



LANCASTER SQUARE CLASS A OFFICE BUILDING AVAILABLE

100 N QUEEN STREET | LANCASTER, PA 17603





100 N QUEEN STREET
LANCASTER, PA 17603

CLASS A OFFICE BUILDING
AVAILABLE



PROPERTY OVERVIEW

100 North Queen Street presents a rare opportunity to acquire one of Downtown Lancaster's most recognizable office properties and reposition a landmark asset in the heart of the city's Central Business District. Encompassing approximately 77,294 square feet, the property occupies a premier location adjacent to Penn Square, the Lancaster Marriott, Lancaster County Convention Center, Central Market, and the city's vibrant dining, entertainment, and professional services district.

Anchored by Penn Medicine and complemented by a diverse mix of existing tenants, the property offers a combination of in-place income and significant value-add potential. Recent tenant departures have created substantial leasing opportunities across the second and third floors, providing investors and owner-users with the ability to increase occupancy, drive rental growth, and reposition the asset to meet evolving market demand. With direct connectivity to structured parking, large and efficient floorplates, prominent signage opportunities, and a location within Lancaster's CRIZ district, 100 North Queen Street offers a compelling opportunity to create long-term value in one of Pennsylvania's most dynamic urban markets.

OFFERING DETAILS

SALE PRICE	\$8,600,000.00
BUILDING SIZE	77,294 SF
PRICE PER SF	\$111.26
SALE TYPE	Value-Add / Owner-User
NOI (PRO FORMA)	\$710,434
CAP (PRO FORMA)	8.3%
BUILDING TYPE	Class A Office Building
TENANCY	Multi
FLOORS	(4) including lower level
LAND SIZE	0.53 AC
YEAR BUILT	1977
SIGNAGE	Building Signage
PARKING	Pine Street Garage
SUBMARKET	Lancaster CBD
COUNTY	Lancaster
MUNICIPALITY	Lancaster City
ZONING	Central Business Core
TAXES	\$161,143.00 (2026)
APN	331-66436-0-0000

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DESCRIPTION

- **PREMIER DOWNTOWN LANCASTER LOCATION** - Situated in the center of Lancaster City's Central Business District, the property benefits from immediate access to Penn Square, the Lancaster Marriott, Lancaster County Convention Center, Central Market, government offices, restaurants, retail destinations, and cultural attractions. The property boasts a 99 Walkability Score and serves as one of the city's most recognizable office addresses.
- **ANCHOR TENANCY WITH PENN MEDICINE** - Penn Medicine occupies approximately 4,040 square feet on the second floor and remains committed through August 2029, providing institutional tenancy and a stable income foundation within the building.
- **SIGNIFICANT VALUE-ADD LEASE-UP OPPORTUNITY** - More than 33,000 square feet of vacancy and upcoming vacancy creates a unique opportunity for investors to increase occupancy and rental income. The property's large floorplates provide flexibility for traditional office, medical, educational, nonprofit, governmental, or mixed-use users.
- **OWNER-USER ACQUISITION OPPORTUNITY** - The substantial availability on both the second and third floors provides a rare opportunity for an owner-user to acquire a prominent downtown asset while benefiting from existing rental income and future expansion capability.
- **DIRECT PARKING GARAGE CONNECTION** - The building offers direct interior access to the Prince Street Parking Garage, a highly desirable amenity that differentiates the property from many urban office buildings and provides convenient parking for tenants, employees, and visitors.
- **CRIZ LOCATION & REDEVELOPMENT POTENTIAL** - Located within Lancaster City's CRIZ district, the property may benefit from economic development incentives and future redevelopment opportunities. Previous studies have suggested the structure may support additional vertical development, creating long-term value enhancement potential.
- **PROMINENT VISIBILITY & BRANDING OPPORTUNITY** - Positioned at the intersection of North Queen Street and Orange Street, the property enjoys visibility to more than 20,000 vehicles daily and offers exceptional signage opportunities within Lancaster's urban core.
- **LARGE, EFFICIENT FLOORPLATES** - The building contains approximately 62,325 square feet above grade with flexible floor layouts that can accommodate multi-tenant occupancy, full-floor users, or strategic reconfiguration to meet future market demand.



