

FOR LEASE

1905 Old Philadelphia Pike

 Greenfield

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



LANCASTER, PA 17602

PROFESSIONAL OFFICE BUILDING

CONVENIENT ACCESS TO ROUTE 30

**PART OF GREENFIELD, ONE OF THE
LARGEST MIXED USE COMMUNITIES
IN CENTRAL PA**



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

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Lease Space Summary

1905 Old Philadelphia Pike



LEASE INFORMATION

Available SF:	13,031 +/- SF
Lease Rate:	\$12.95 SF/yr
CAM:	\$3.25
County:	Lancaster
Municipality:	East Lampeter Township

PROPERTY OVERVIEW

Upper level is 13,031 SF and features large open lobby/reception area, multiple large rooms that were previously used as classrooms and meetings spaces, private offices, and restrooms. Building also features on-site parking for approximately 75 vehicles.

OFFERING SUMMARY

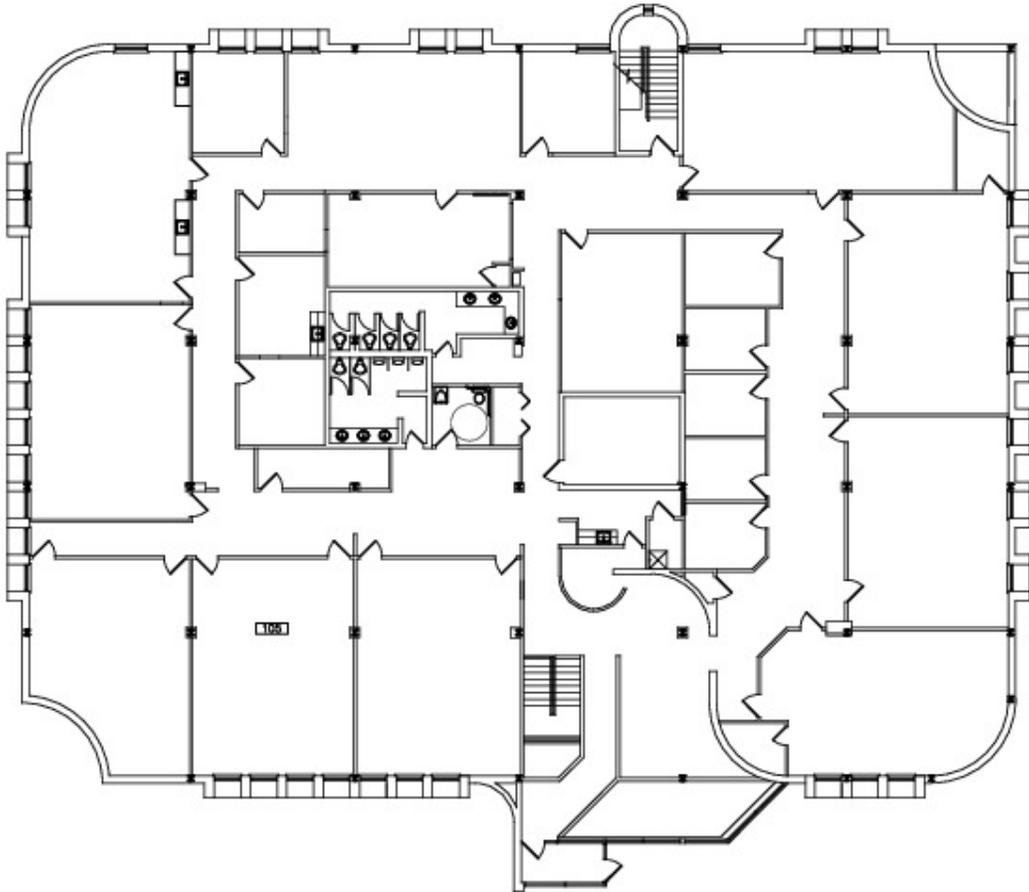
HVAC:	Electric
Sprinklers:	No
Parking:	Shared
Water:	Pubic
Sewer:	Public
Zoning:	I-2

Flooring:	Carpet Tile With VCT In Break Room
Number of Floors:	2

ADDITIONAL COMMENTS:

The property is highly visible and sits at the corner of Old Philadelphia Pike and Greenfield Road. It is conveniently located within close proximity to Route 30 as well as the connecting highways that serve Central and Eastern Pennsylvania. This location also provides easy access to downtown Lancaster, retail and restaurants, hotels, and entertainment, and other amenities in the local area.

