

DOWNTOWN LANCASTER LOFT-STYLE OFFICE

RETAIL | OFFICE | MIXED-USE

415 N. Prince St. Lancaster, PA 17603
Lancaster City | Lancaster County

FOR SALE
\$1,800,000

FOR LEASE
\$17.50/ SF + NNN



6,698 SF
Condos 5 & 7



2 Floors
Second & Third Floor



Loft Style
Historic Character



Parking
N. Queen Garage

EXCLUSIVELY LISTED BY:

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1018 North Christian Street
Lancaster, PA 17602

PRIME DOWNTOWN LOCATION

SPACE. ACCESS. PARKING

Located in the heart of Downtown Lancaster, 415 N. Prince Street offers distinctive loft-style professional office space combining historic architectural character with modern functionality. Condos 5 & 7 provide approximately 6,698 SF across the second and third floors, offering a substantial footprint for businesses seeking a prominent downtown presence.

The space features high ceilings, abundant natural light, exposed historic elements, and modern finishes. With convenient access to downtown restaurants, retail, professional services, and the N. Queen Street Garage, 415 N. Prince Street offers a functional and character-rich setting for a variety of professional office users.



PROPERTY SUMMARY

Sale Price	\$1,800,000
Lease Rate	\$17.50/SF+NNN
Total Building Size	16,189 SF
Condo Units	5 & 7
Zoning	Mixed Use – MU
Date Available	Immediately
Parking	N. Queen St. Garage
Elevator	Yes
Year Built/ Renovated	1920/2006
Heating	UGI
Cooling/Electric	PP&L
Water & Sewage	Public
Construction	Masonry

PROPERTY HIGHLIGHTS

- ±6,698 SF Across Condos 5 & 7
- Second & Third Floor Space
- Prime Downtown Lancaster Location
- Loft-Style Architecture & Historic Character
- High Ceilings & Abundant Natural Light
- Modern Professional Build-Out
- N. Queen Street Garage Access Included
- Elevator Access