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FINANCIAL INFORMATION

FINANCIAL OVERVIEW

SALE PRICE	\$8,600,000
NET OPERATING INCOME	\$710,434 (pro forma)
CAP RATE	8.3% (pro forma)
BUILDING SIZE	77,294 SF
PRICE PER SF	\$111.26
RENTABLE SF ABOVE GRADE	62,325 SF

CONTACT LISTING AGENT FOR
ADDITIONAL FINANCIAL
INFORMATION

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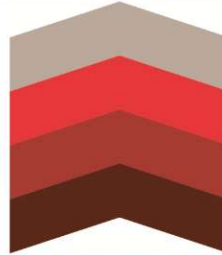
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City of Lancaster
Revitalization &
Improvement
Zone Authority



**BUILDING ON
STRENGTH**
THE COMMUNITY-OWNED
ECONOMIC DEVELOPMENT STRATEGIC
PLAN FOR THE CITY OF LANCASTER

Managed by LANCASTER CITY **ALLIANCE**
**CITY OF
LANCASTER**
www.lancastercityalliance.org

\$47.7M

State & local tax increment returned and distributed since 2015

\$129.1M

Private matching capital leveraged alongside CRIZ funds

\$167M+

Total economic development supported program-to-date

\$10.16M

Increment certified for 2022 — the largest year on record

What a CRIZ designation means for this site

The CRIZ captures the growth in state and local taxes generated within the district and returns those dollars annually as an **“increment”** to fund qualifying capital improvements and redevelopment — directly inside the zone where 100 N Queen St sits.

111-acre designated zone

Tax increment financing

Program horizon to 2045

How CRIZ funding closes the gap on a deal

“But for” financing

Steps in where bank debt won't cover the full capital stack after equity.

Removes impediments

Helps offset site issues such as environmental remediation.

Accelerates timelines

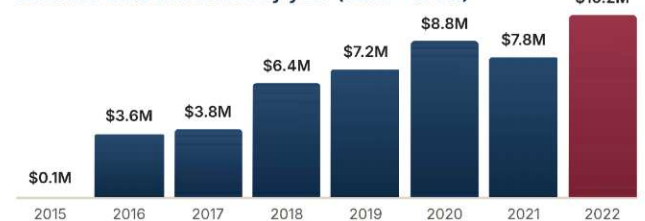
Lets approved projects move to construction faster.

Eligible uses of CRIZ funds

- Real estate acquisition
- Demolition, site prep & infrastructure
- Soft costs — architectural, engineering, legal
- Furniture, fixtures & equipment
- New construction
- Façade improvements
- Interior & leasehold renovations
- Capital improvements tied to qualifying debt service

A program on a growth trajectory

Certified CRIZ increment by year (state + local)



Increment received by the CRIZ Authority each year has grown nearly every cycle since baseline — signaling a deepening, durable funding source for projects in the district.

CRIZ-supported projects nearby

101NQ	Class A office & retail
29 East King	Mixed-use redevelopment
Marriott Hotel Expansion	Hospitality
Ewell Plaza / Christian St. Garage	Mixed-use, retail & parking
Southern Market	Adaptive reuse — food hall