Floor Plans - Second Floor



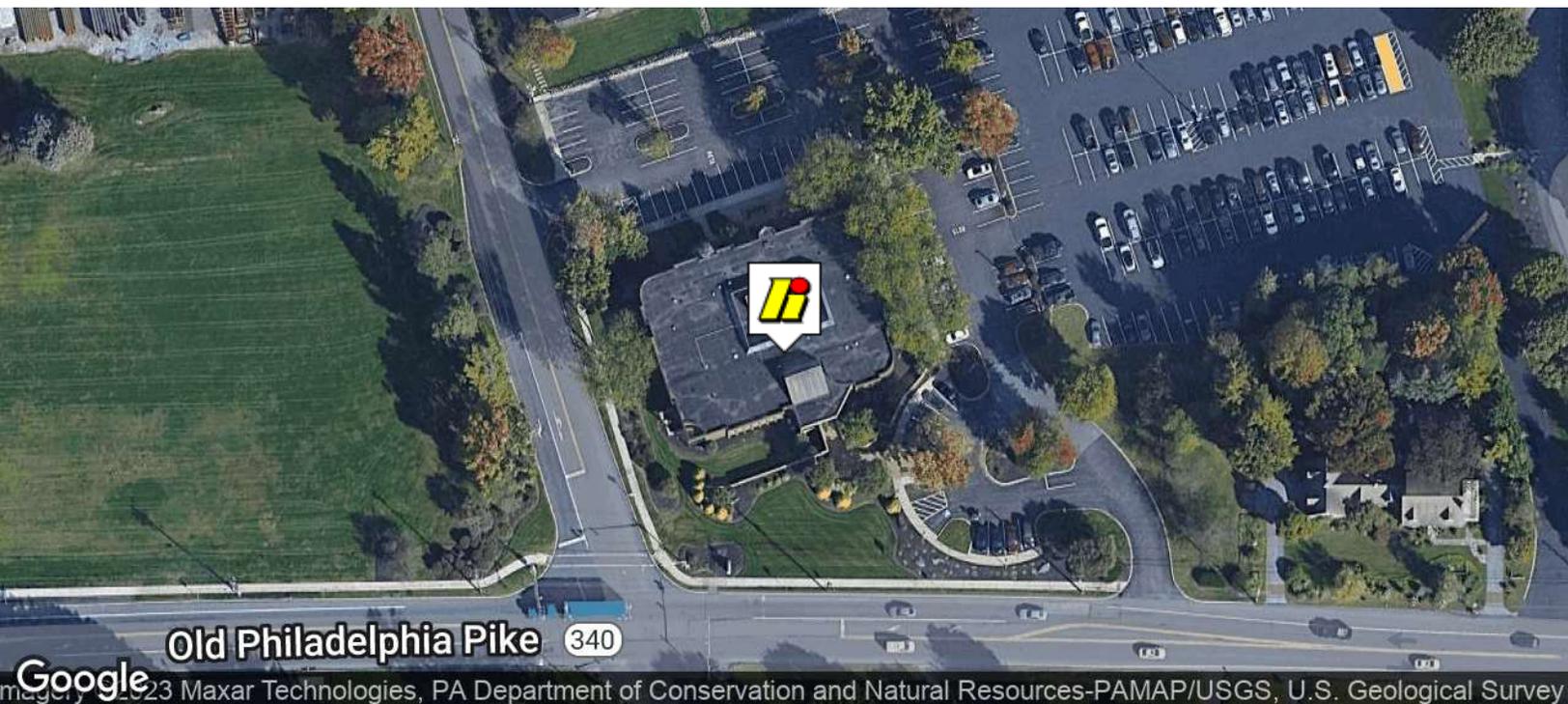
FLOOR PLAN

SCALE: N. T. S.

