

FOR SUBLEASE

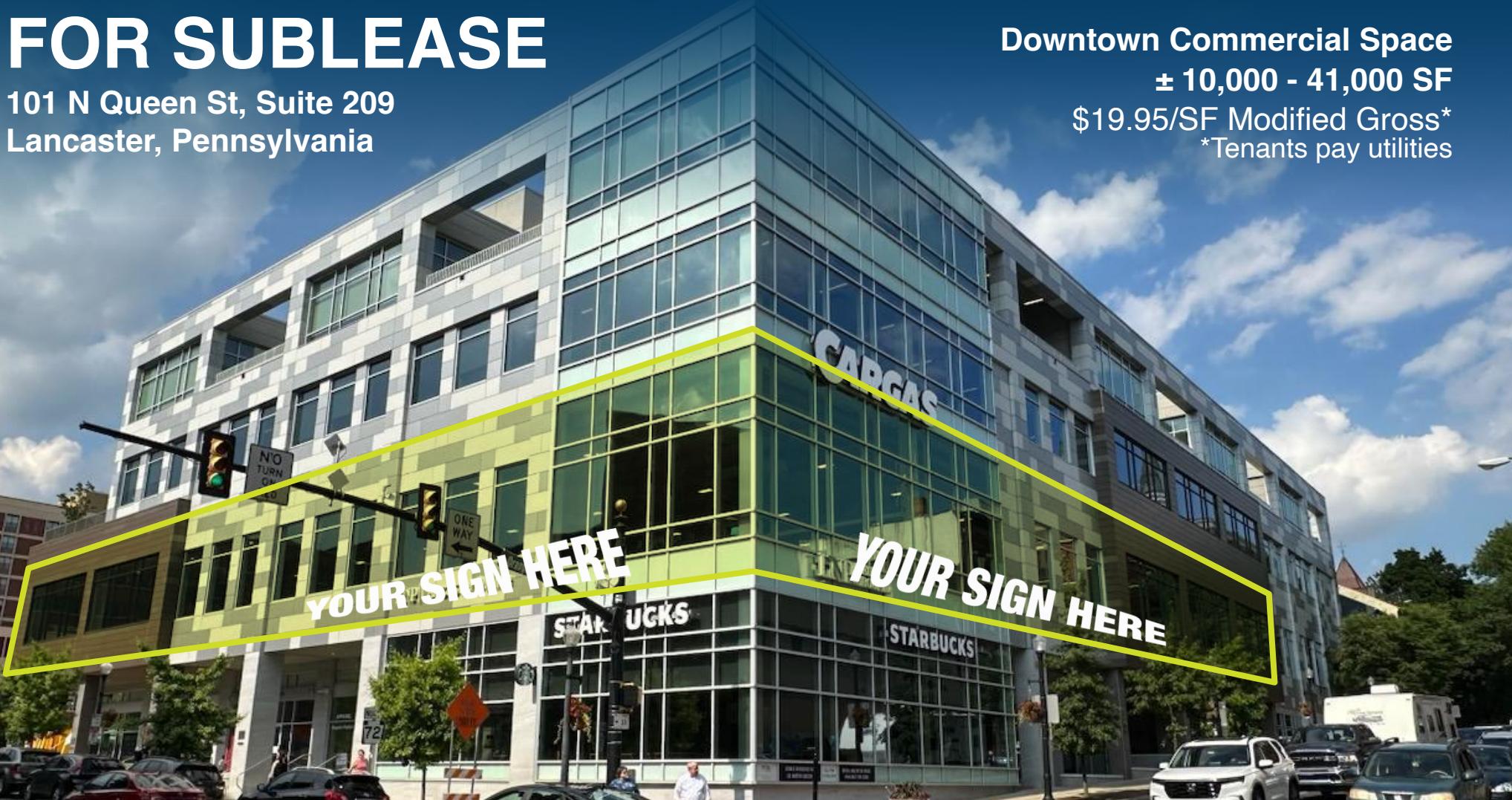
101 N Queen St, Suite 209
Lancaster, Pennsylvania

