

## Office Suites at The Meadowbrook

345-215 W Main St, Leola, PA 17540



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# Office Suites at The Meadowbrook

Upon Request

Meadowbrook Business Center is one of the most attractive and well-located centers in the Leola area! Because it is almost fully rented, it indicates there is a vibrant/healthy atmosphere in the center! Meadowbrook is strategically positioned with significant frontage along the market's primary retail corridor along New Holland Pike (48,000 CPD). It benefits from the high-volume traffic flow of New Holland Pike, which is one of the market's heaviest-traveled roadways. The roadway acts as a focal point for retail, with a trade area that extends more than 5 miles, attracting a vast customer base. Suites include all common expenses, utilities, and WI-FI,...

- Appealing street frontage with good access!
- Less than 10 minutes from major highways!
- Great location on Main St.!
- Parking on premise!
- Almost a fully leased center which means a vibrant/thriving atmosphere!



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	55,250 SF
Year Built:	1979
Walk Score ®:	45 (Car-Dependent)
Rental Rate Mo:	Upon Request

## 1st Floor Ste 101

Space Available	735 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

Move-in Ready Dec. 1, 2025 Office Space – 735 sq. ft. | \$1,200/month – All-Inclusive Don't miss this opportunity to have the last available space in the center! It is a thriving community in a great location! This 735 sq. ft. suite is in excellent shape and is decorated in neutral colors with wood flooring. See floor plan. It has easy access to a common area kitchenette complete with a microwave, and refrigerator. Can be used for catering, baking, medical, dental, vision, photography, etc. Plenty of free parking for you and your customers! The lease price for this suite is \$1,200 per month, including ALL utilities, property maintenance, parking and WI-FI. Parking is on premises! Call 717-656-7511 for more details or to schedule a showing!

## 1st Floor Ste 109

Space Available	300 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

## 1st Floor Ste 117

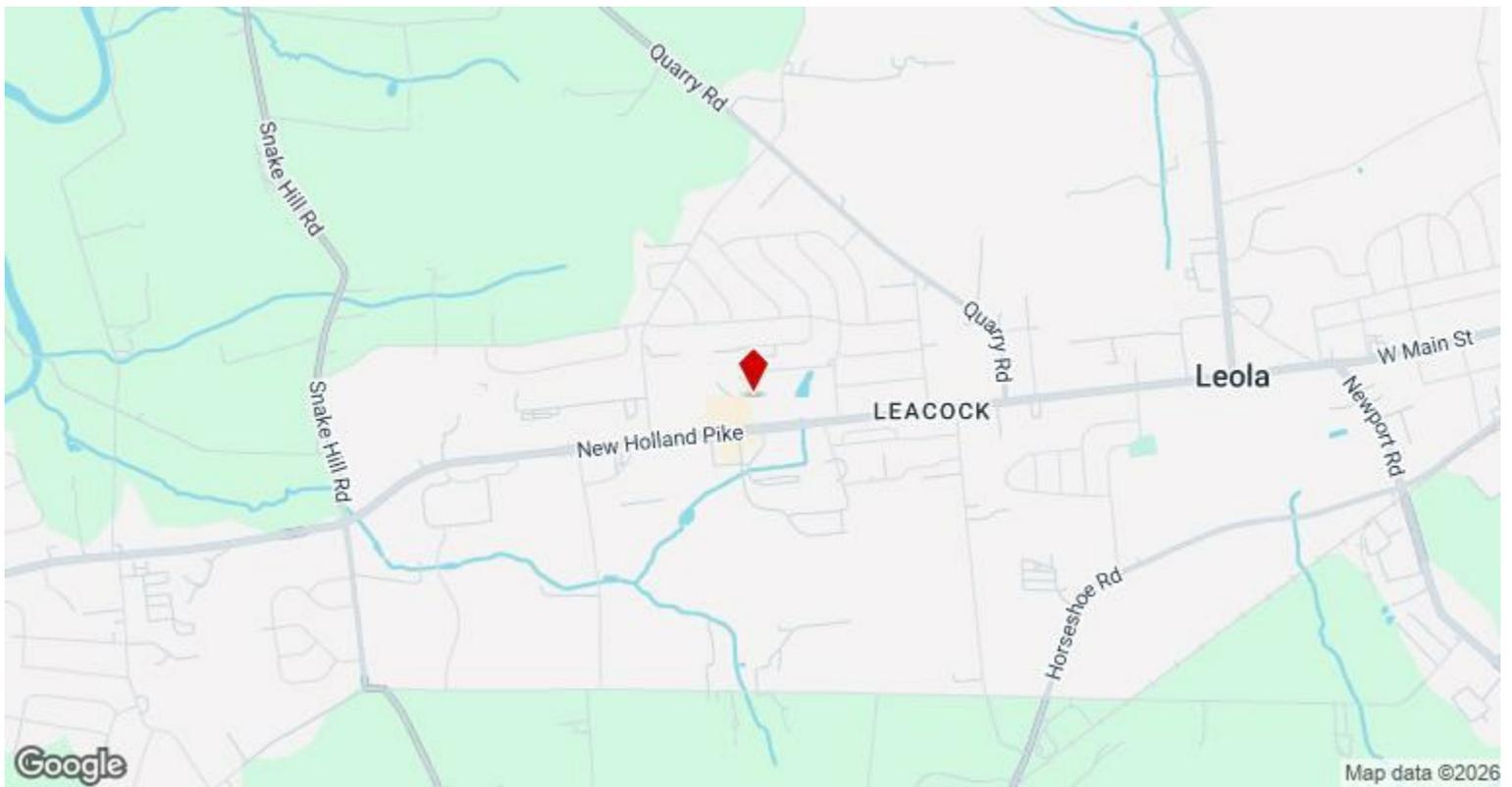
Space Available	610 SF
Rental Rate	Upon Request
Date Available	March 02, 2026
Service Type	Full Service
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
134 Counseling, LLC	-	
Ace of Barbers, LLC	-	
David Ealy Technologies	-	
DaVita	-	
EKC Wealth Strategies	-	
Fisher Physical Therapy	-	
Gross Hartman Investment	-	
KA Lashes	-	
Let Dani Poke You	-	
Mobility Plus	-	
SABA Studio	-	
Seasonal Spa	-	
She Hurt Me Tattoo Studio	-	
Smoker Counseling	-	
Star Brite Home Care	-	
The Wild Hair	-	
Wellspan	-	
Wellspan	-	



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# Property Photos



Building Front



Building Front

# Property Photos



Building Front



Building side

# Property Photos



# Property Photos



# Property Photos

