



FOR LEASE

**4139**

**OREGON PIKE**

EPHRATA, PA 17522

\$16.50/SF Triple Net

\$5.23/SF CAM



**CUSHMAN &  
WAKEFIELD**



# 4139 OREGON PIKE

## Ephrata, PA 17522

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### PROPERTY HIGHLIGHTS

## 80,119 SF | 3 STORY CLASS A OFFICE BUILDING

This Class A office building provides an attractive and functional corporate environment. 4139 Oregon Pike offers a variety of suite sizes and configurations from 1,690 up to 10,000 SF.

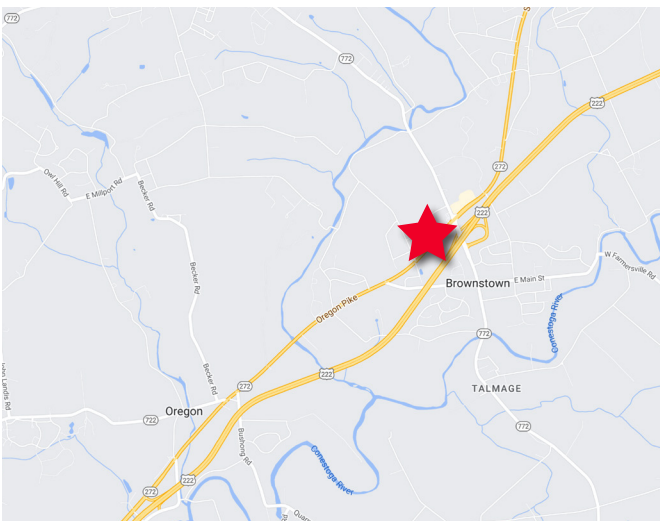
The building amenities include a large shared café, a fitness room with showers as well as partially furnished suites. This property has an abundance of parking at a ratio of over 5.3 spaces/1,000 SF and has an outstanding location that is in close proximity to the PA Turnpike (I-76), Route 283 and Route 30.

Join Lancaster General Health and WSP engineers in this impeccably maintained building.



#### PROPERTY DETAILS

Address	4139 Oregon Pike, Ephrata, PA 17522
County	Lancaster County
Municipality	Lancaster County
Total Building SF	80,119 SF
Available Space	1,690 up to 10,000 SF
Acres	4.71 acres
Stories	3 stories
Built	1984
Renovated	2012
Elevator	Yes
Sprinklers	Yes
Lighting	T-5
Ceiling	2'x2' and 2'x4' acoustical ceiling
Zoning	C-2 - Highway Commercial
Construction	Masonry construction
Parking	Abundant parking