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PROPERTY PHOTOS



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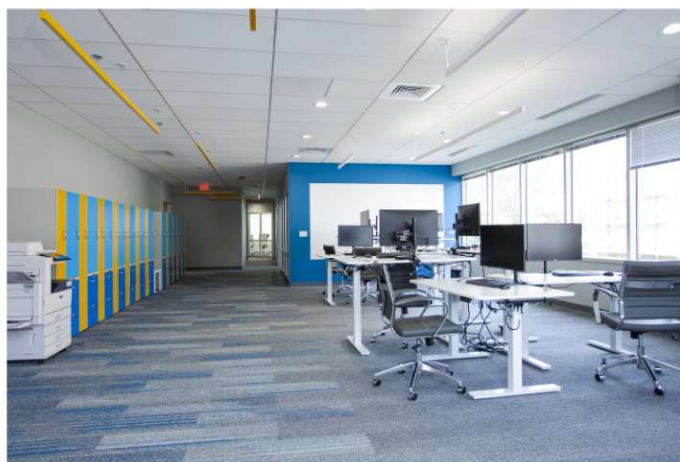
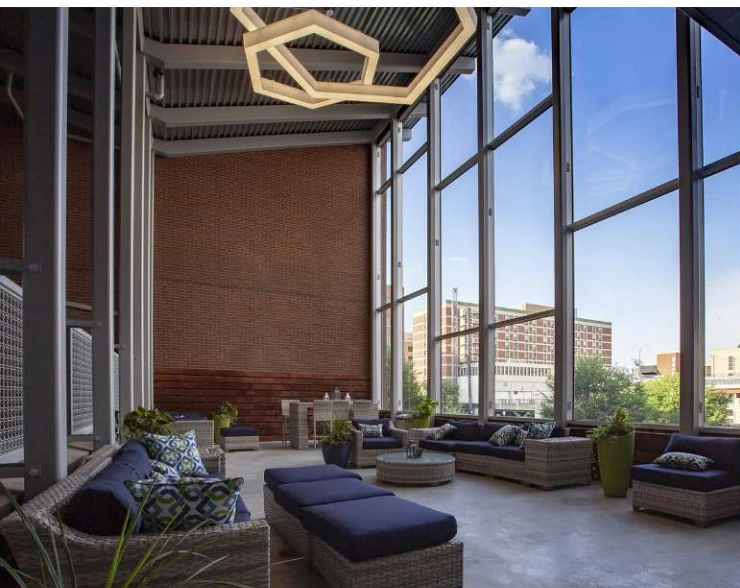
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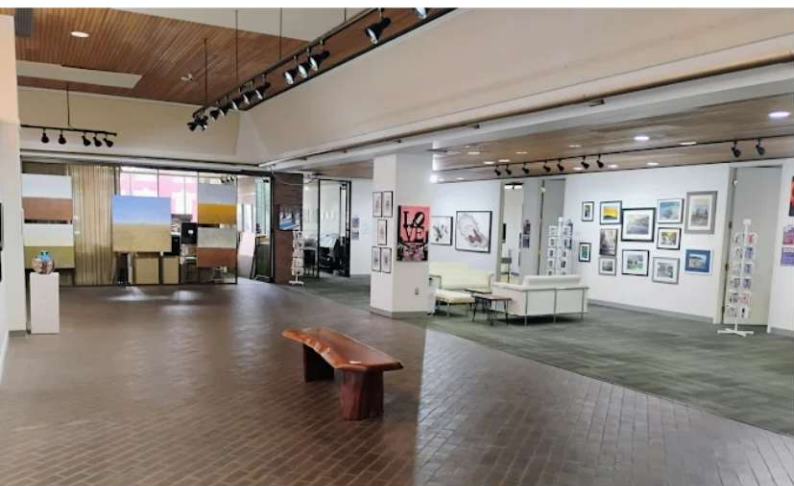
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1ST FLOOR PLAN



