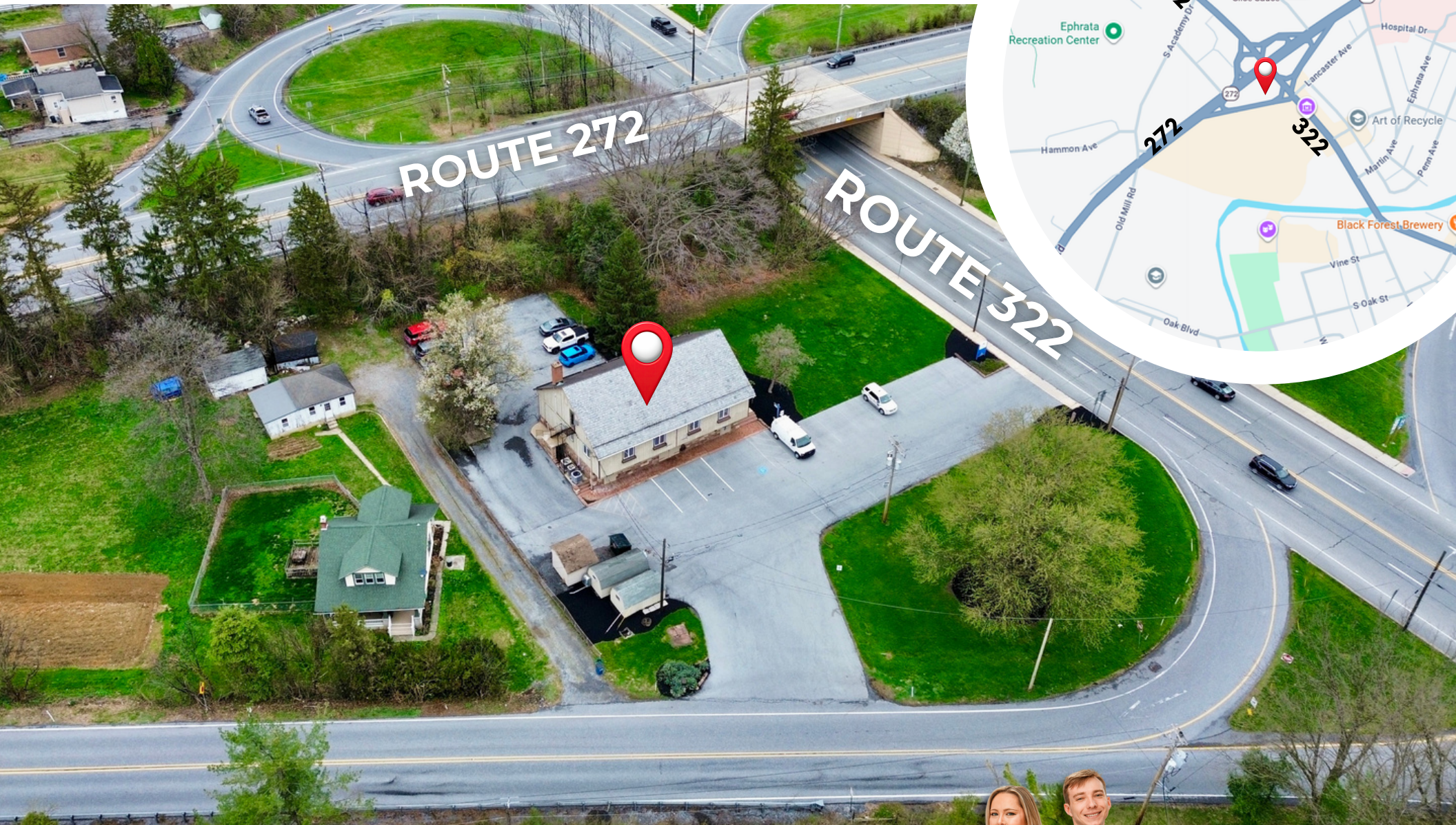


FOR LEASE



722 WEST MAIN STREET EPHRATA, PA 17522



PPM
Real Estate, Inc.

