

FOR LEASE

Free Standing Office – East York, PA

810 Bonneview Rd | York, PA 17406

Gross SF: 2,602

Zoning: Mixed Use

Springettsbury Township

York County

\$2,600/MO NNN



PROPERTY HIGHLIGHTS

- ✓ One block from Rt. 30 and 1.3 miles to I-83
- ✓ Standalone/Single story, office
- ✓ 6 ½ Parking Spaces for every 1,000 SF
- ✓ Large Pylon sign
- ✓ Bonus SF: Lower-Level finished space that is not reflected in the Gross SF.

2025 DEMOGR*	1 MILE	3 MILES	5 MILES
Population	6,206	86,243	149,059
Households	2,417	33,025	57,394
Average HHI	\$82,972	\$83,291	\$100,644
Employees	3,163	58,019	92,602

TRAFFIC COUNTS – SHERMAN STREET– 8,700 VPD

*ESRI 2025

CONTACT

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PROPERTY INFORMATION

Acreage	0.45
Number of Stories	1 + Basement
Year Built	1965, Renovated 1975
Total GLA	2,602
Roof Construction	Asphalt Shingle
Heat Type & Fuel	Gas, Forced Hot Air
Air Conditioning	Central Air Conditioning
Floor Construction	Wood & Slab
Ceiling Height	8'
Sprinkler System	None
Daily Traffic Count	7,952
Parking	16 + 1 ADA On-site
Power	200 AMP, 240 V

GENERAL INFORMATION

Parcel ID	67-46-000-06-0199-A0-00000
Availability	Immediate
Sewer	Public
Water	The York Water Company
Gas	Columbia Gas
Electric	Met-Ed

LOCATION DESCRIPTION

North of Rt. 30 in East York at the corner of North Sherman Street and Bonnevieu Road, only 1.3 miles east of I-83.

NOTES

Former Home to Family Health Associates for over 40 years. Great efficient layout with six exam rooms, a lab, waiting room, reception area, and breakroom. Mixed finished and unfinished basement allows for additional storage.

EXPENSE RESPONSIBILITY

Operating Exp. (OE)	3.93/SF
Electric	Tenant
Gas	Tenant
Water	Tenant
Sewer	Tenant - OE
Refuse	Tenant
Janitorial	Tenant
HVAC Maint.	Tenant
Repairs Int.	Tenant
Repairs Ext.	Tenant
Roof/Structure	Landlord
Lawn/Snow	Tenant
Parking Maint.	Tenant
Sprinkler Maint.	N/A
Contents/Liability Ins.	Tenant
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE



Interior Pictures

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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Interior Pictures

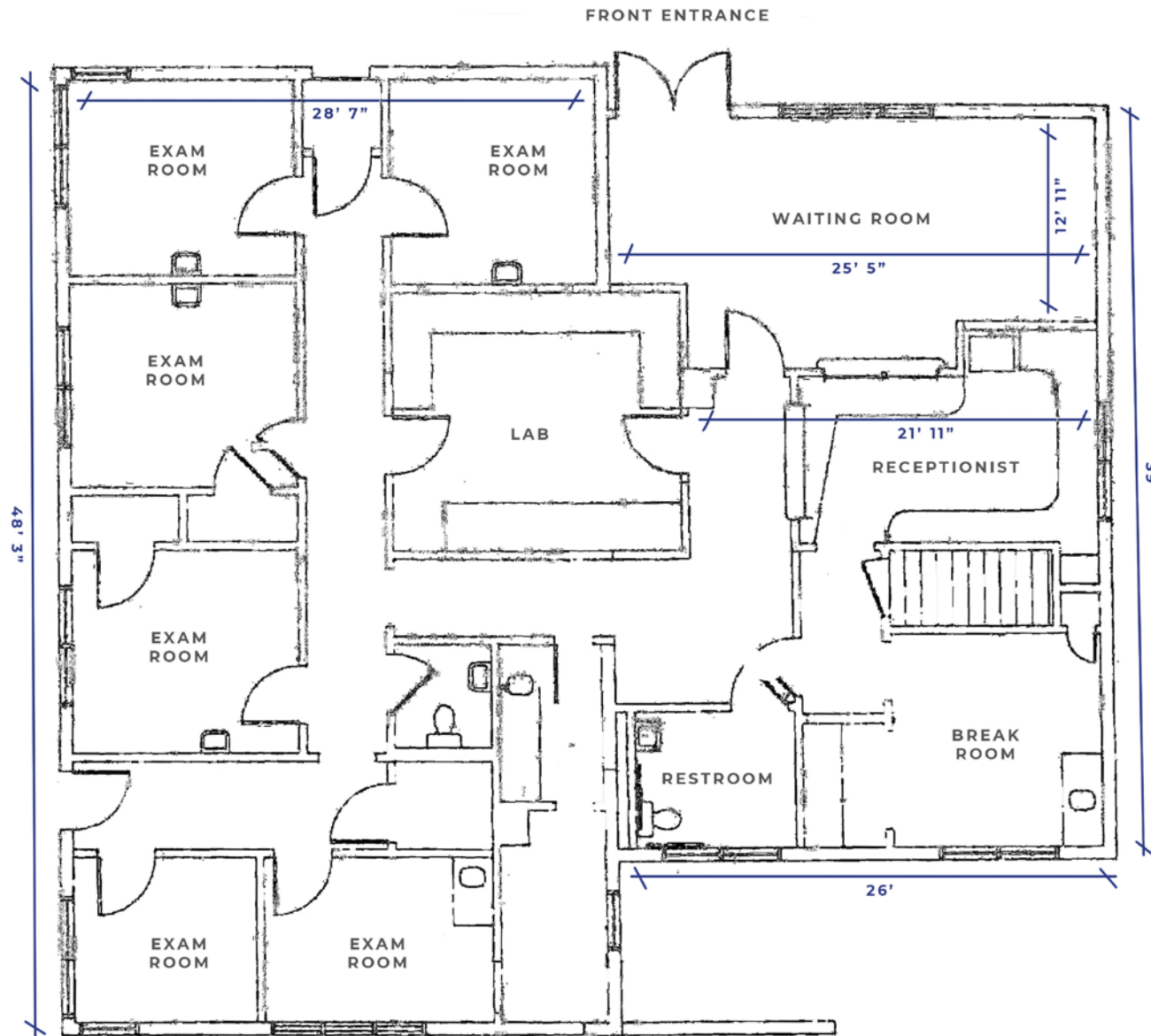
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Floor Plan