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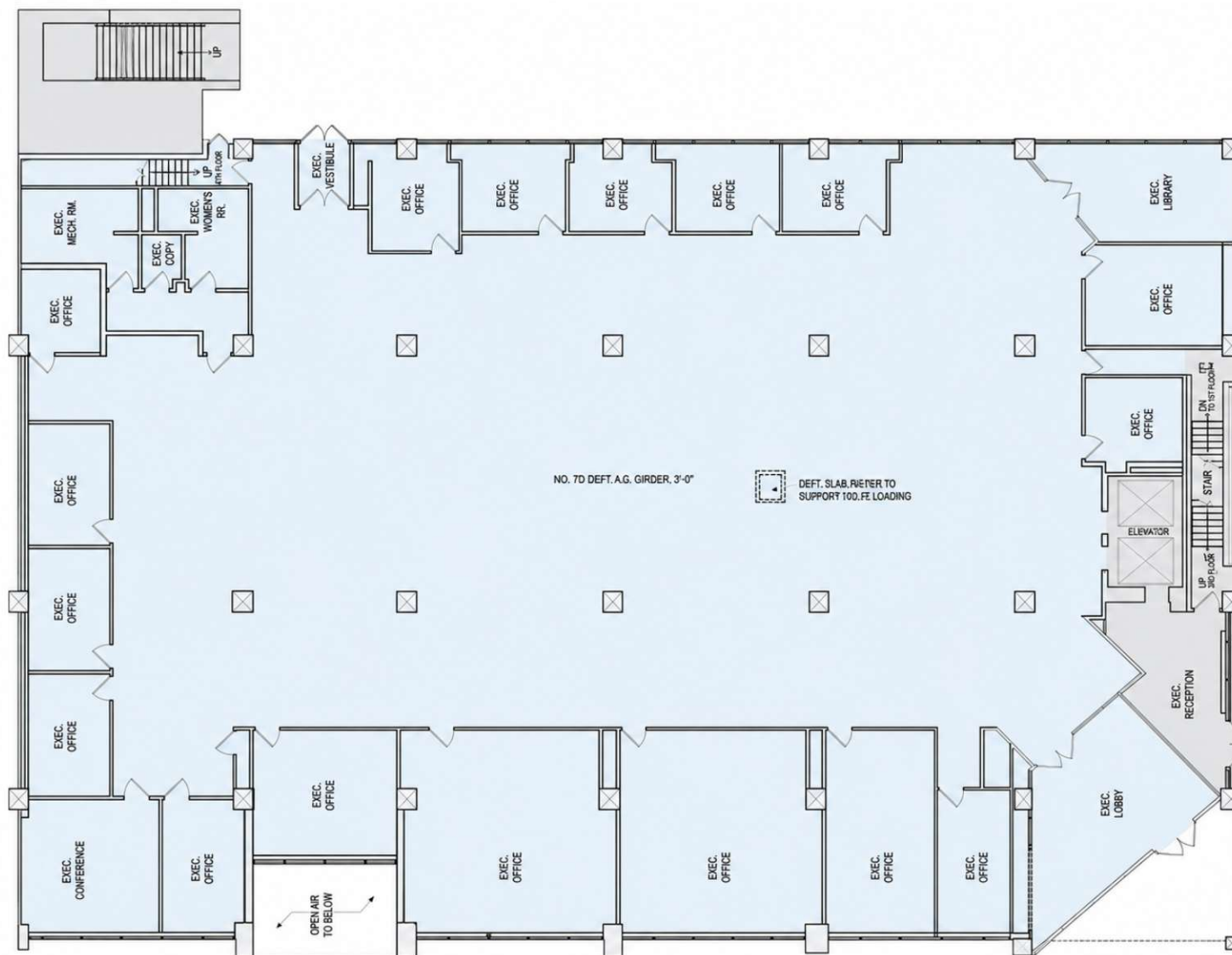
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2ND FLOOR PLAN

