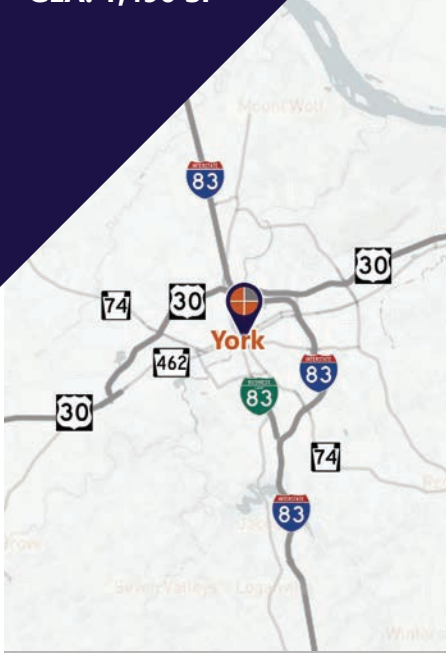


FOR LEASE

Modern first floor office space that is move-in ready, located in the Royal Square District.

GLA: 1,490 SF



Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

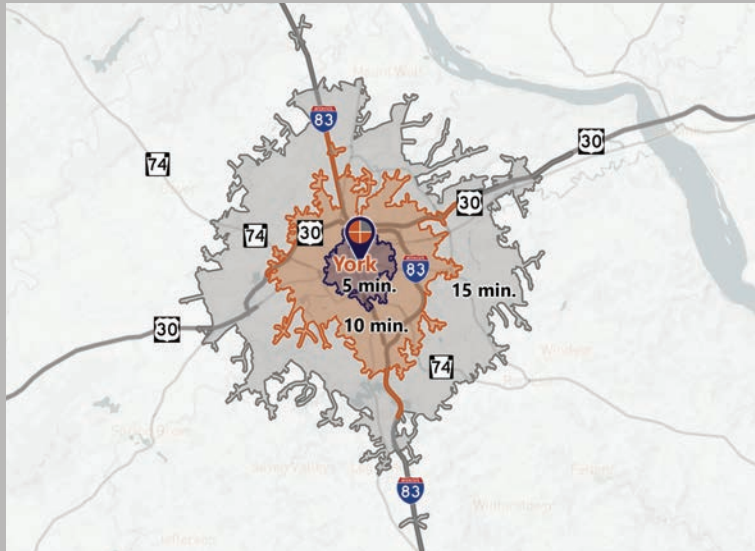


MOVE-IN READY MODERN OFFICE SPACE

DEMOGRAPHICS

| Variable | 29 S. Duke St. York, PA 17401 | | |
|---------------------------------------|----------------------------------|-----------------|-----------------|
| Travel Distance from Site | 5 minutes | 10 minutes | 15 minutes |
| Total Population | 39,410 | 93,025 | 173,023 |
| Population Density (Pop per Sq. Mile) | 9,165.1 | 3,019.8 | 1,730.6 |
| Total Daytime Population | 46,266 | 110,942 | 187,687 |
| Total Households | 14,500 | 36,380 | 66,567 |
| Per Capita Income | \$16,307 | \$25,390 | \$30,425 |
| Average Household Income | \$44,029 | \$65,342 | \$78,210 |
| Average Disposable Income | \$35,727 | \$51,477 | \$60,935 |
| Aggregate Disposable Income | \$518,036,729 | \$1,872,715,662 | \$4,056,259,823 |
| Total (SIC01-99) Businesses | 1,636 | 4,578 | 6,602 |
| Total (SIC01-99) Employees | 29,533 | 76,683 | 108,112 |
| Total (SIC01-99) Sales (\$) | \$2,198,535 | \$10,714,107 | \$16,536,224 |
| Annual Budget Expenditures | \$557,999,796 | \$2,056,516,485 | \$4,473,214,767 |
| Retail Goods | \$163,679,158 | \$612,810,019 | \$1,340,259,899 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Beautifully renovated historic office space on South Duke Street in the Royal Square District of Downtown York. The space features large windows, allowing natural light and offering great marketing space for your business. As you enter into the office space, you are greeted with tall ceilings and a beautiful reception desk, set up with a push button secure entry for all visitor's into the building, along with visual security system surrounding the building. As you continue down the corridor, there are 5 private offices to the left which are furnished with desks, each office offering a window from the previous allowing natural light to flow through from the front of the space to the rear. As you arrive at the rear of the space, there is a rear entry door for staff, also you can either take a few steps up into the modern conference room that is fully furnished with a conference room table and chairs, with an amazing chandelier. At then end of the corridor you could take a few steps down to enter into the kitchenette and you will find the restrooms.