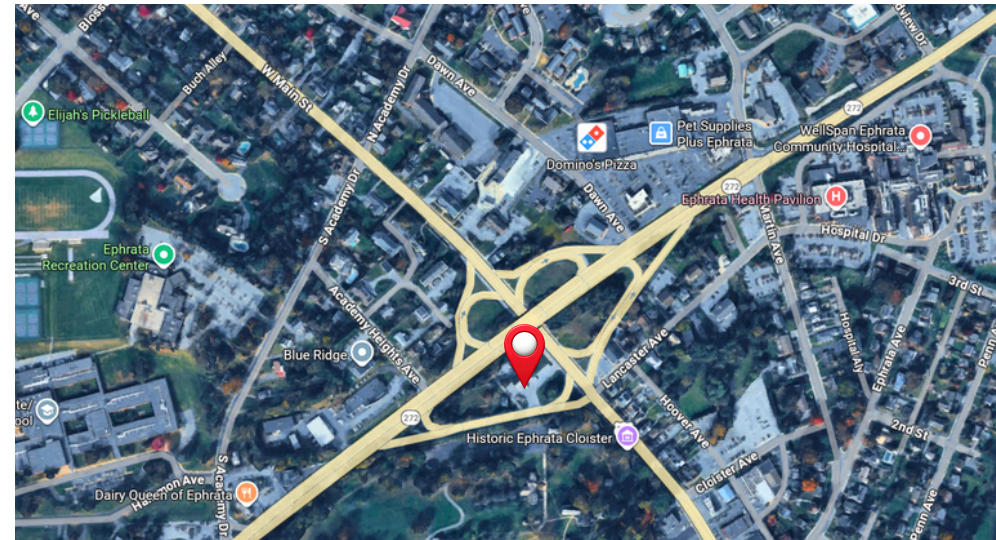
PPM Real Estate, Inc. | 717-394-3374 | info@ppmproperties.com

LOCATION HIGHLIGHTS

**VISIBILITY TO
14,000 - 18,000
VEHICLES PER DAY**

Situated in an established Ephrata corridor near downtown amenities and major community anchors including Dairy Queen, Ephrata Recreation Center, Cloister Shopping Center and more.

Immediate access to Routes 272 and 322
7 Miles to I-76 Pennsylvania Turnpike



CONTACT US FOR YOUR SHOWING

(717) 394-3374
info@ppmproperties.com

PPM
Real Estate, Inc.

PROPERTY DETAIL

Converted barn property offers authentic character, exposed architectural elements, and a one-of-a-kind workspace environment.

+5,030 Gross sq. ft.

±3,121 sq. ft. of office on the upper floors and ±1,909 sq. ft. of contractor or storage space on the lower level.

25 Parking spaces

Two entrances into first floor (office) from deck and upper parking lot in rear. Exterior entrance into lower level from front of building. Internal stair connects the the lower level to the office.

Enjoy the mature landscaping and large lot giving the feeling of a serene setting. The large deck provides outside seating.

Zoned Highway Commercial in Ephrata Borough

Occupied by Wellspan administrative offices and facility maintenance for many years, the Landlord is open to Tenant improvements.

RENT

Base Rent \$10.05 PSF

NNN \$2.95 PSF (RE Taxes, property insurance).

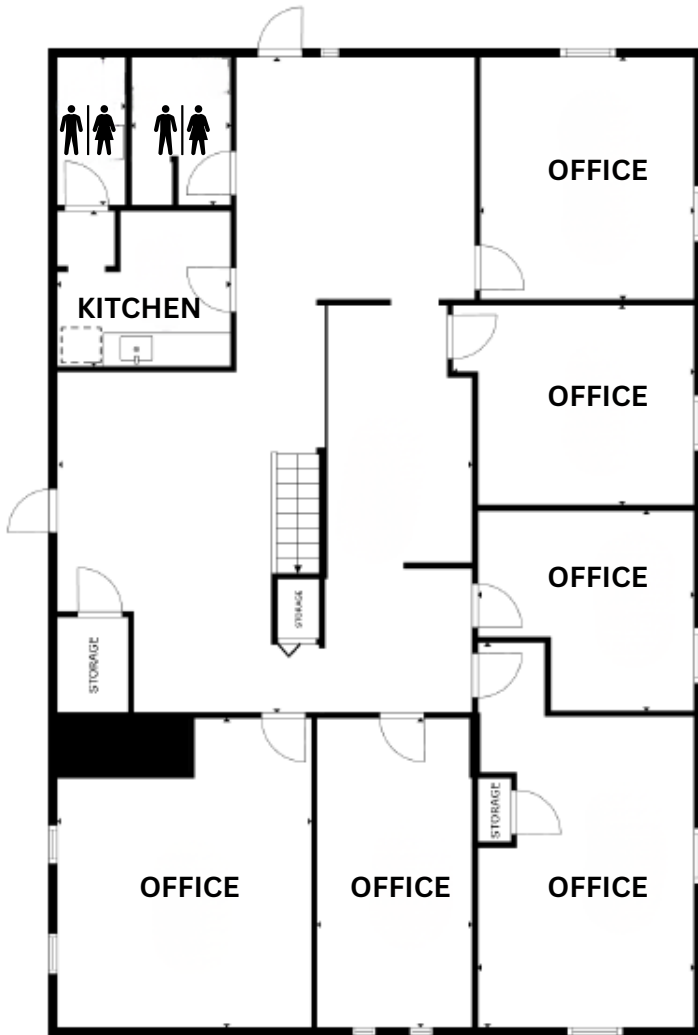
\$5,449/ MONTH TOTAL

Tenant Responsibilities: Electric, gas, water, sewer, trash HVAC maintenance/repairs/replacement, landscaping, snow removal, and liability/contents insurance