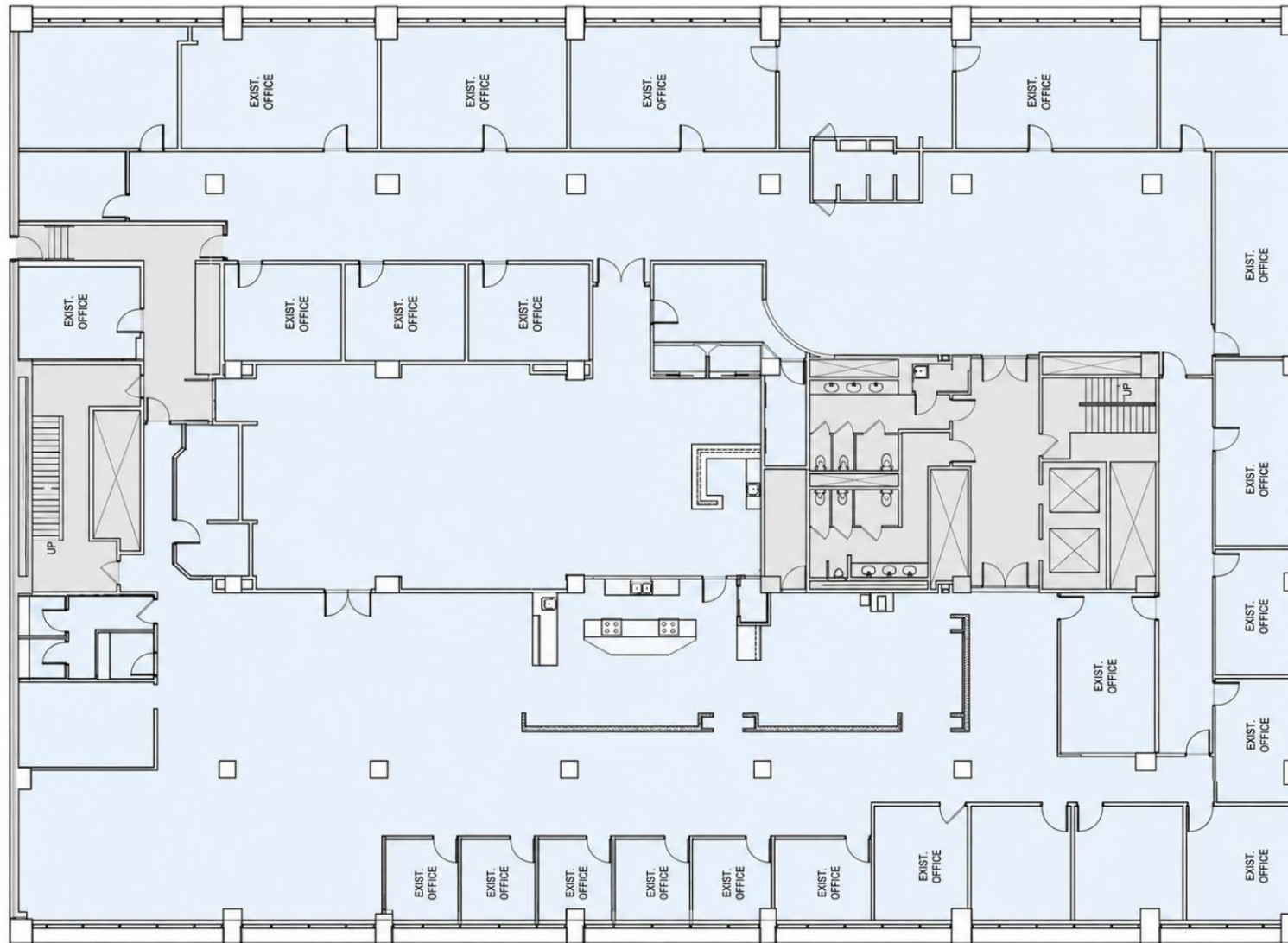




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3RD FLOOR PLAN