PROPERTY DETAILS

- Gross Leaseable Area:..... 1,490 SF
- Lease Rate:..... \$1,995/month + utilities
- Lease Terms:Negotiable
- Zoning:Central Business District
- Date Available:..... Immediately
- Parking:..... 2 on-site spaces in the rear
Additional spaces can be added nearby for a fee.

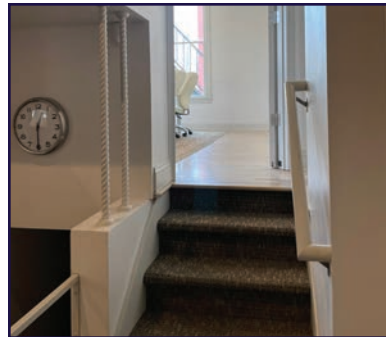
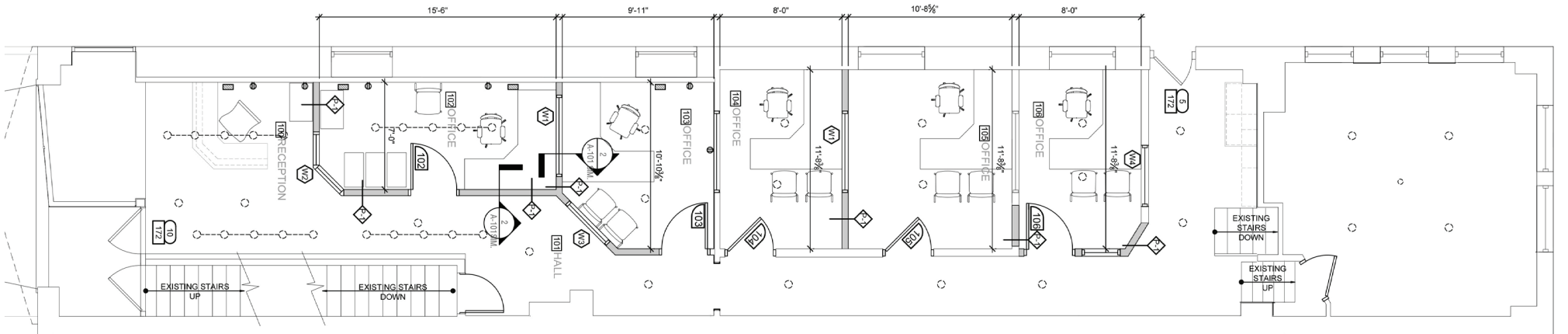
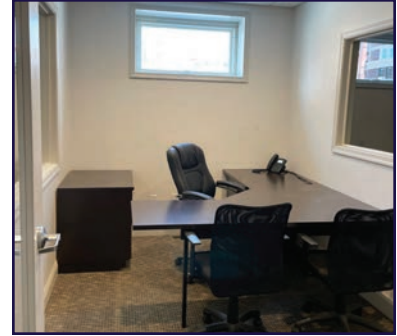
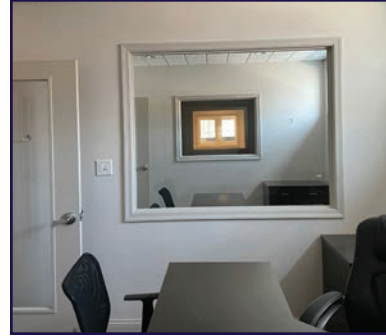
TRAFFIC COUNTS

- S. Duke St.:..... 2,461 VPD
- S. Queen St./Route 74: 7,529 VPD
- S. George St./I-83 Business: 10,270 VPD

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FLOOR PLAN & INTERIOR PHOTOS



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DOWNTOWN YORK AREA MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. I-ron-ic Coffee & Art
6. McDonald's
7. York City Pretzel Co.
8. Pizza Boli's York
9. DiCarlo's Pizza
10. Mudhook Brewing Co.
11. Old Forge Brewing Co.
12. Collusion Tap Works
13. Waterway Bar & Grill
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Just Cupcakes
18. The Green Bean Roasting Co.
19. Joy's Cafe
20. The Handsome Cab
21. Crystal Ball Brewing Co.
22. Sarah's Snacks
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Taste Test
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center

