

FOR LEASE:

3,000 SF Office Space

AVAILABLE

111 CENTERVILLE RD.
Lancaster, PA 17603



Property Overview

This 3,000 SF unfurnished office space on Centerville Road offers excellent visibility and convenient access. Its expansive open layout supports collaboration and productivity. Two building entrances, along with private entrances to each of the four private offices, make access simple and flexible. The private offices provide quiet space for focused work, and the large conference room is ideal for meetings and presentations. A kitchen and private bathrooms add comfort and functionality throughout the space.

Space Features

- Total available space: 3,000 SF
- Convenient first-floor location
- Easy access from Route 30 and Centerville Road
- Private office entrances
- Two bathrooms
- Kitchen

Available Space:	3,000 SF
Lease Rate:	\$20 SF/YR
Lease Type:	NNN
Zoning:	CBC-Commercial
Parking:	On Site
Building Status:	Existing
Building Class:	B



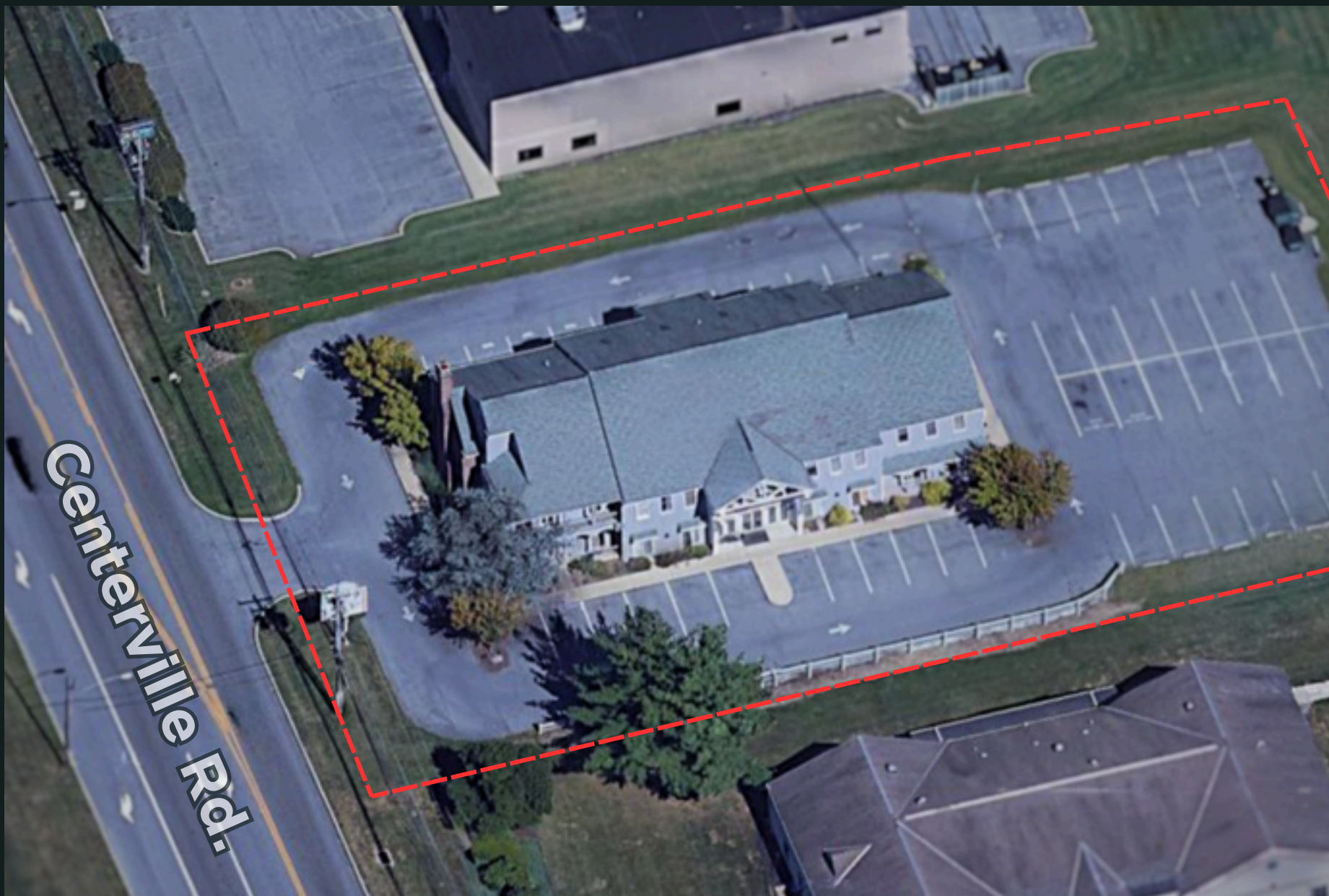




PRIME LOCATION

Conveniently situated just off Route 30 at the Centerville Road exit, this location offers easy access to Lancaster City. It is less than a mile from both Columbia Avenue and Marietta Avenue, emphasizing convenience and accessibility. The property boasts high visibility from Centerville Road and is located in a densely populated area with a strong demographic profile. Traffic counts on Centerville Road show over 16,000 vehicles per day, ensuring excellent exposure for your business.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population:	3,790	49,407	143,194
Total Employees:	8,364	28,961	84,830
Average HHI:	\$66,000	\$97,739	\$87,524
Total Households:	1,638	20,235	56,543