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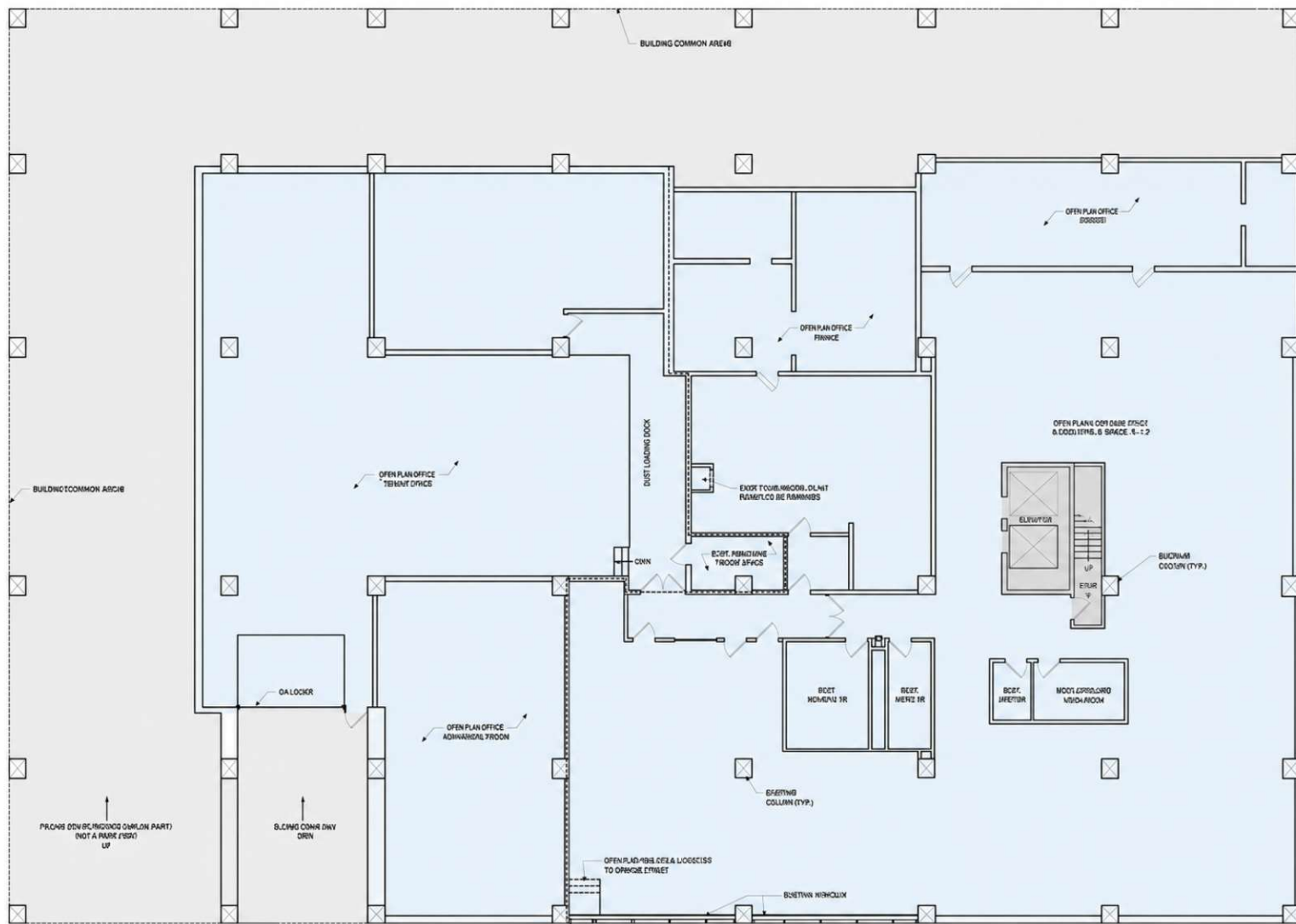
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LOWER LEVEL PLAN

