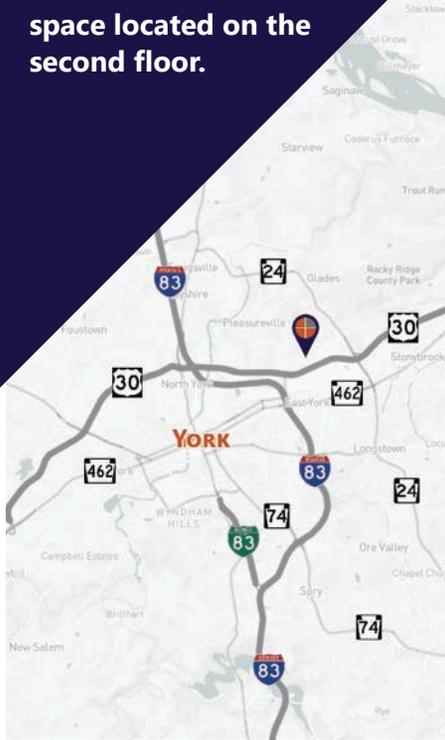


FOR LEASE

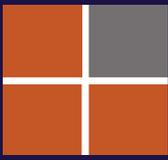
29,800 SF of professionally finished Class "A" office space located on the second floor.



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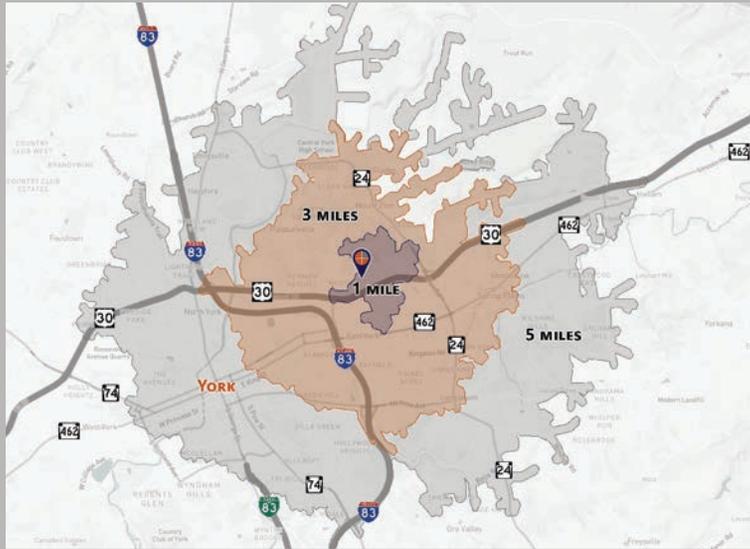


CLASS "A" OFFICE SPACE

DEMOGRAPHICS

Variable	2401 Pleasant Valley Rd. York, PA		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	555	32,214	103,313
Population Density (Per Sq. Mile)	500.0	2,413.2	2,734.4
Total Daytime Population	3,300	43,152	124,927
Total Households	244	12,368	40,569
Per Capita Income	\$36,350	\$34,938	\$33,980
Average Household Income	\$83,263	\$90,213	\$85,535
Average Disposable Income	\$65,018	\$69,561	\$66,281
Aggregate Disposable Income	\$15,864,474	\$860,336,209	\$2,688,935,693
Total (SIC01-99) Businesses	188	1,641	4,148
Total (SIC01-99) Employees	3,308	25,202	57,976
Total (SIC01-99) Sales	\$842,017,943	\$4,788,077,049	\$9,140,977,233
Annual Budget Expenditures	\$17,502,428	\$967,642,507	\$3,027,821,494
Retail Goods	\$5,807,278	\$318,915,851	\$989,823,906

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Approximately 29,800 SF of professionally finished Class "A" office space is available for lease on the second floor of the former Graham Packaging corporate headquarters, located at 2401 Pleasant Valley Road, York, Pennsylvania. Situated within a well-maintained multi-tenant office building on the east side of York, the suite offers a highly functional corporate environment suitable for a range of professional, administrative, or headquarters-style users.

The property benefits from immediate access to York's primary commercial corridors, providing convenient connectivity to I-83, Route 30, and other regional transportation routes, facilitating efficient access throughout York County and the greater South Central Pennsylvania region. The building within walking distance and/or a short drive of numerous retail, dining, and service amenities as well as Springettsbury Park, one of York County's premier public spaces.

Tenants benefit from abundant on-site parking, a professional corporate setting, and a Modified Gross lease structure that includes utilities and common area maintenance, allowing for predictable occupancy costs. This offering represents a rare opportunity to lease a large block of quality office space in one of York's most accessible and amenity-rich business locations.