Downtown Commercial Space

± 10,000 - 41,000 SF

\$19.95/SF Modified Gross*

*Tenants pay utilities



- Highly visible location with prominent signage in the Central Business District of Lancaster City. Close proximity to restaurants, entertainment, parking and other city amenities. High walkability score
- Direct access into the space from garage located on Ewell Plaza

- Turn key space with high end finishes, lots of collaboration spaces, state of the art technology, secured entrance with front desk receptionist
- High ceilings and flexible layout can accommodate a wide variety of uses



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

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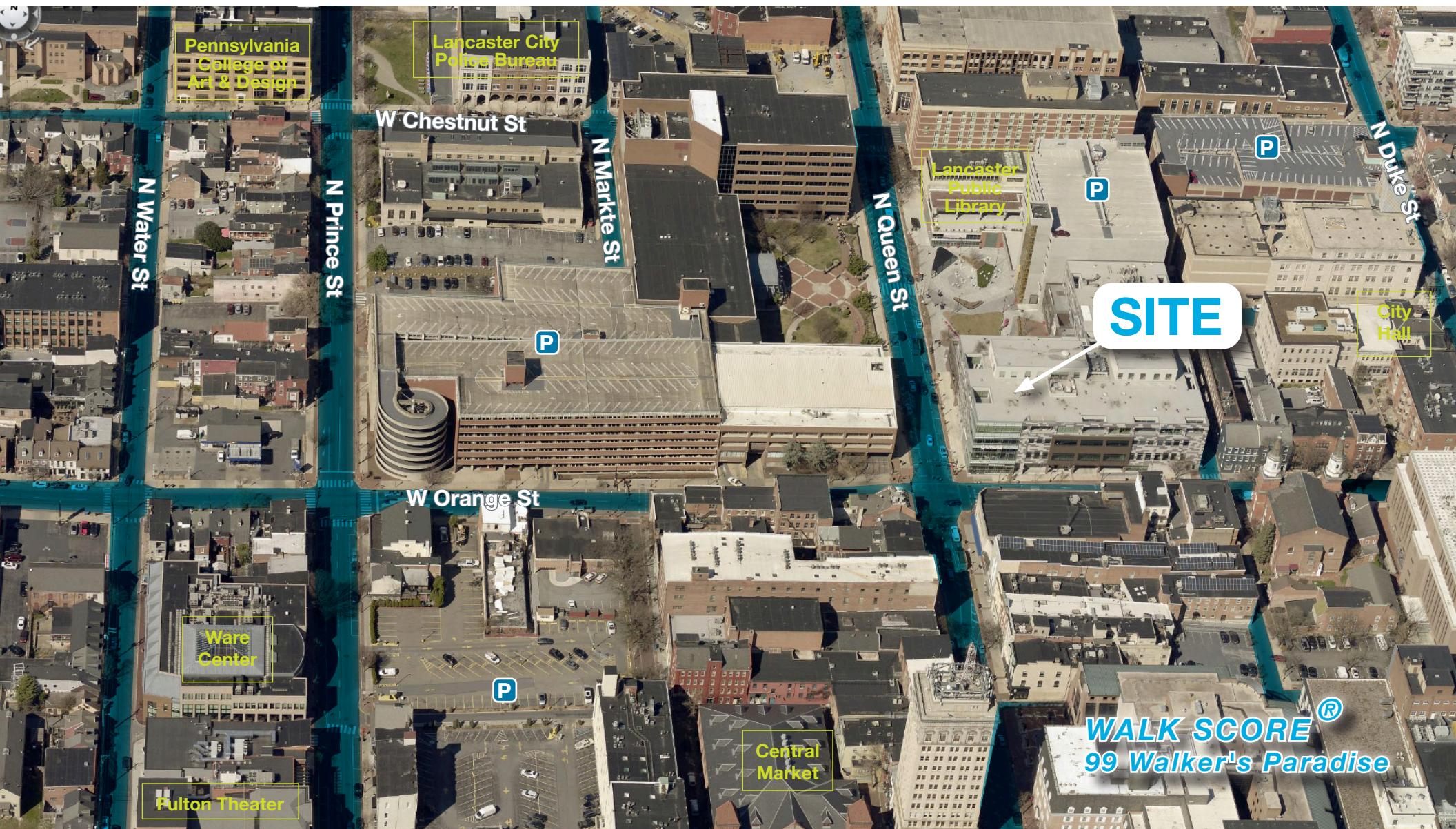
For additional information or to schedule a tour,
please contact us!