TRAFFIC COUNTS

N. Prince St./Route 222	13,621 VPD
W. Lemon St	5,775 VPD
W. James St	7,324 VPD

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LOCATION ADVANTAGE



DOWNTOWN AT A GLANCE

36,342

Population within
5 Minutes

49,288

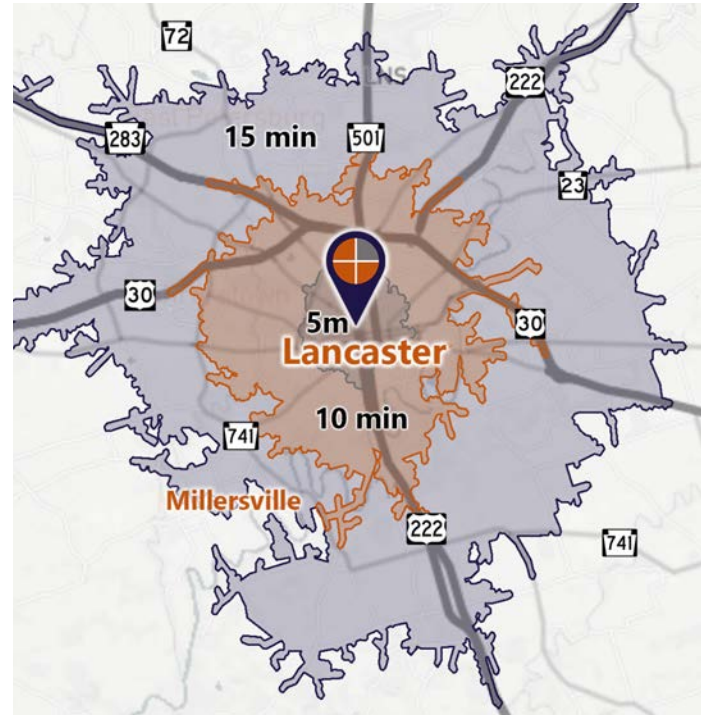
Daytime Population
within 5 Minutes

2,283

Businesses within
5 Minutes

35,615

Employees within
5 Minutes



Downtown Lancaster

Heart of Lancaster's vibrant downtown



Parking Access

N. Queen Street Garage included



Dining & Retail

Walk to dining and shopping



Walkable Location

Convenient access to downtown amenities



Regional Access

Access throughout Lancaster County



Professional Hub

Surrounded by professional businesses

Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	36,342	100,197	192,087
Population Density (Per Sq. Mile)	11,354.9	4,524.8	2,323.3
Total Daytime Population	49,288	121,959	218,909
Total Households	15,134	38,579	74,674
Per Capita Income	\$33,373	\$35,351	\$41,670
Average Household Income	\$81,347	\$90,858	\$106,339
Average Disposable Income	\$63,141	\$70,157	\$81,053
Aggregate Disposable Income	\$955 M	\$2.7 B	\$6 B
Total Businesses (NAICS)	2,283	5,143	8,420
Employed Civilian Population	\$35,615	\$78,120	\$132,091
Annual Budget Expenditures	\$1.08B	\$3.05 B	\$6.85 B
Retail Goods	\$340 M	\$981 M	\$2.22 B



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LOFT-STYLE OFFICE BUILT FOR BUSINESS

Condos 5 & 7 offer approximately 6,698 SF across the second and third floors, providing a substantial, fully furnished professional office environment in the heart of Downtown Lancaster. The existing layout combines private offices, open work areas, conference space, reception, kitchen and collaborative areas.

Historic architectural details, including exposed brick, high ceilings and abundant natural light, are paired with modern finishes and functional office improvements. The flexible configuration can accommodate a range of professional users while providing an established, polished workplace environment.

KEY FEATURES & LAYOUT

- **6,698 SF**
Condos 5 & 7
- **2 Floors**
Second & Third floor space
- **Fully Furnished**
Move-in ready office environment
- **Loft Character**
Exposed brick & high ceilings

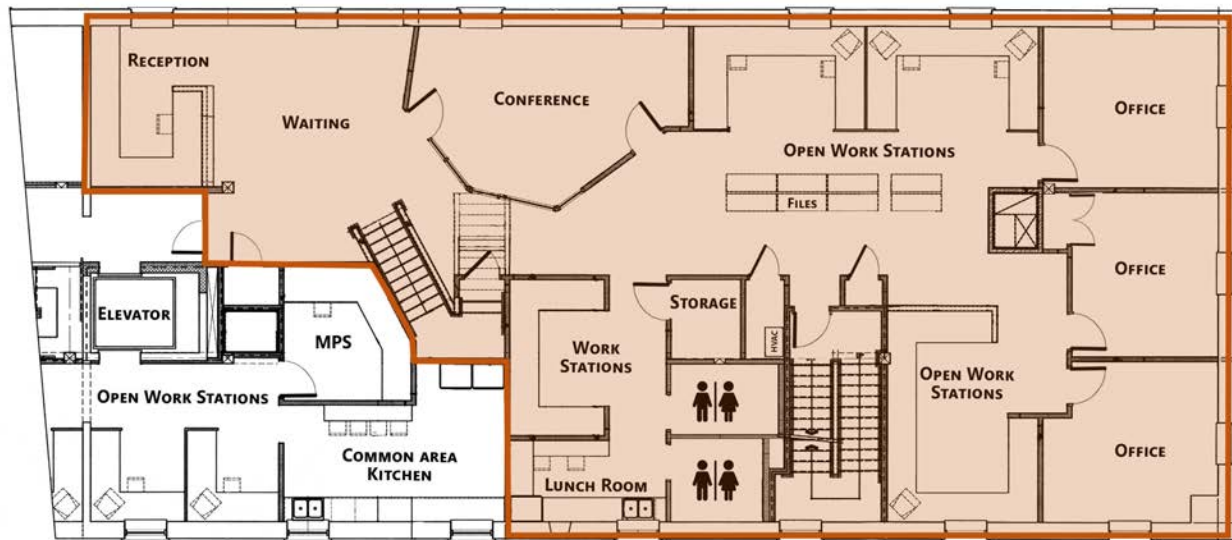
POTENTIAL USES

- Professional Office
- Law Firm
- Consulting Firm
- Accounting & Finance
- Creative Agency
- Wellness / Professional Services

