

FOR LEASE

1850 William Penn Way

 Greenfield

 **HIGH** ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



LANCASTER, PA 17601

FIRST FLOOR CLASS A OFFICE SUITE

MIX OF OPEN AREAS AND PRIVATE OFFICES

LOTS OF NATURAL LIGHT

PRIVATE PATIO SPACE

CAN BE DEMISED



HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Available SF: 2,801 +/- SF (Suite 109)
3,583 +/- SF (Suite 110)
Combined 6,384 +/-SF

Lease Rate: \$26.95 SF/yr

County: Lancaster

Municipality: East Lampeter Township

PROPERTY OVERVIEW

This first floor Class A office space boasts lots of natural light, a mix of open collaborative spaces and private offices, and private patio area. The suite has a work room, kitchenette/breakroom area, and large conference room overlooking one of the many ponds in Greenfield. Can be demised into 2,801 SF and 3,583 SF units.

OFFERING SUMMARY

HVAC: Gas Forced Air, Electric A/C Roof Top Units

Sprinklers: No

Parking: 75+ on-site

Water: Public

Sewer: Public

Zoning: Business Park

Lighting: Fluorescent

Flooring: Carpet Tile

Number of Floors: 2

ADDITIONAL COMMENTS

Conveniently located in Greenfield with easy access to Route 30, nearby restaurants, and other amenities.

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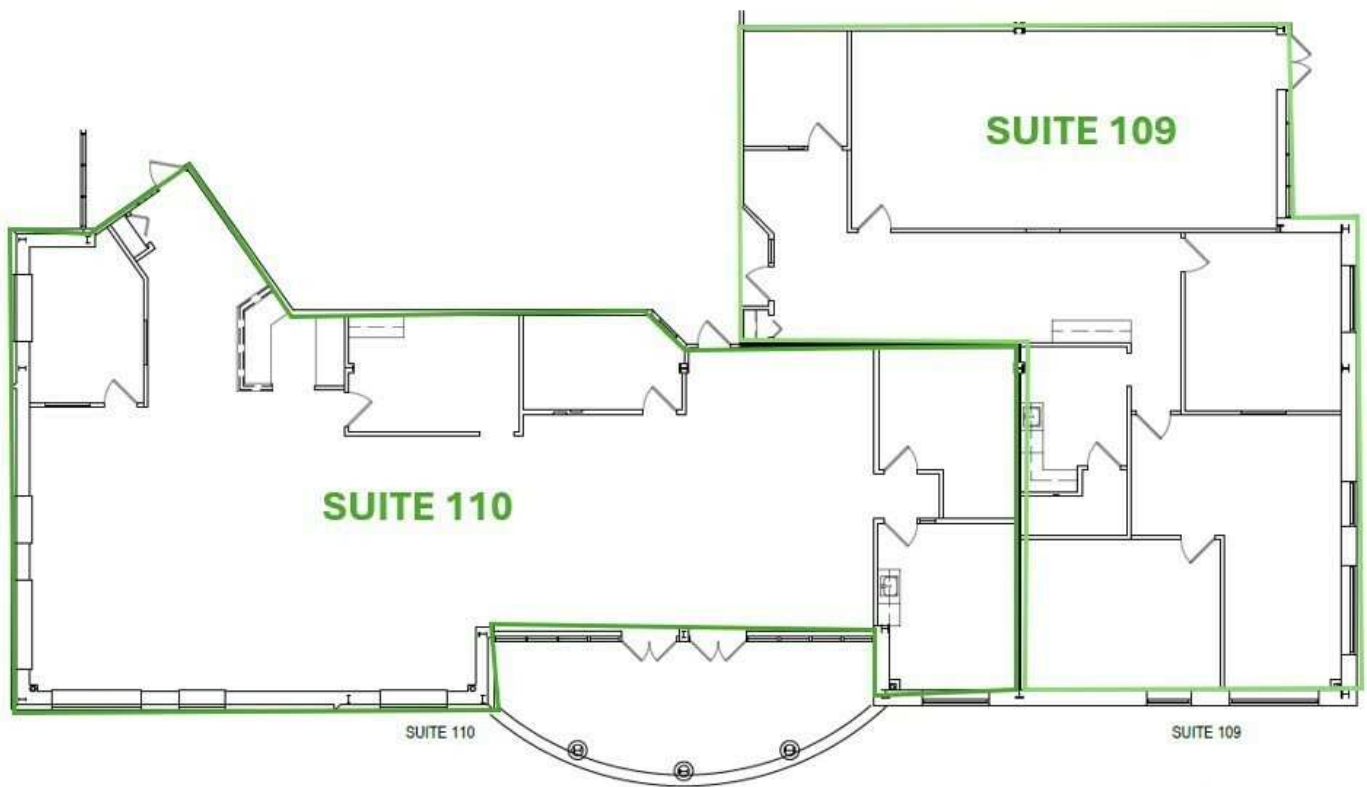
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FLOOR PLAN

SCALE: N.T.S.