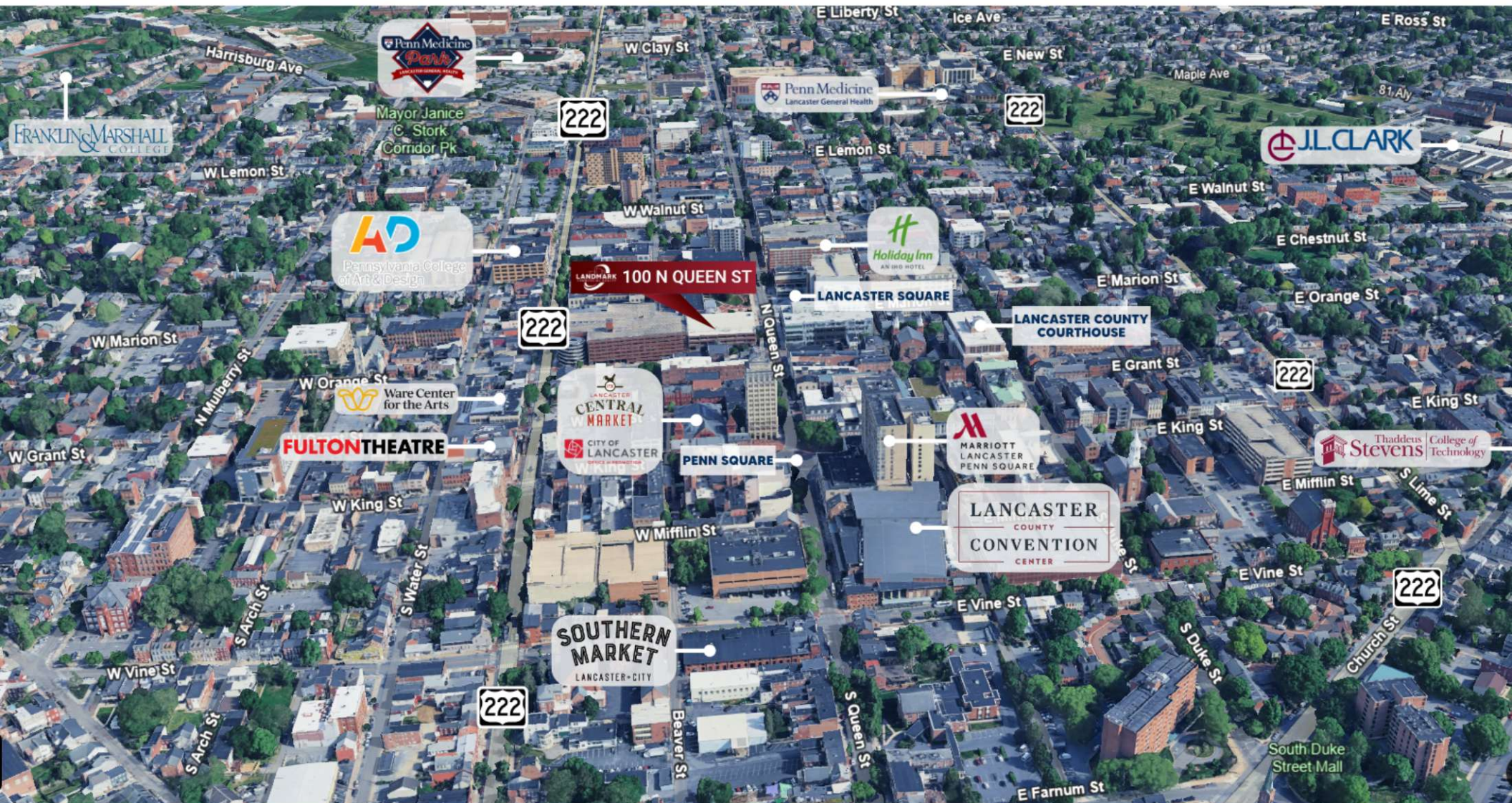




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LOCATION



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THE HEART OF LANCASTER CITY

100 North Queen Street is strategically located in the vibrant Central Business District, just one block from Penn Square and surrounded by the best of Lancaster—business, culture, dining, shopping and entertainment.