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## FLOOR PLAN - FIRST FLOOR





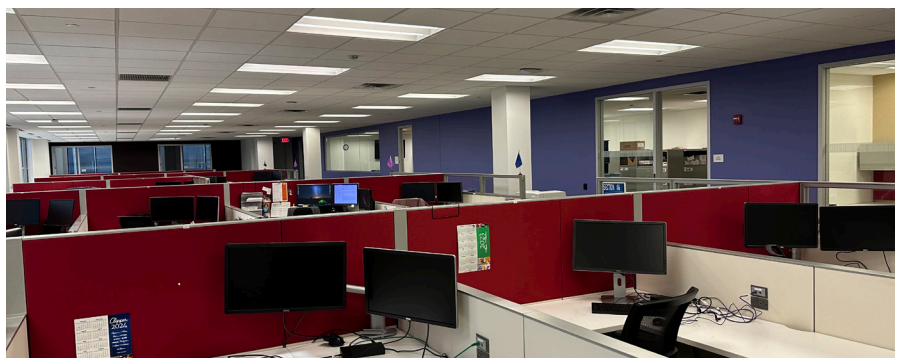
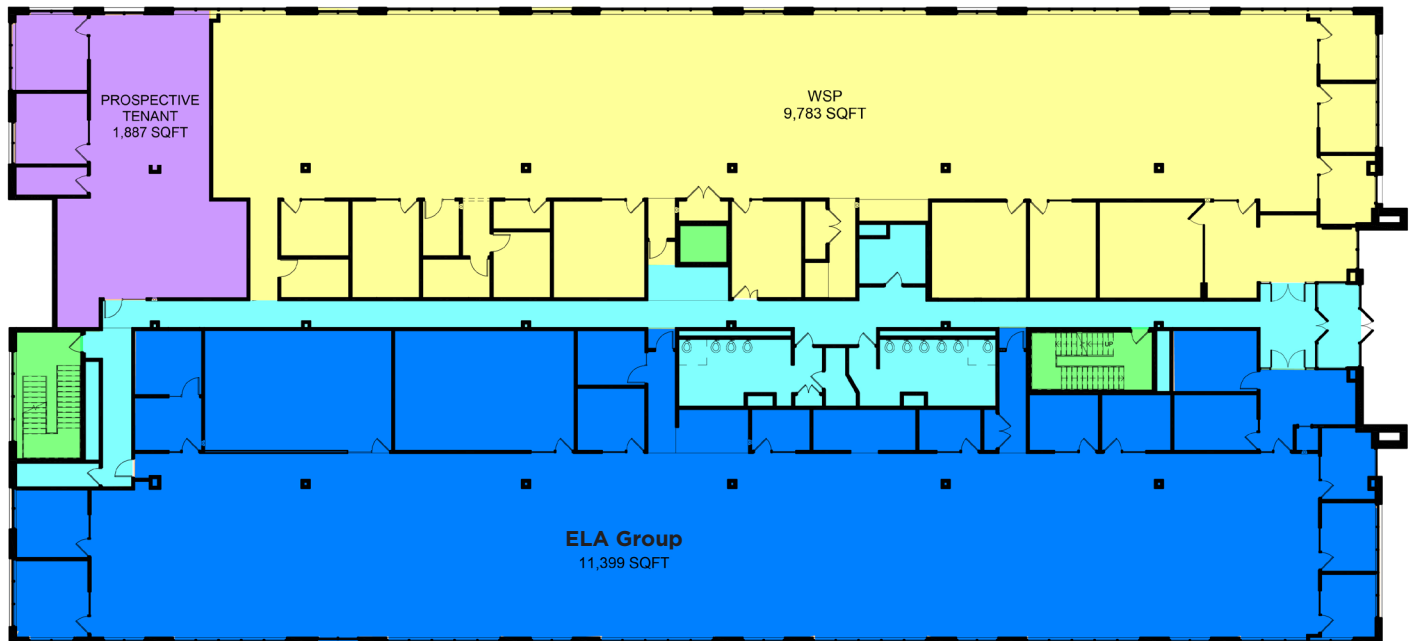
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## FLOOR PLAN - SECOND FLOOR





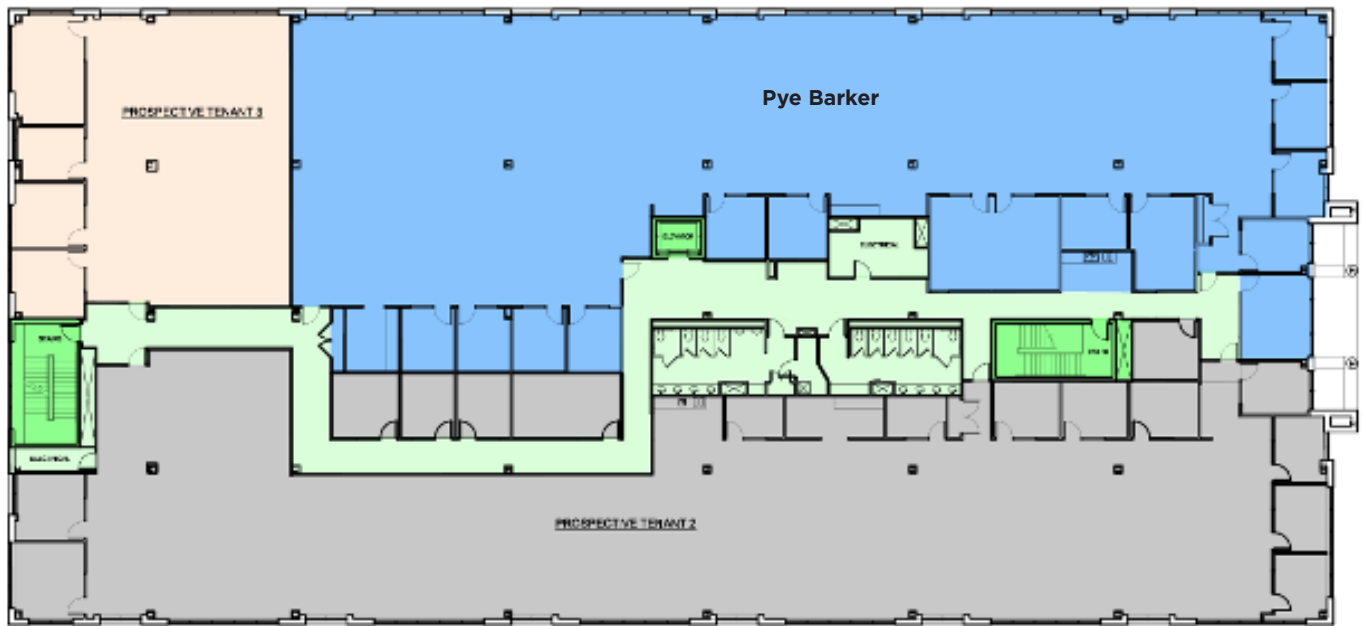
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## FLOOR PLAN - THIRD FLOOR





