

300 GRANITE RUN DRIVE
GRANITE RUN CORPORATE CENTER
LANCASTER, PA 17601



CLASS A CORPORATE OFFICE

TOTAL BUILDING:	36,050 Square Feet
AVAILABLE:	Suite 200 12,235 SF office space (can be divisible - minimum 4,000 SF) Suite 130 2,908 SF
BASE RENT:	\$16.00/SF
OPERATING EXPENSES:	2024 Operating Expenses are estimated at \$6.75/SF including common area maintenance, insurance, water/sewer, HVAC Maintenance, trash, real estate taxes, and utilities.
COMMON AREA LOAD FACTOR:	18.6%
PARKING:	4.5 spaces per 1,000 SF



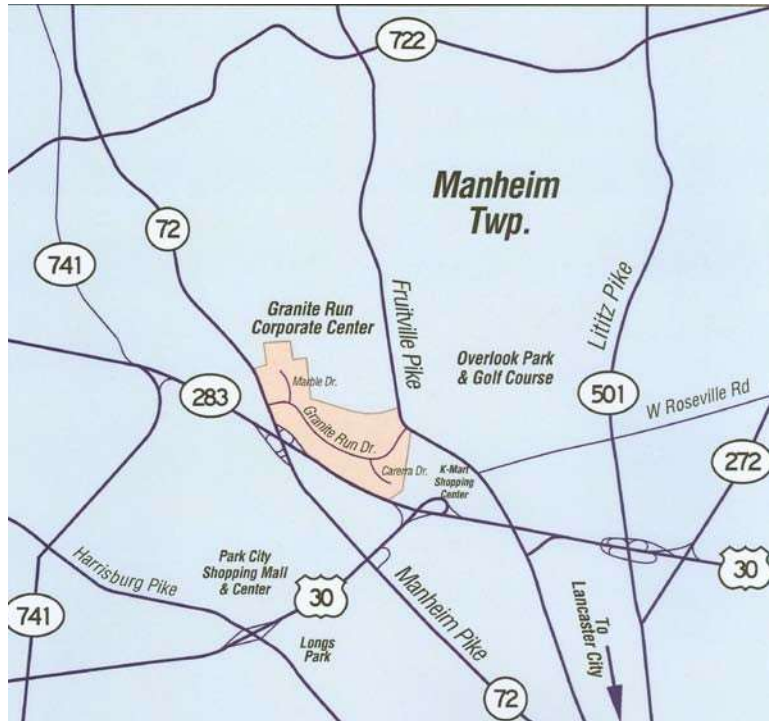
205 Granite Run Drive, Suite 280 • Lancaster, PA 17601
(717) 735-6100 • info@horstrealty.com • www.horstrealty.com

FOR MORE INFORMATION CONTACT:

