



PARAMOUNT REALTY

EDEN PROFESSIONAL CENTER

1725-1755 Oregon Pike, Lancaster, PA 17601
LANCASTER COUNTY | GLA: ± 43,710 SF



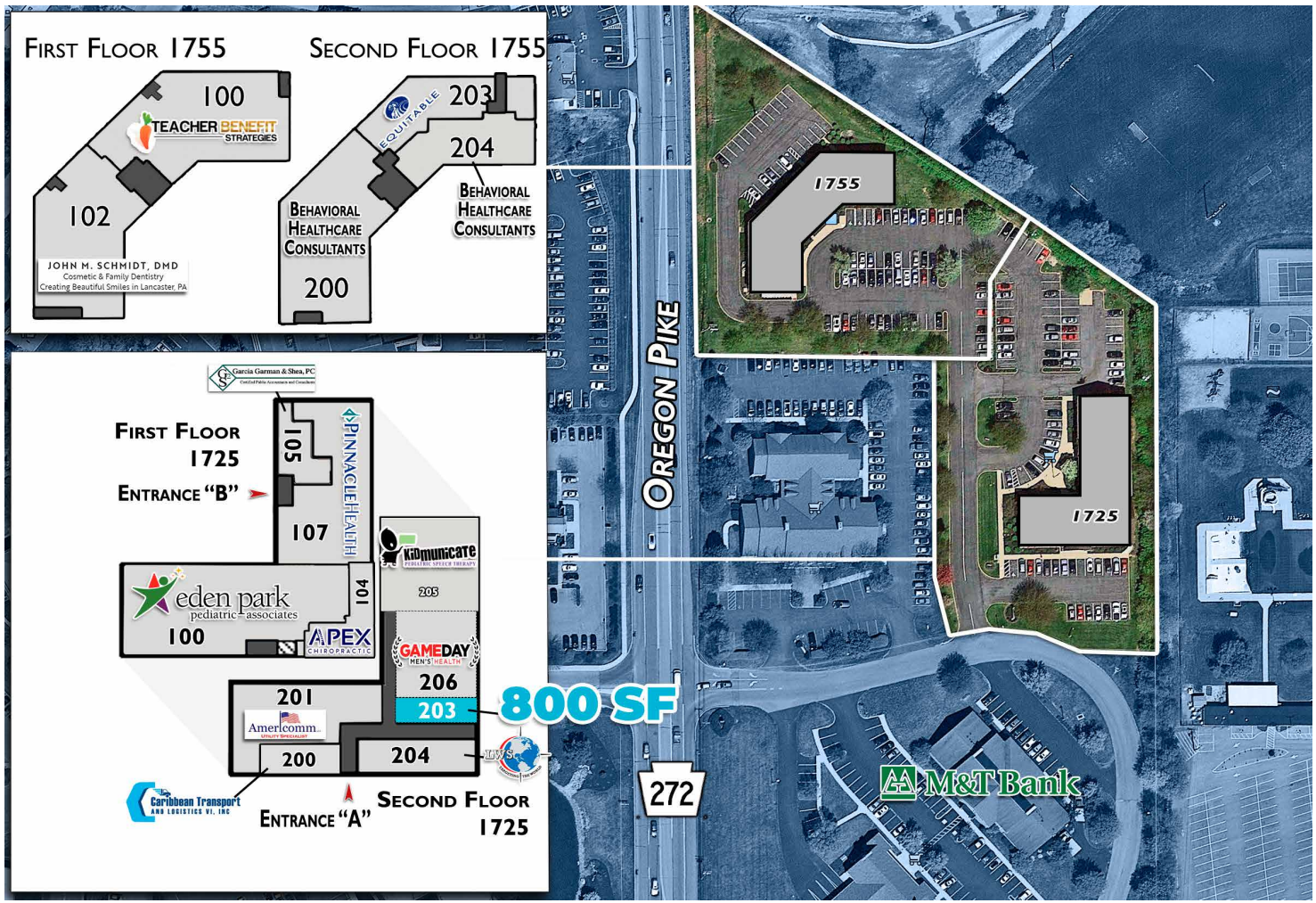
- Class "A" office space, consisting of two 2-story brick buildings
- Strategically positioned at the high-visibility intersection of Rt. 30 and Oregon Pike (Rt. 272) for seamless commuting
- Join a distinguished roster of established tenants, including leading physicians, attorneys, financial advisors and patient advocates
- Enjoy immediate proximity to a curated selection of premier retailers, diverse dining options like Carrabba's Italian Grill and Outback Steakhouse and essential business services

DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
Population	9,217	99,737	177,760
Average HH Income	\$87,063	\$84,708	\$91,575
Households	6,480	61,517	96,002

ARLENE GRAY
KRISTI PENNINGTON
ASHLEE LEHMAN

agray@paramountrealty.com
kpennington@paramountrealty.com
ashlee.lehman@paramountrealty.com