BUILDING 45

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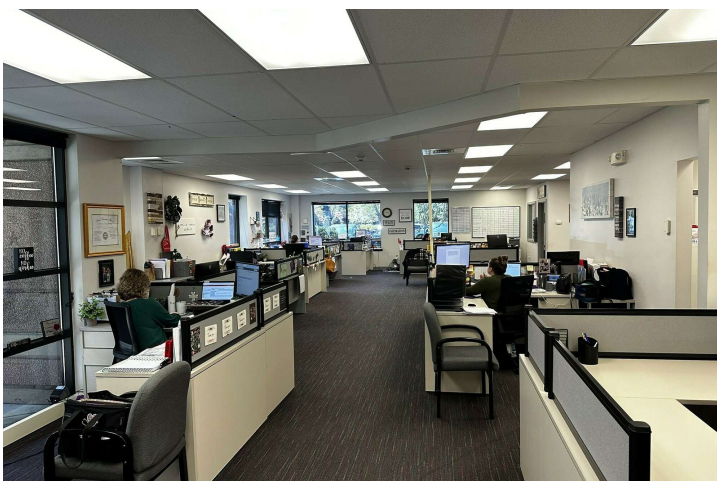
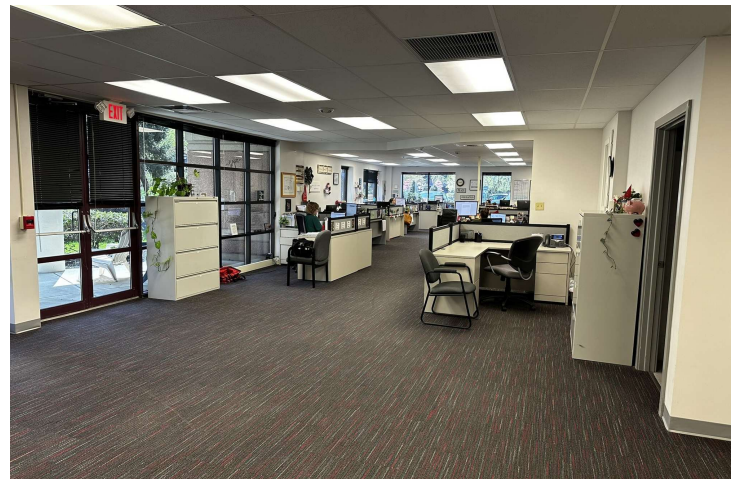
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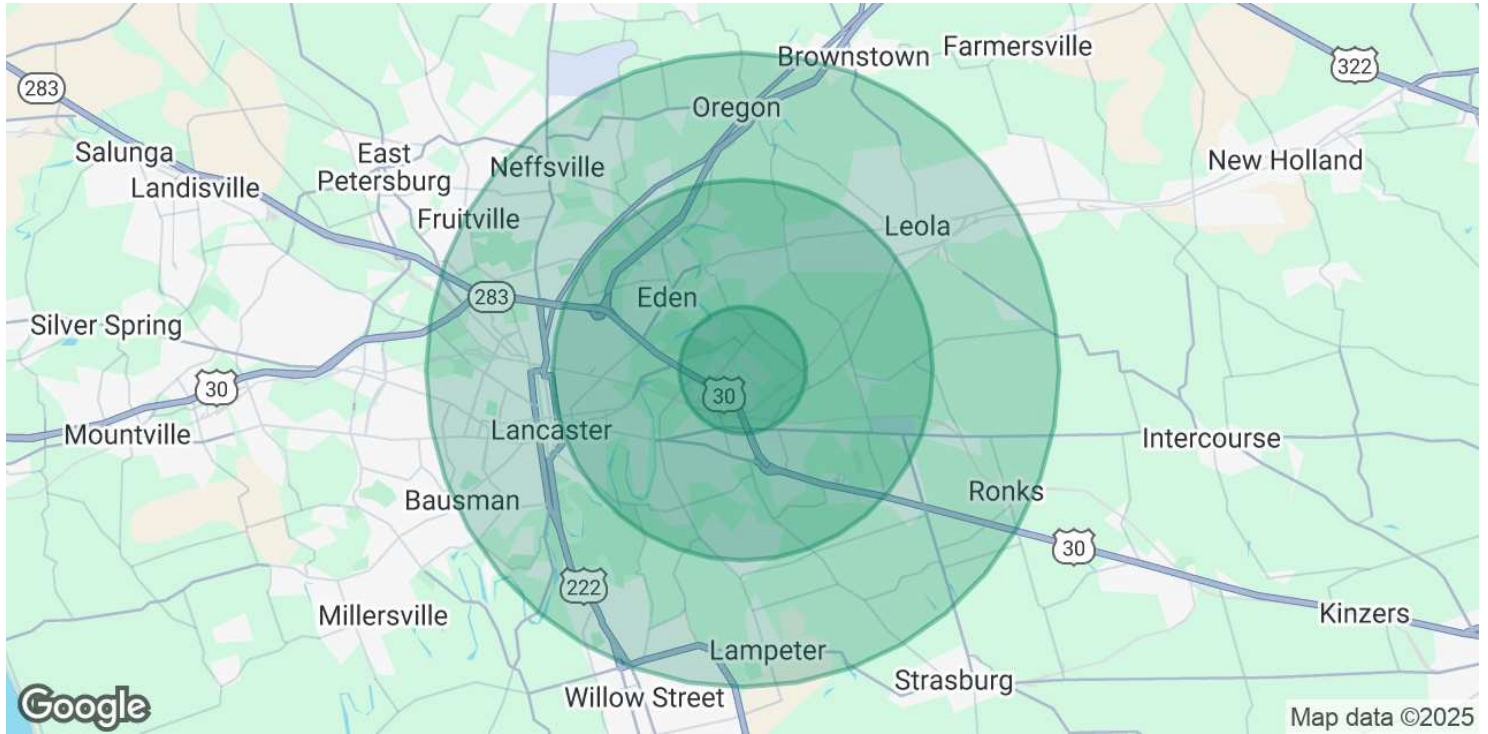
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,424	56,017	140,370
Average Age	39.2	39.1	38.6
Average Age (Male)	39.8	38.2	37.9
Average Age (Female)	36.7	40.0	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,178	21,435	56,263
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$70,949	\$84,986	\$80,842
Average House Value	\$178,561	\$206,918	\$207,194