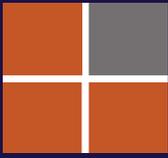
PROPERTY DETAILS

- Total Building Size:..... 117,000 SF
- Space Available:.....29,800 SF
- Lease Rate:..... \$22.50/SF/Modified Gross
- Lease Terms:.....Negotiable
- Zoning:.....Mixed Use
- Parking:..... On Site
- Year Built:..... 1989
- Date Available:..... Immediately
- Roof Type:..... Rubber
- Construction:.....Masonry
- Heating:.....Gas
- Cooling:.....Central A/C
- Electric:..... Included in Rent
- Water/ Sewer:..... Included in Rent
- Elevator:..... Yes
- Sprinklers:.....Yes

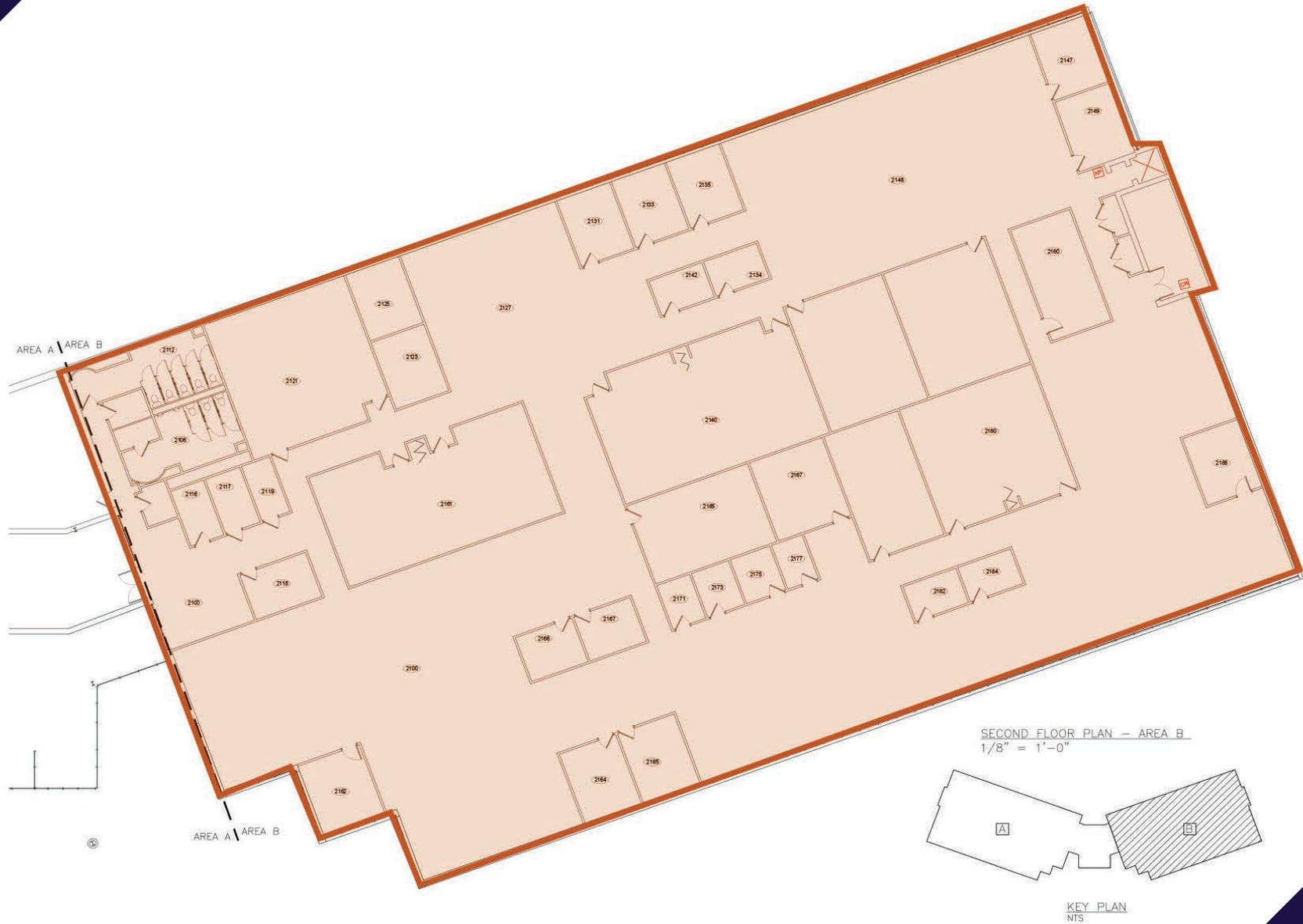
TRAFFIC COUNTS

- Pleasant Valley Rd.:..... 5,201 VPD
- US Route 30:.....48,243 VPD
- Memory Lane:..... 12,462 VPD

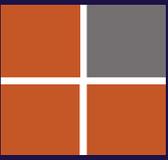
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FLOOR PLAN | 2401 PLEASANT VALLEY RD



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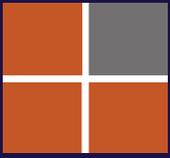


INTERIOR PHOTOS | 2401 PLEASANT VALLEY RD



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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