.**

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