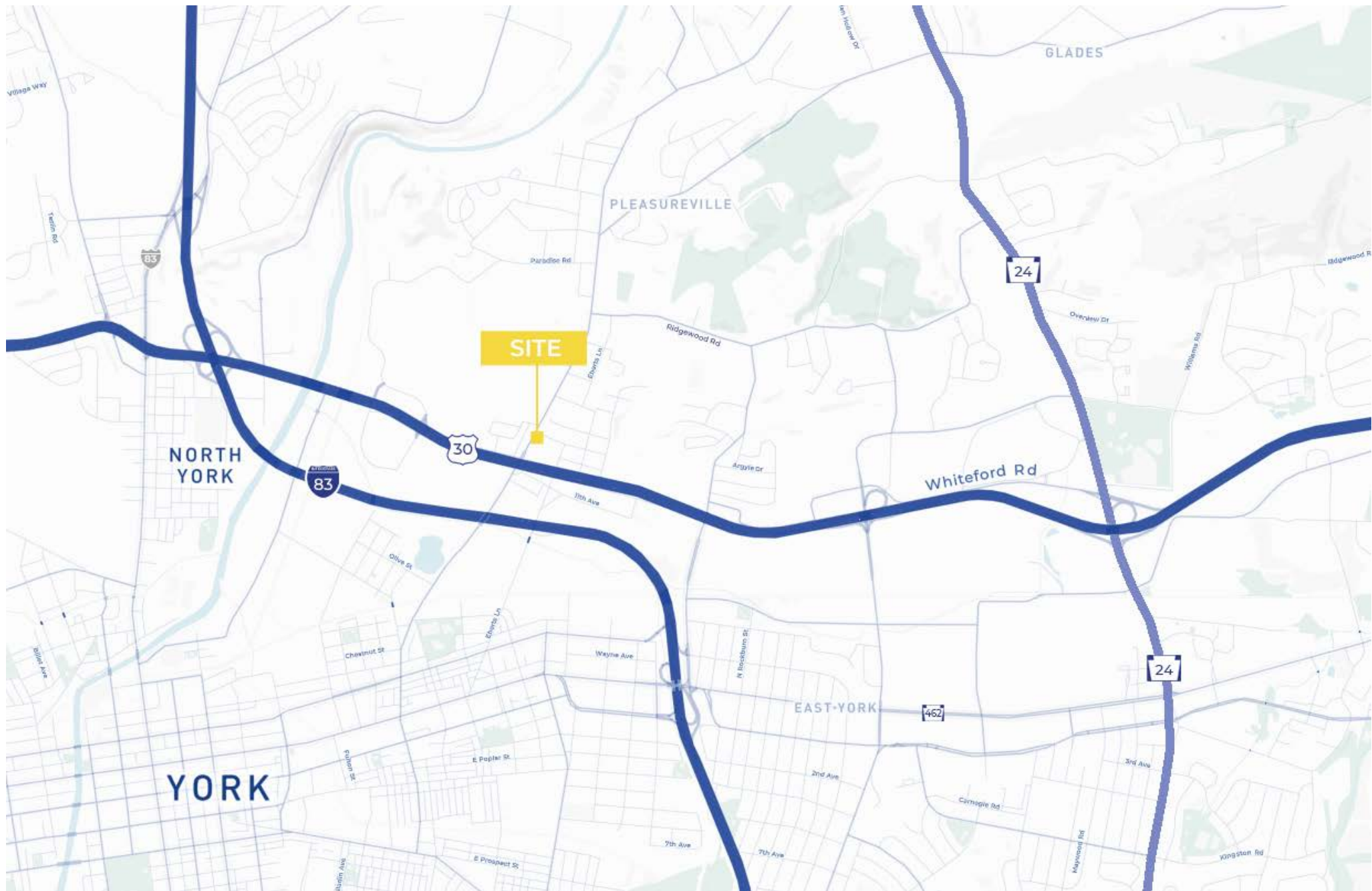
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Location Map

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Aerial

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