Deepa Balepur, Realtor®
Cell: (717) 808-3531
Deepa@Compass-PA.com

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Location



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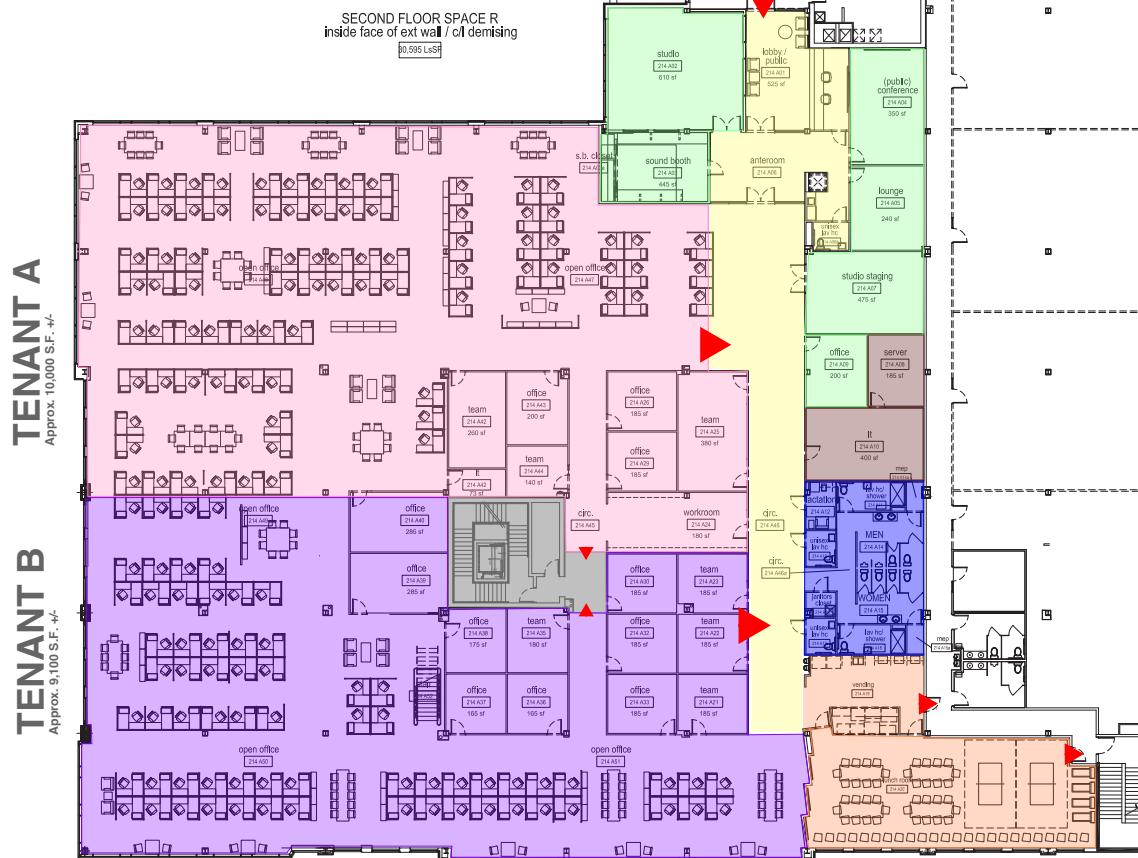
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CONCEPT SKETCH SUB-DIVISION
101 N. Queen St. Second Floor