120 North Pointe Blvd., Suite 301, Lancaster, PA 17601
717-569-9373 | paramountrealty.com



EDEN PROFESSIONAL CENTER FOR LEASE

Subject to Change

Office Suites 1725

First Floor

100	Eden Park Pediatrics	4,318 SF
104	Apex Chiropractic	1,798 SF
105	Garcia Garman & Shea, PC	1,197 SF
107	Pinnacle Health	2,949 SF

Second Floor

200	Caribbean Transport	1,000 SF
201	AmeriComm	1,596 SF
203	AVAILABLE	800 SF
204	LW Survey Co.	1,340 SF
205	Kidmunicate	2,820 SF
206	GameDay Men's Health	2,101 SF

Office Suites 1755

First Floor

100	Teacher Benefit Strategies	5,245 SF
102	Dr. John M. Schmidt, DMD	4,830 SF

Second Floor

200	Behavioral Healthcare	5,096 SF
203	Equitable Life Assurance	2,838 SF
204	Behavioral Healthcare	2,005 SF



ARLENE GRAY argray@paramountrealty.com
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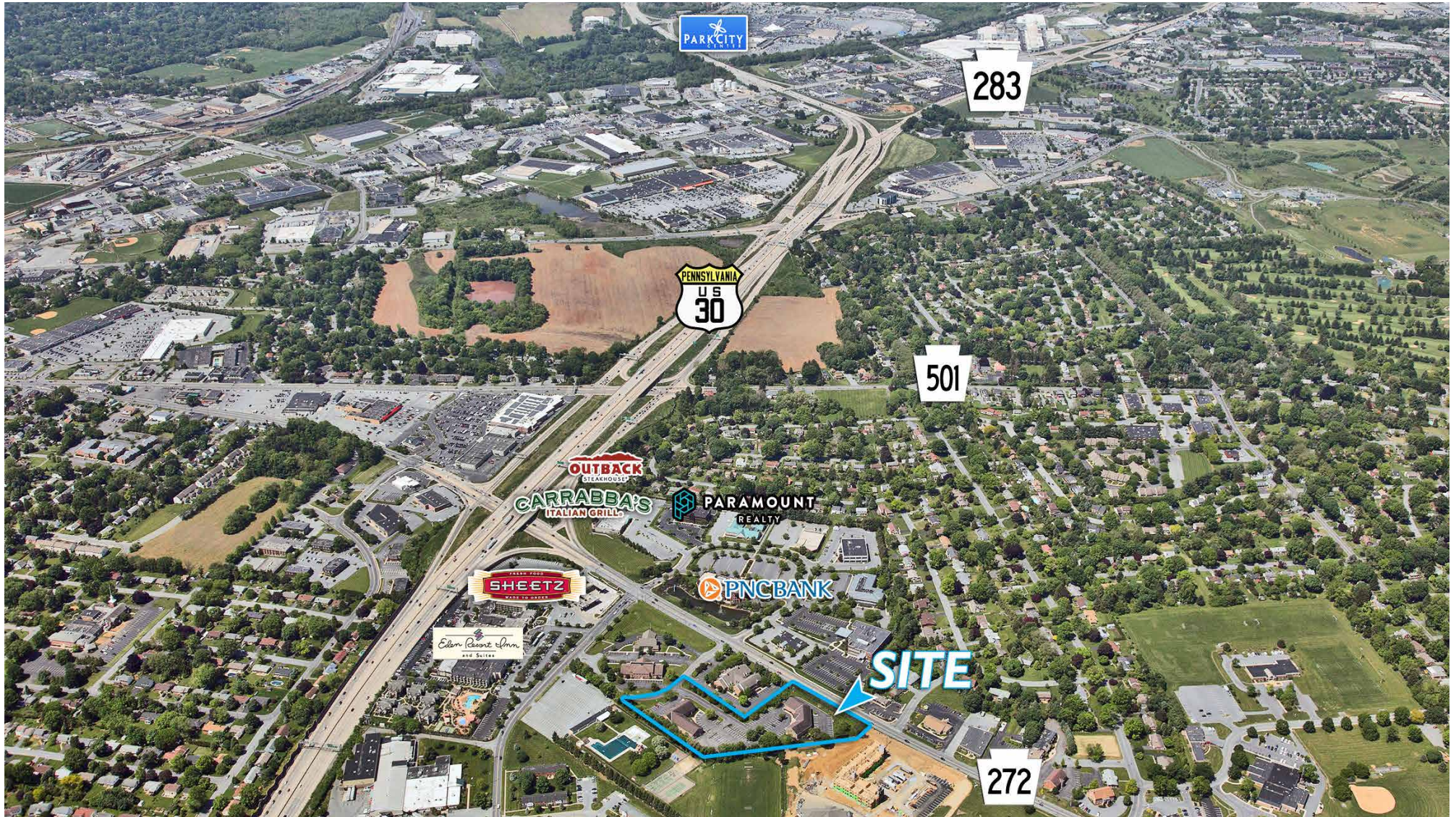


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