2020 American Community Survey (ACS)

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Located in the heart of Lancaster County, Greenfield offers a variety of amenities conveniently located within or around the community:

- Federal Express
- United States Postal Service
- Hampton Inn by Hilton
- Courtyard by Marriott
- Charter Lane KinderCare
- The Greenfield Restaurant
- Isaac's Restaurant & Deli
- Ginza Sushi
- Bruno's Signature Hoagies
- Sheetz
- McDonalds
- Costco
- Lowes

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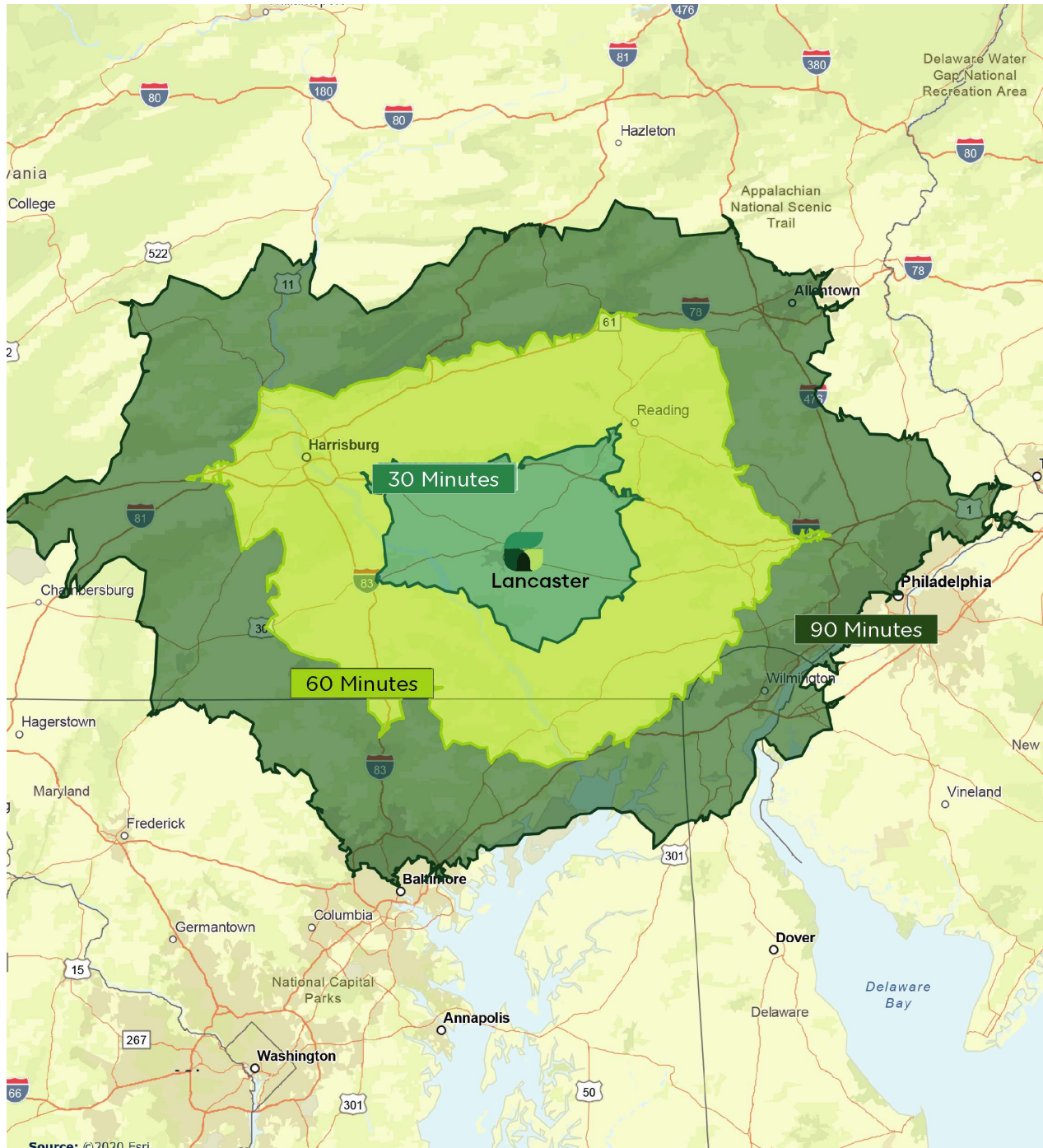
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Source: 2020 ERSI

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Greenfield



- **27 OFFICE BUILDINGS,**
800,000 sq. ft., spaces from **500-80,000** sq. ft.
- **40 INDUSTRIAL BUILDINGS**
2.7 million sq. ft., spaces from **5,000-250,000** sq. ft.
- **20 FLEX BUILDINGS**
from **3,000-30,000** sq. ft., **40,000** sq. ft. of retail
- **90 ACRES OF LAND ZONED**
for future commercial/industrial and multi-family
- Well-maintained outdoor area featuring walking trails, outdoor seating, and sculptural art installations
- On-campus amenities include 2 hotels, a variety of dining options, and 1,100 sq. ft. of meeting/event space
- Education hub with 5 colleges within 1 mile radius
- Convenient proximity to vibrant Downtown Lancaster, Lancaster General Hospital, Spooky Nook, Lancaster Airport, Lancaster Country Club, US Routes 30, 283, 222, and PA Turnpike



Greenfield



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HEALTH & WELLNESS

At Greenfield, we do well by living well. We meet people on their own terms, as a confidant, coach, cheerleader, or counselor, as they work to succeed. Enjoy yoga classes, walking on our beautiful trails, and more.

EDUCATION

We believe that growth and learning never stop. Tenants, residents and students have access to complimentary educational series, seminars and peer circles for collaboration.



COMMUNITY

We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

ENVIRONMENT

We believe a wholesome life - reflective, natural, ethical - is a richer life. We make change for the good by making space for mutual responsibility and care. As we work to better the world around us, we build connections among the people in our community and the nature that surrounds us.



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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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