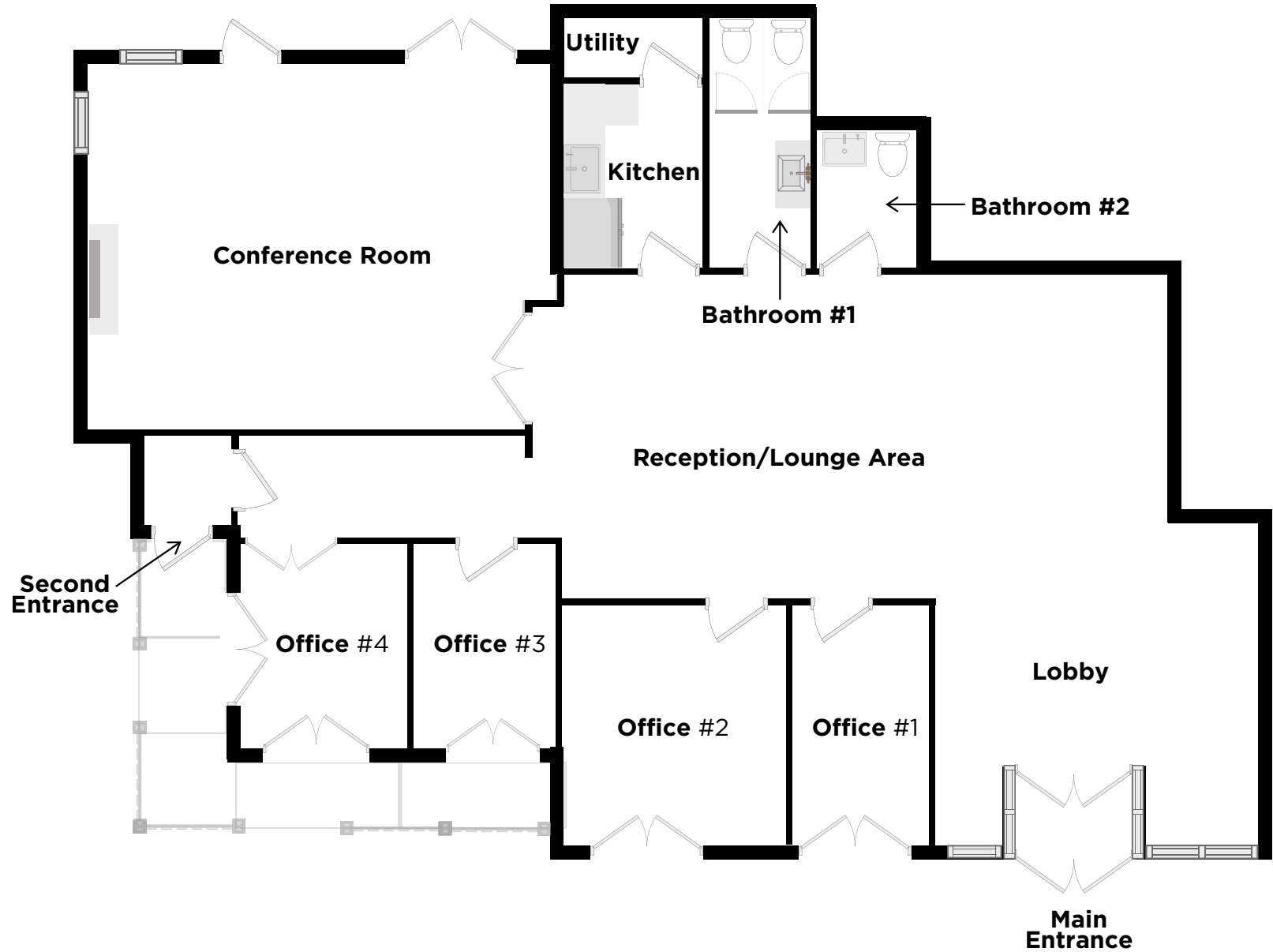
INTERIOR OVERVIEW

Discover the ideal blend of convenience & accessibility in this exceptional office space.

Key Interior Features Include:

- Two Main Entrances
- Large inviting Reception/Lounge Area
- Four Private Offices
- Large Open Conference Room
- Two Separate Private Restrooms
- Kitchen

TOTAL AVAILABLE SPACE: **3,000 SF**





Gathering Areas

The space features a welcoming, open lobby, an inviting reception area, and a generously sized conference room. The kitchen includes a refrigerator and microwave. There are also two restrooms with a total of three toilets.



FOUR PRIVATE OFFICES

Each with its own dedicated entrance to guarantee optimal privacy. Along with these private entrances, there is an additional entrance that provides access to a private hallway leading to the third and fourth offices.





Contact Details

For Information and Showings

TOM MALESIC

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LOCATION:

111 Centerville Rd.

Lancaster, PA 17603