LANCASTER BY THE NUMBERS

- 59,000+**
Residents in Lancaster City
- 280,000+**
Jobs in Lancaster County
- \$76,700+**
Median Household Income in Lancaster County
- 40+**
Colleges, Universities & Technical Schools in the Region
- 8.5M+**
Annual Visitors to Lancaster County

20,000+
VEHICLES PER DAY
11,000+ on N. Queen St
9,000+ on W. Orange St

99% WALKABILITY SCORE
EVERYTHING CLOSE. EVERY DAY.
Step outside and experience all that Downtown Lancaster has to offer.

DINING & NIGHTLIFE
Dozens of restaurants, cafés, breweries and bars within a few blocks.

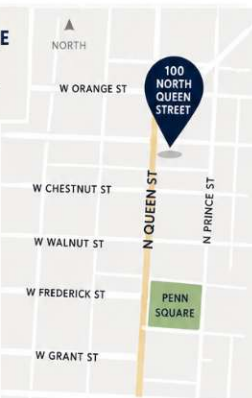
SHOPPING & RETAIL
Central Market, boutique shopping, and national retailers nearby.

ARTS & CULTURE
The Fulton Theatre, galleries, museums and live entertainment venues.

GOVERNMENT & SERVICES
Lancaster County Courthouse, City Hall, post office and professional services.

HOSPITALITY
Marriott, Cork Factory Hotel, and other hotels within walking distance.

EMPLOYMENT HUB
Surrounded by a strong mix of legal, medical, educational, financial and professional firms.



	Lancaster County Courthouse	0.2 Miles
	Lancaster Marriott at Penn Square	0.3 Miles
	Lancaster Central Market	0.4 Miles
	Lancaster Convention Center	0.5 Miles

EASY ACCESS & CONNECTIVITY

- Route 30 – Immediate access
- Route 283 – 5 minutes
- PA Turnpike (I-76) – 15 minutes
- Harrisburg International Airport – 45 minutes
- Amtrak Station – 5 minutes



**A THRIVING COMMUNITY.
A STRONG INVESTMENT.**



VIBRANT DOWNTOWN



CONVENTION CENTER



LANCASTER CENTRAL MARKET

Lancaster is consistently ranked as one of the best places to live, work and do business in Pennsylvania. Its diverse economy, strong employment base and continued investment in downtown make it an ideal location for tenants, employees and investors alike.



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ABOUT THE AREA

LANCASTER, PA : Lancaster County has emerged as one of Pennsylvania's most desirable business locations, offering a unique combination of economic strength, workforce availability, quality of life, and regional accessibility. Home to more than 550,000 residents, the region benefits from a diverse economy supported by healthcare, professional services, advanced manufacturing, technology, logistics, education, and agriculture.

Strategically positioned within Central Pennsylvania, Lancaster provides convenient access to major metropolitan markets including Philadelphia, Baltimore, Washington D.C., New York City, and Harrisburg. Businesses benefit from direct connectivity via Route 30, Route 283, Interstate 76 (PA Turnpike), and nearby rail & air transportation infrastructure.

The area is anchored by major employers including Penn Medicine Lancaster General Health, UPMC, Armstrong World Industries, Fulton Financial Corporation, High Companies, and numerous regional and national firms. This economic diversity has fostered a highly educated and stable workforce, making Lancaster an attractive location for corporate office, healthcare, financial services, and professional service users.

Beyond its business advantages, Lancaster is consistently recognized for its exceptional quality of life. Employees enjoy a vibrant downtown district, extensive dining and entertainment options, nationally recognized healthcare systems, highly rated schools, and a lower cost of living than many competing East Coast markets. This combination of business fundamentals and lifestyle amenities continues to drive investment and corporate growth throughout the region.



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TCN
WORLDWIDE
REAL ESTATE SERVICES

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