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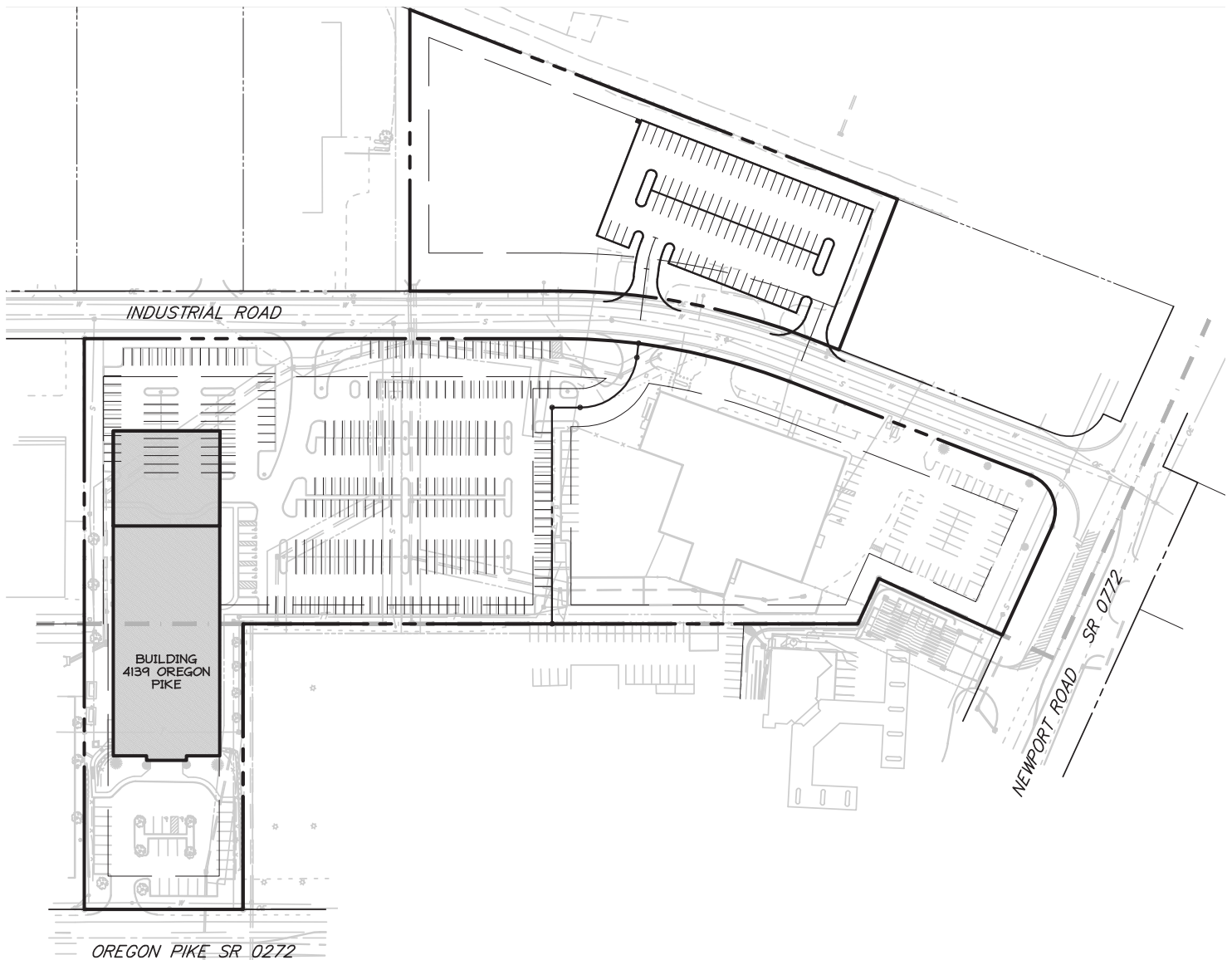
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## SITE PLAN