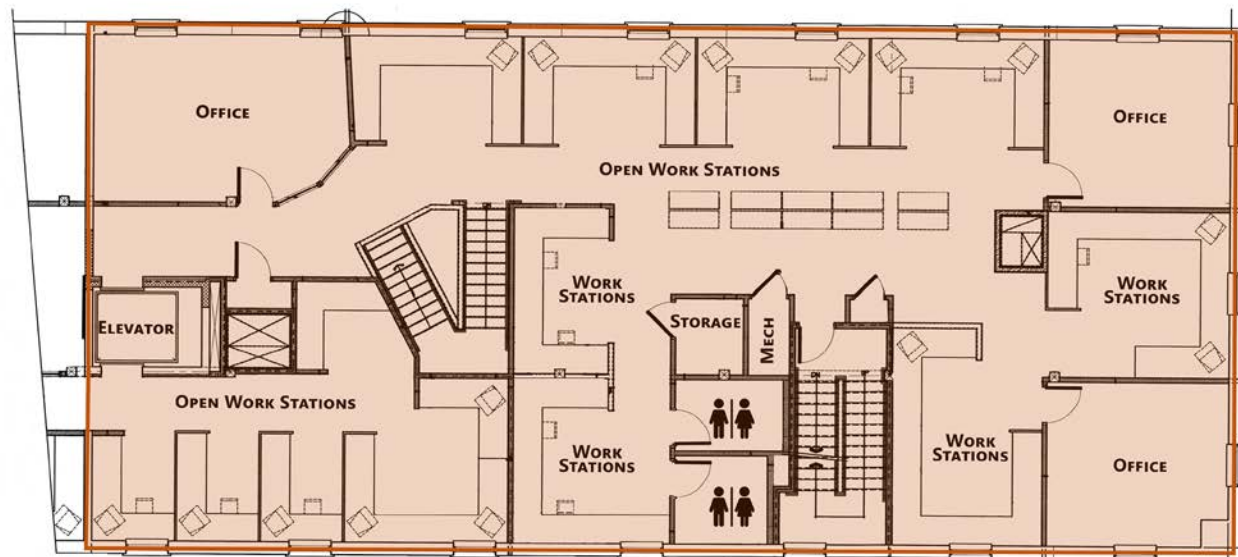


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SECOND FLOOR CONDO 5

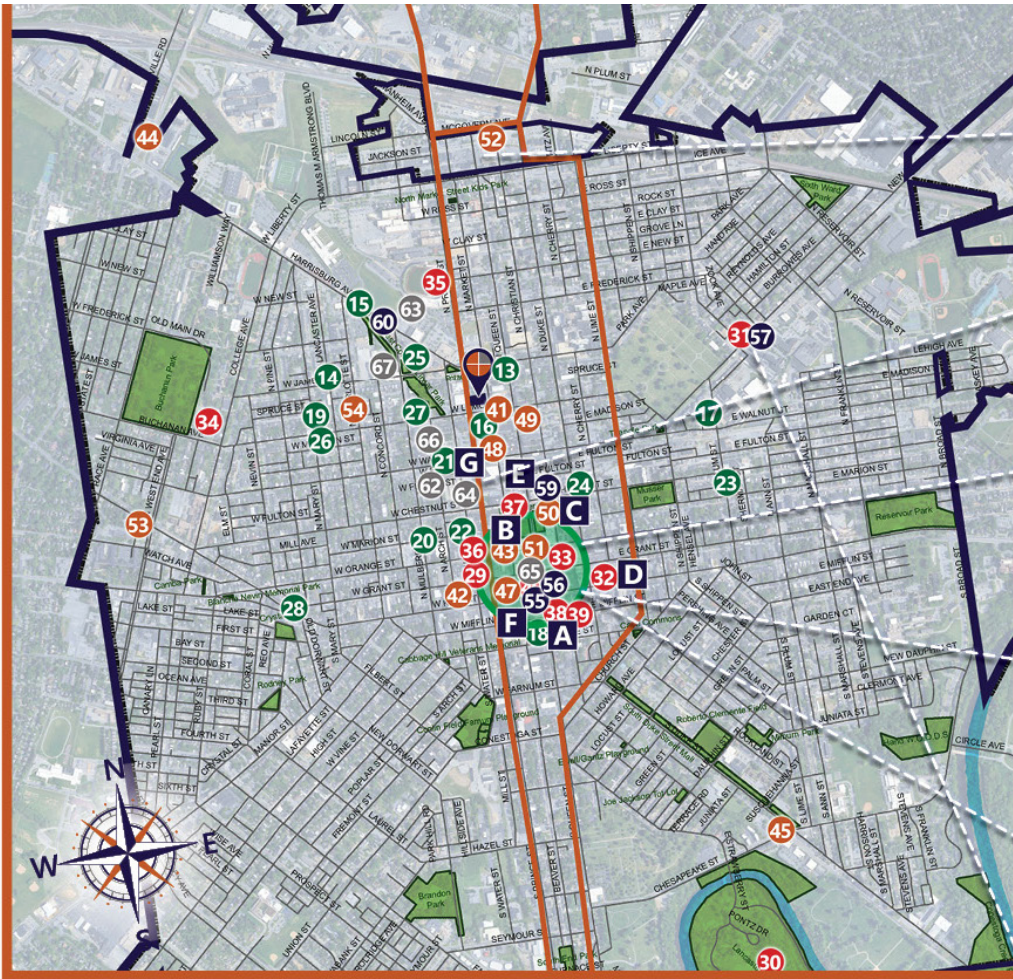


THIRD FLOOR CONDO 7

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LANCASTER DOWNTOWN



PARKING

- | | |
|-------------------------------|----------------------------------|
| A PENN SQUARE GARAGE | D EAST KING STREET GARAGE |
| B PRINCE STREET GARAGE | E N QUEEN STREET GARAGE |
| C DUKE STREET GARAGE | F STEINMAN PARK GARAGE |
| | G WATER STREET GARAGE |

Central Market District

1. Central Market (Food Stands)
2. Shot & Bottle
3. Conway Social Club
4. Tellus360 (Restaurant & Bar)
5. Annie Bailey's Irish Pub
6. The Exchange Rooftop Bar
7. C'est la Vie
8. La Dolce Vita
9. Josephine's Downtown
10. Norbu Lancaster
11. Yorgos Restaurant & Lounge
12. Dispensing Company

Drinking and Dining

13. Decades
14. Luca
15. Mean Cup
16. The Coffin Bar
17. Lancaster Brewing Company
18. Southern Market Lancaster
19. Cabalar Meat Co.

20. Zoetropolis Cinema Stillhouse
21. Rachel's Café & Creperie
22. Prince Street Cafe
23. Passenger Roastery & Coffee
24. Square One Coffee
25. John J Jeffries
26. Splits & Giggles Ice Cream
27. Callaloo (Caribbean Cuisine)
28. 551 West

Attractions

29. Fulton Theatre
30. Lancaster Central Park (nearby regional draw)
31. Lancaster Science Factory
32. Demuth Museum of Art
33. The Pottery Works
34. Museum of Nature & Science
35. Penn Medicine Park
36. The Ware Center at Millersville U.

37. Binns Park
38. Penn Square
39. Lancaster County Convention Center
40. Soldiers/Sailors Monument

Shopping

41. Building Character