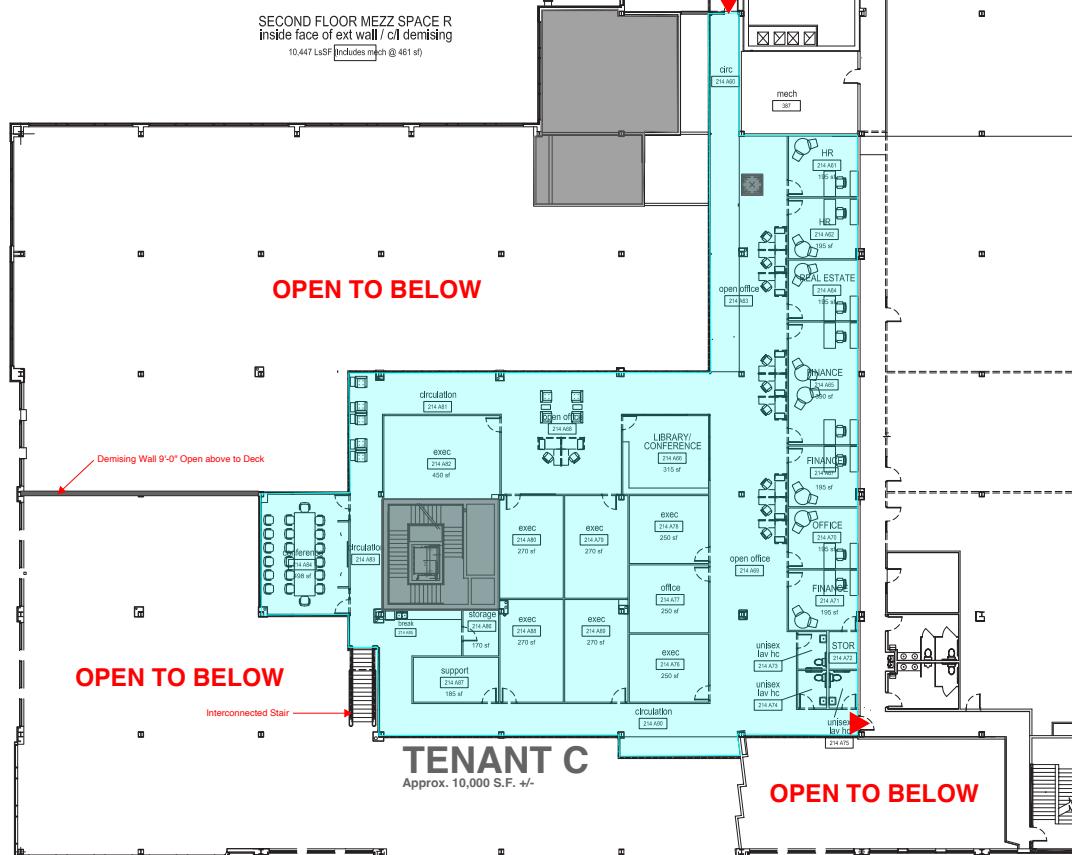


TENANT A
± 10,000 SF
TENANT B
± 9,100 SF

The space was designed and is ideally suited for single user occupancy. Sublandlord is willing to consider subdivision of the space, subject to necessary approvals and for higher lease rates.