Michelle Ebert or Wilay Boensch
(717) 735-6100

300 GRANITE RUN DRIVE Lancaster PA

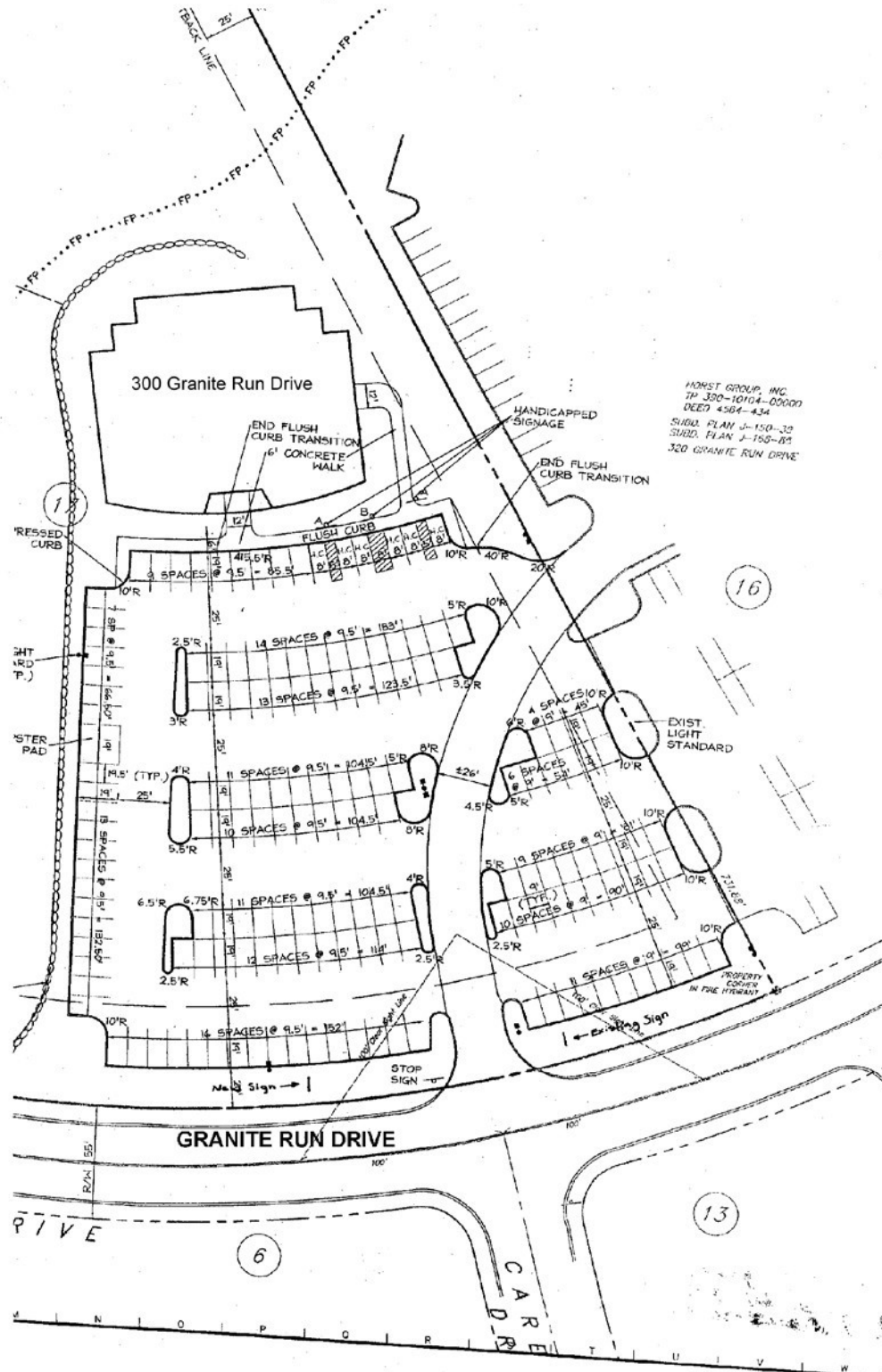
Site Map



300 GRANITE RUN DRIVE

Lancaster PA

Site Plan



HORST Property with DFSCO GIM Layout

300 Granite Run Drive
Lancaster, PA

last updated 03-06-18, Rev 10 (AMD)

- (68) 6'x6' cubicles (1 single cubicle, 1 team of 5, 5 teams of 6, 4 teams of 8)
- black cubicle walls are 72" high
- blue cubicle walls are 42" high
- under desk file cabinets included (one per cubicle)
- includes 3' x 8' conf table in each pod
- includes two (2) lateral file cabinets in each pod
- assumes one (1) printer located on top of lateral file cabinets in each pod

SUITE 200
12,235 SQ.FT.