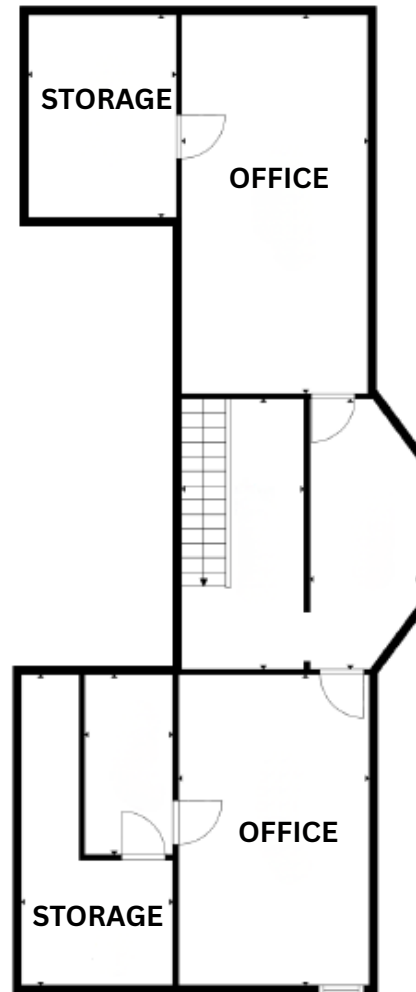


FLOOR PLANS

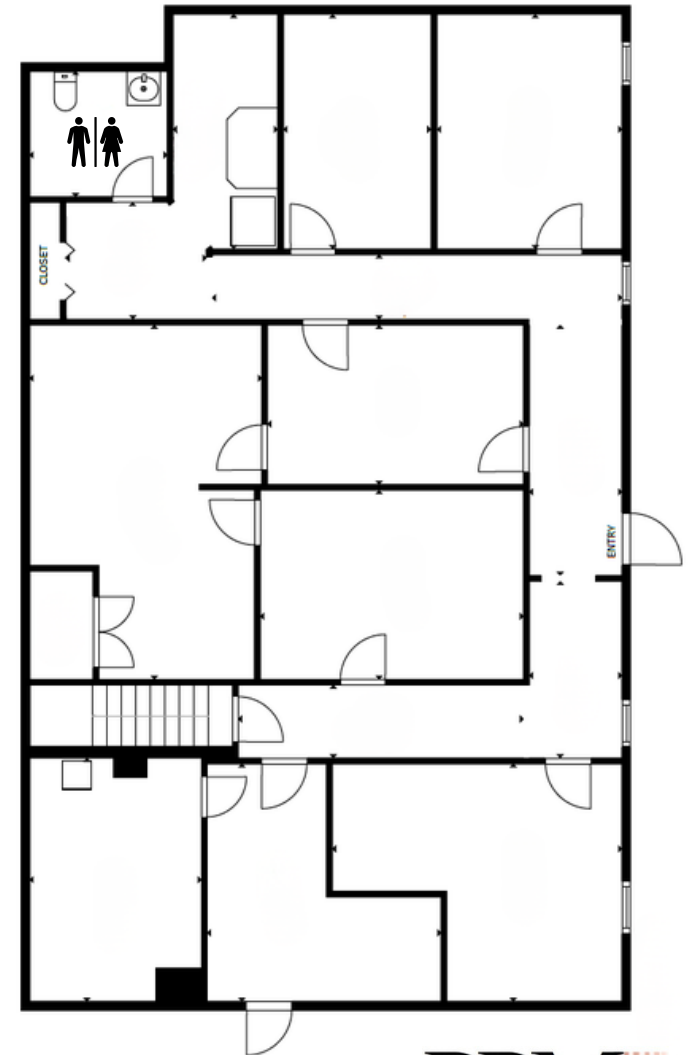
First Floor
± 2,145 Sq. Ft.



Mezzanine (2nd floor)
± 976 Sq. Ft.



Lower Level
± 1,909 Sq. Ft.



OFFICE PHOTOS



AI RENDERINGS OF COSMETIC UPDATES



LOWER LEVEL PHOTOS





ABOUT PPM REAL ESTATE, INC.

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 unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business 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.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.

MARKETING TEAM



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