PLAN NOT TO SCALE - PLEASE FIELD VERIFY ALL DIMENSIONS

CONCEPT SKETCH SUB-DIVISION
101 N. Queen St. Mezzanine Floor



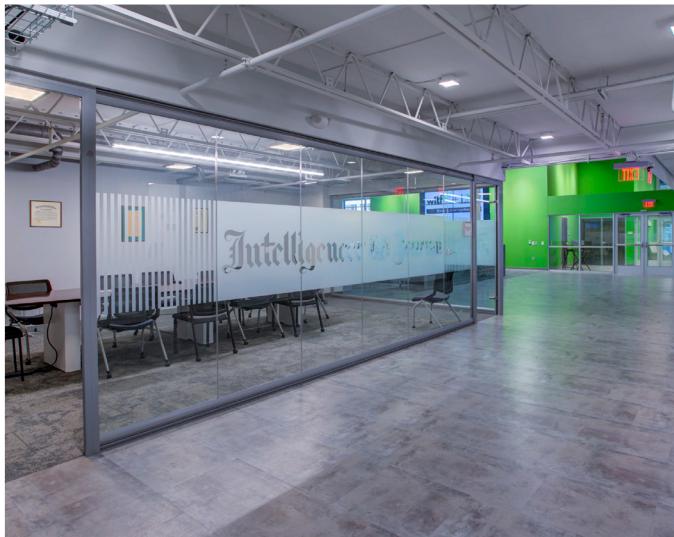
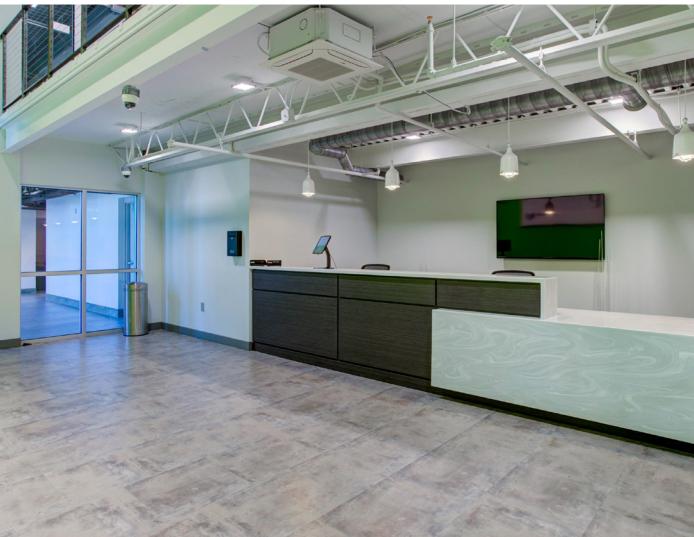
TENANT C ± 10,000 SF