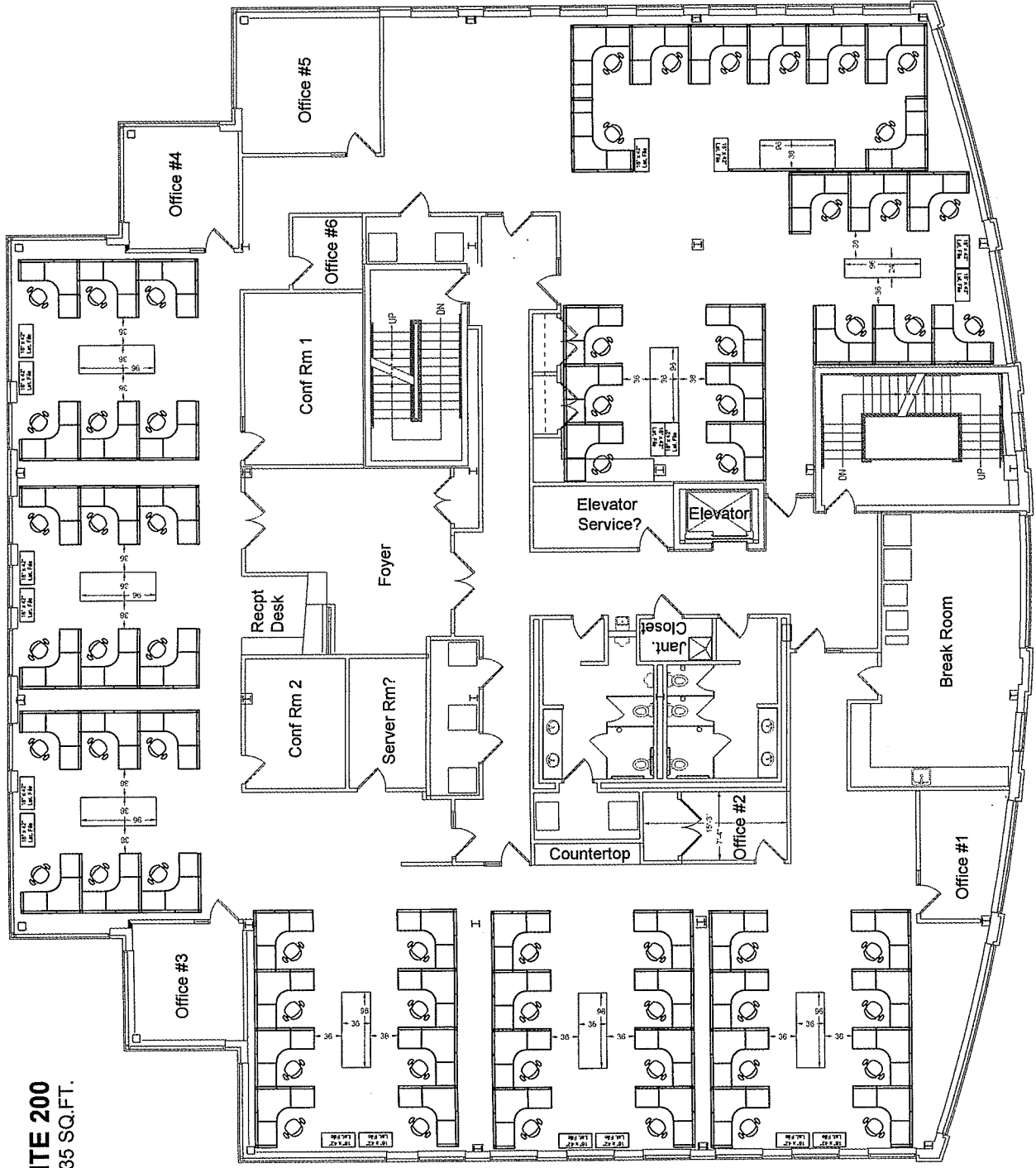


HORST Property with DFSCO GIM Layout

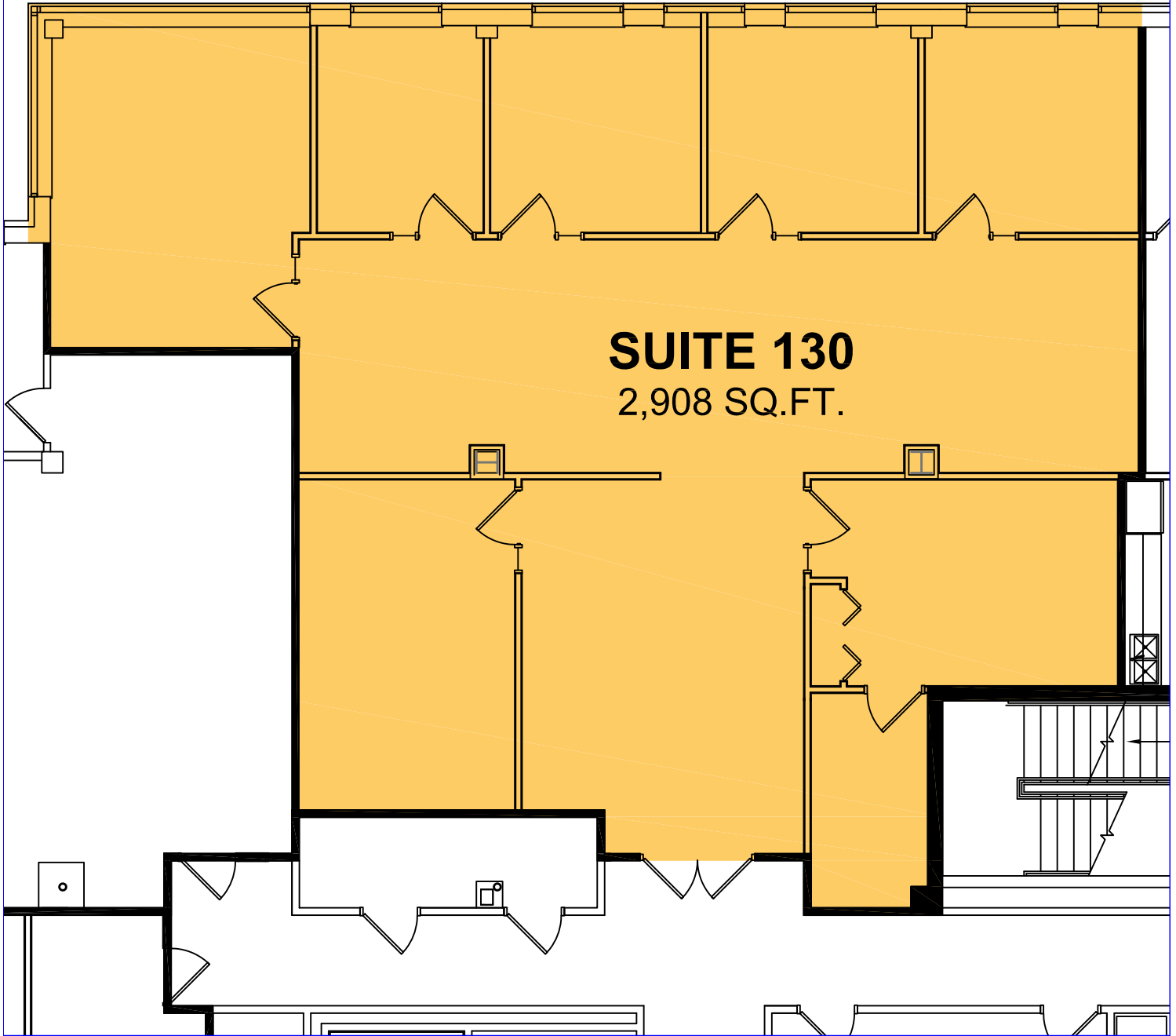
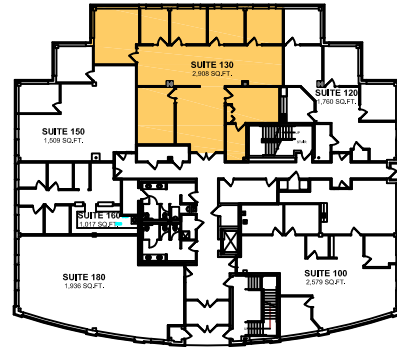
300 Granite Run Drive
Lancaster, PA

last updated 12-13-17, Rev 6 (AMD)



SUITE 200
12,235 SQ.FT.



- includes two (2) lateral file cabinets in each pod
- assumes one (1) printer located on top of lateral file cabinets in each pod



SUITE 130
2,908 SQ.FT.

BUILDING NAME	GRD 300		<div> 205 Granite Run Drive, Suite 280 • Lancaster, PA 17601 (717) 735-6100 • Fax (717) 735-6160 • www.horstrealty.com</div> <div></div>
ADDRESS	300 Granite Run Drive, Suite 130, Lancaster, PA 17601		
SQUARE FEET	2,908	Revision Date:	
DRAWING NAME	300 GRD Suite 130	February 8, 2020	
SCALE	