LODGING

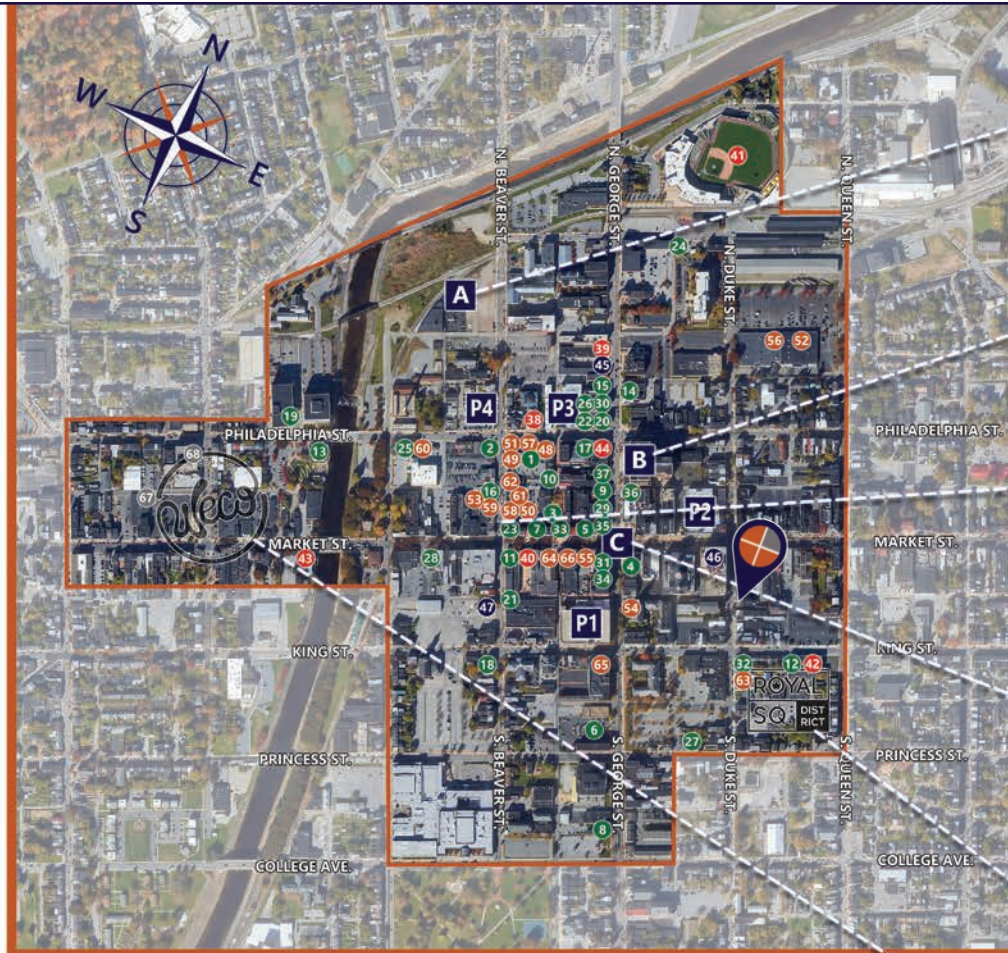
45. Red Roof Inn
46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
47. Grace Manor Bed & Breakfast

SHOPPING


48. Elizabeth & West Fashion House
49. Arthur & Daughter
50. Vault Video Games
51. Kaletta's Gift Shop
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Cherie Anne Designs
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Foster's Flowers
62. Sunrise Soap Co.
63. Reduex Vintage Marketplace
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers

FITNESS

67. York YMCA
68. CrossFit York



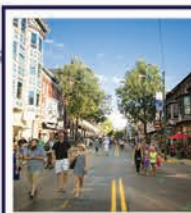
| LEGEND | |
|-----------|----------------------------------|
| A | Northwest Triangle Redevelopment |
| B | York County Judicial Center |
| C | Continental Square |
| P1 | King St. Garage |
| P2 | Market St. Garage |
| P3 | Philadelphia St. Parking |
| P4 | Central Market Deck |



NORTHWEST TRIANGLE
 Totalling approximately 11 acres, this mixed use redevelopment site features a mix of new market-rate apartments, professional office space, private education, and a proposed 250,000 SF innovation district focused on technology and robotics with additional restaurant, retail, and residential components.




YORK JUDICIAL CENTER
 One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



BEAVER STREET
 The center point of retail activity in the city, Beaver Street is home to numerous retail boutiques, the main entrance to Central Market, and is flanked by some notable restaurants such as White Rose Bar and Grill, Holy Hound Taproom, Old Forge Brewery, and Green Bean Cafe.



CONTINENTAL SQUARE
 The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many new businesses, office tenants, and new market-rate apartments.



ROYAL SQ. DISTRICT
 Home to artists' collaboratives, galleries, eclectic retail, a Pop-Up Restaurant Series and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination.



WeCo
 Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, and activities.

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