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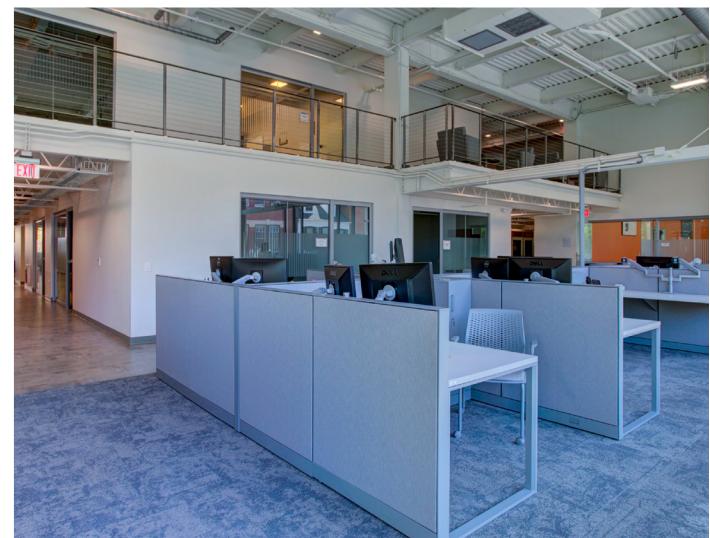
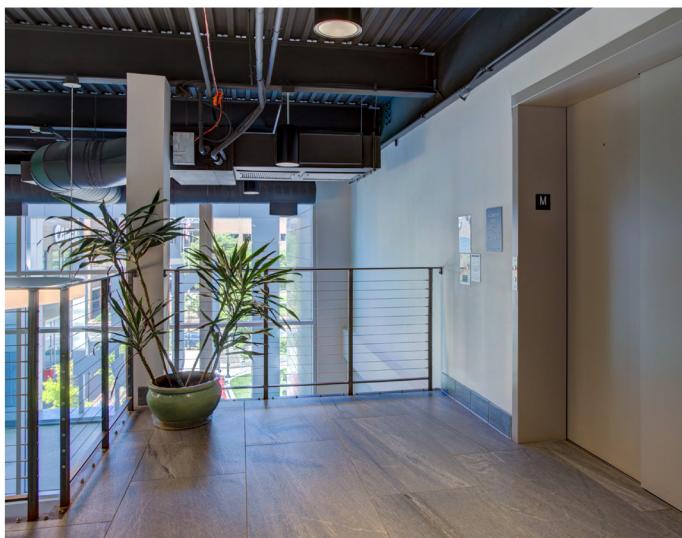
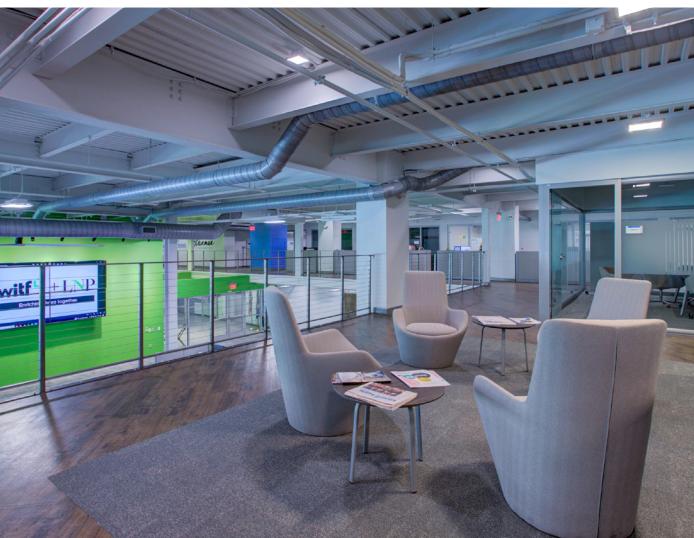
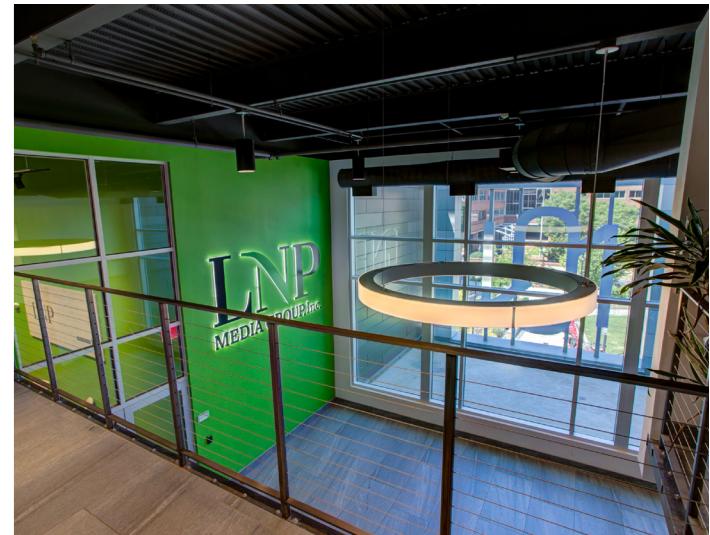
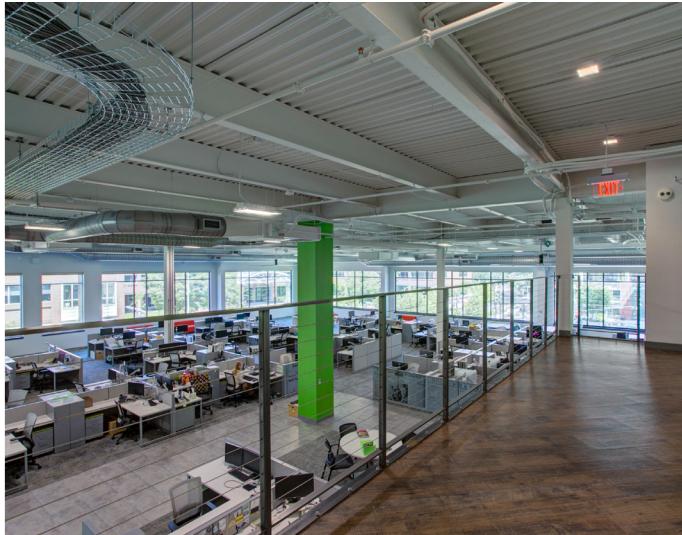
Photos



Furniture and certain fixtures and equipment shown in the photos are property of the tenant and are not included with the lease.