42. Larkstone
43. Ellicott & Co.
44. Second Chance Plants
45. Plaza Centro
46. Festoon
47. Foxduck
48. Space Lancaster
49. Redeux Vintage
50. 101Nq
51. Lancaster Troll Market
52. The Comic Store
53. Pocket Books Shop

54. DogStar Books

Lodging

55. Marriott at Penn Square
56. Lancaster Marriott/ Exchange Complex
57. Cork Factory Hotel
58. Eden Resort & Suites
59. Holiday Inn Lancaster
60. Lancaster Arts Hotel
61. Lancaster Bed & Breakfast

Fitness

62. Evolution Power Yoga
63. YMCA of Lancaster
64. Limitless Lancaster 24/Hr
65. Tread House
66. West End Yoga Studio
67. Powerlevel Fitness

STATION DISTRICT



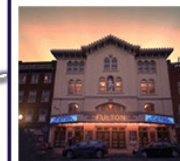
Centered near Clipper Magazine Stadium, this area blends sports, redevelopment, and adaptive reuse with growing dining and entertainment options.

GALLERY ROW



A walkable stretch along Prince Street featuring contemporary galleries, artisan shops, and creative spaces, reflecting Lancaster's

THEATRE DISTRICT



Anchored by Fulton Theatre and Ware Center, this district offers live performances, galleries, and a dynamic mix of arts and nightlife.

CENTRAL MARKET DISTRICT



Home to one of America's oldest public markets, surrounded by diverse eateries, local vendors, and a vibrant daytime shopping atmosphere.

PENN SQUARE



Historic civic and cultural hub anchored by Central Market, Marriott, and Convention Center, with strong pedestrian activity and year-round

CORK FACTORY DISTRICT



Historic industrial area transformed into a mixed-use destination with boutique hotel, offices, and dining

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