Total Building SF: 80,119 SF



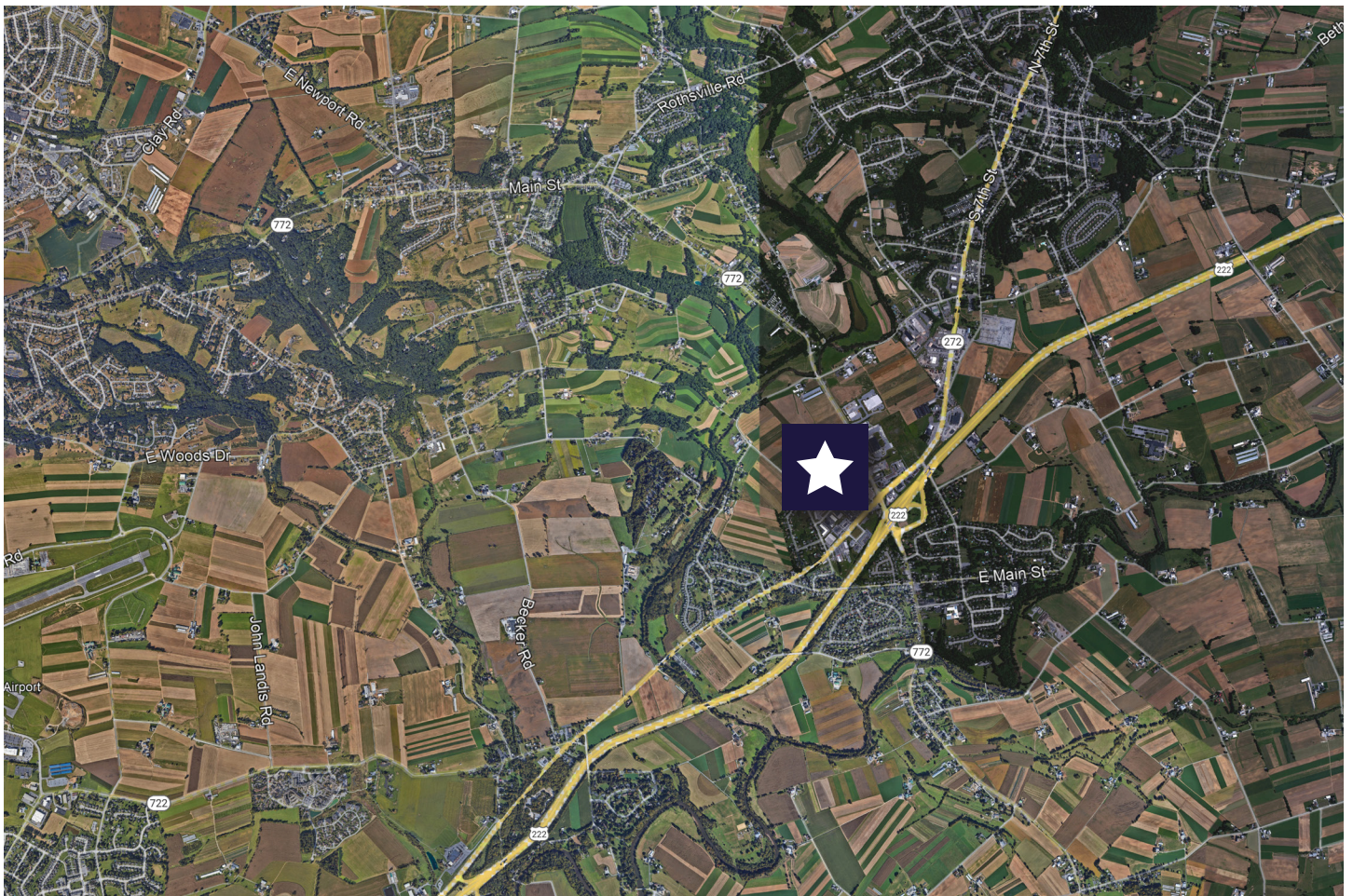


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