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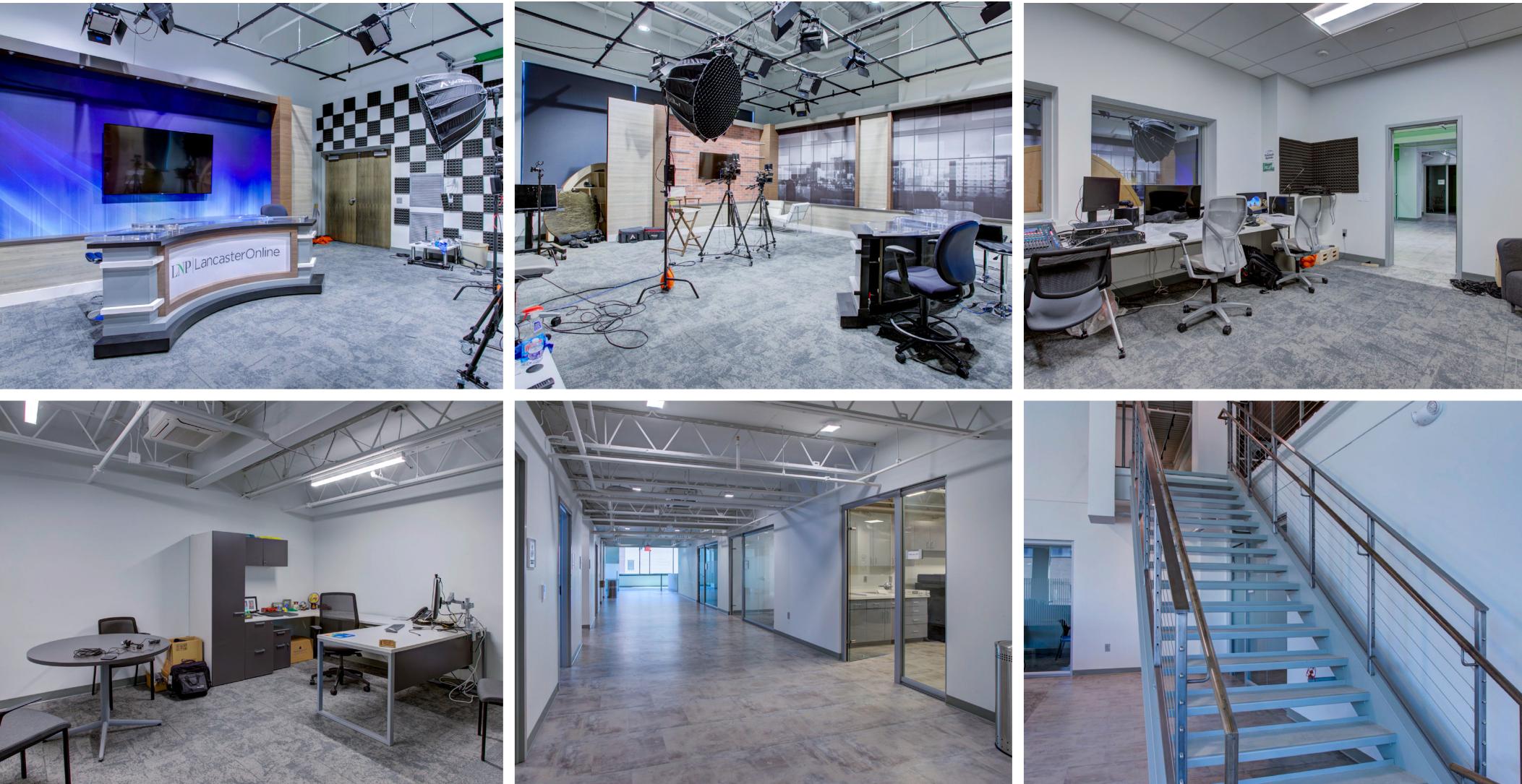
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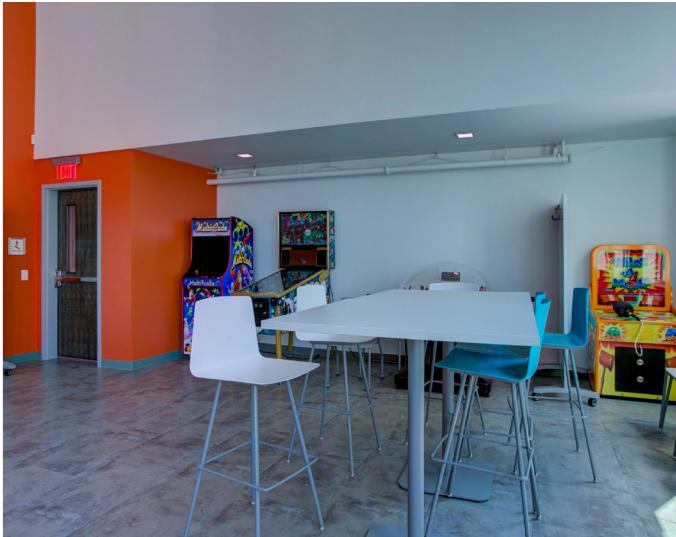
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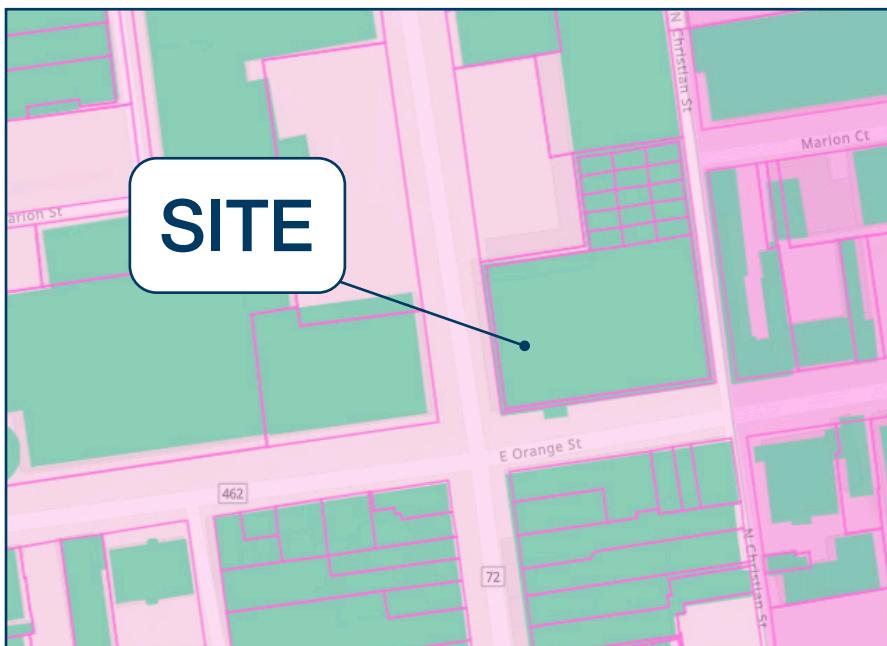


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Buildings



Zoning

- R3 - Medium Density
- R4 - High Density
- RO - High Dens/Office/Inst
- MU - Mixed Use
- C1 - Neighborhood
- C2 - Urban
- C3 - Regional
- CB - Central Business
- CB1 - Central Business Core
- CM - Central City

Central Business Core District (CB1).

The CB1 District is the commercial and cultural core of the Central Business District. In order to encourage intense, positive pedestrian activity and consumer transactions, certain uses that are not consumer- or visitor-oriented are prohibited on the ground, or street-level, floors of buildings. A wide range of commercial, retail, cultural, entertainment, and professional uses are permitted by right and by special exception. In order to promote high-density development, this zoning district permits 100% building and lot coverage and waives all off-street parking requirements.

*See Lancaster City Code of Ordinances for Table of Permitted Uses and additional information:
<https://ecode360.com/attachment/LA1674/LA1674-300b%20Table%20of%20Permitted%20Uses.pdf>

*CARGAS SIGNAGE WILL REMAIN



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