BUILDING 426

1905 OLD PHILADELPHIA PIKE
LANCASTER, PA
SUITE 201

Location Map



Greenfield Map



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



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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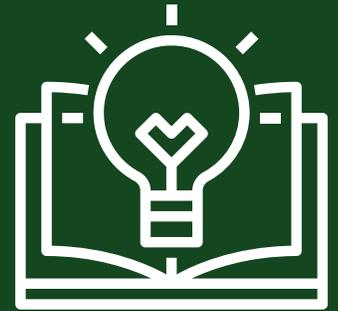


HEALTH & WELLNESS

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

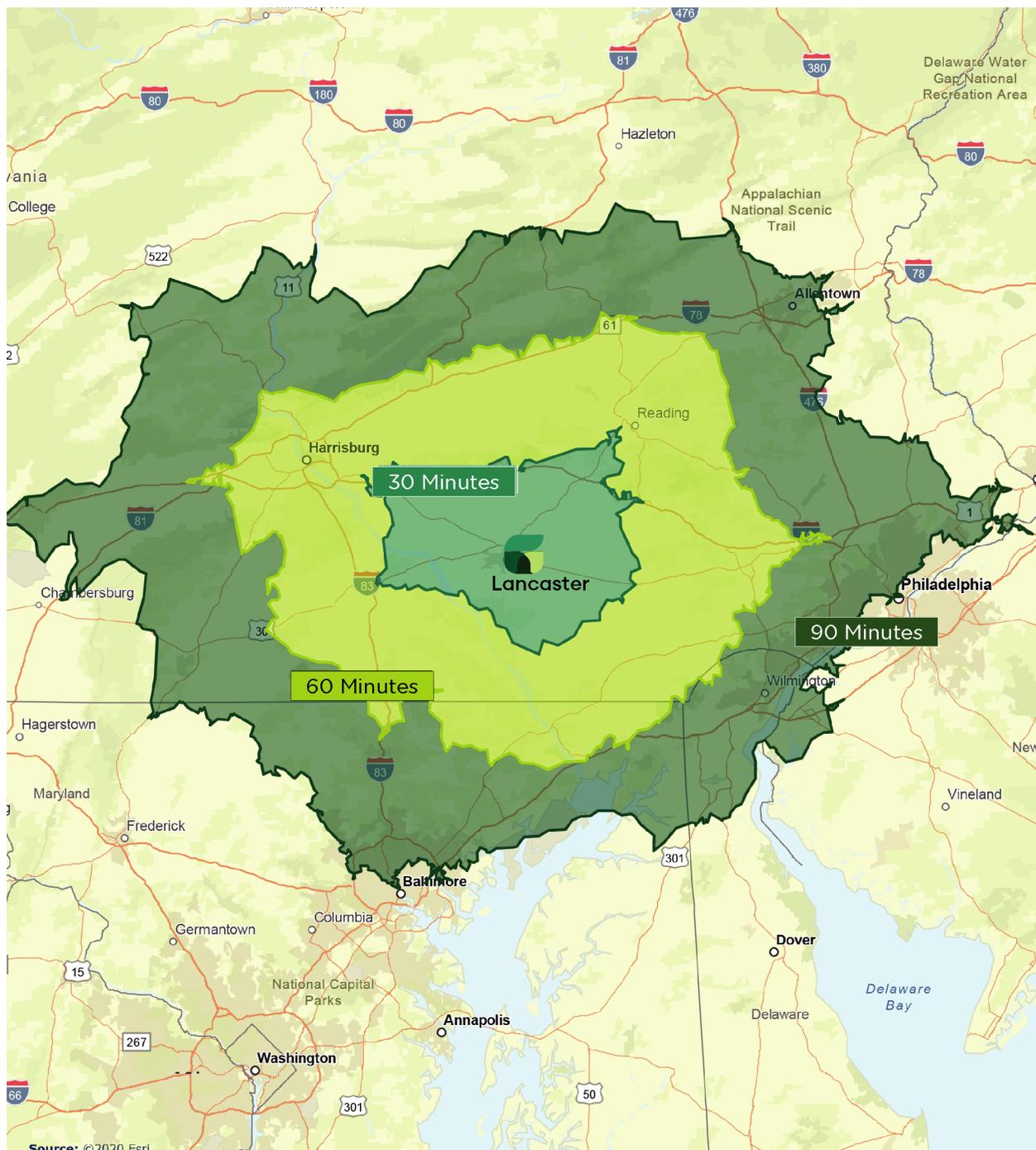
We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

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.

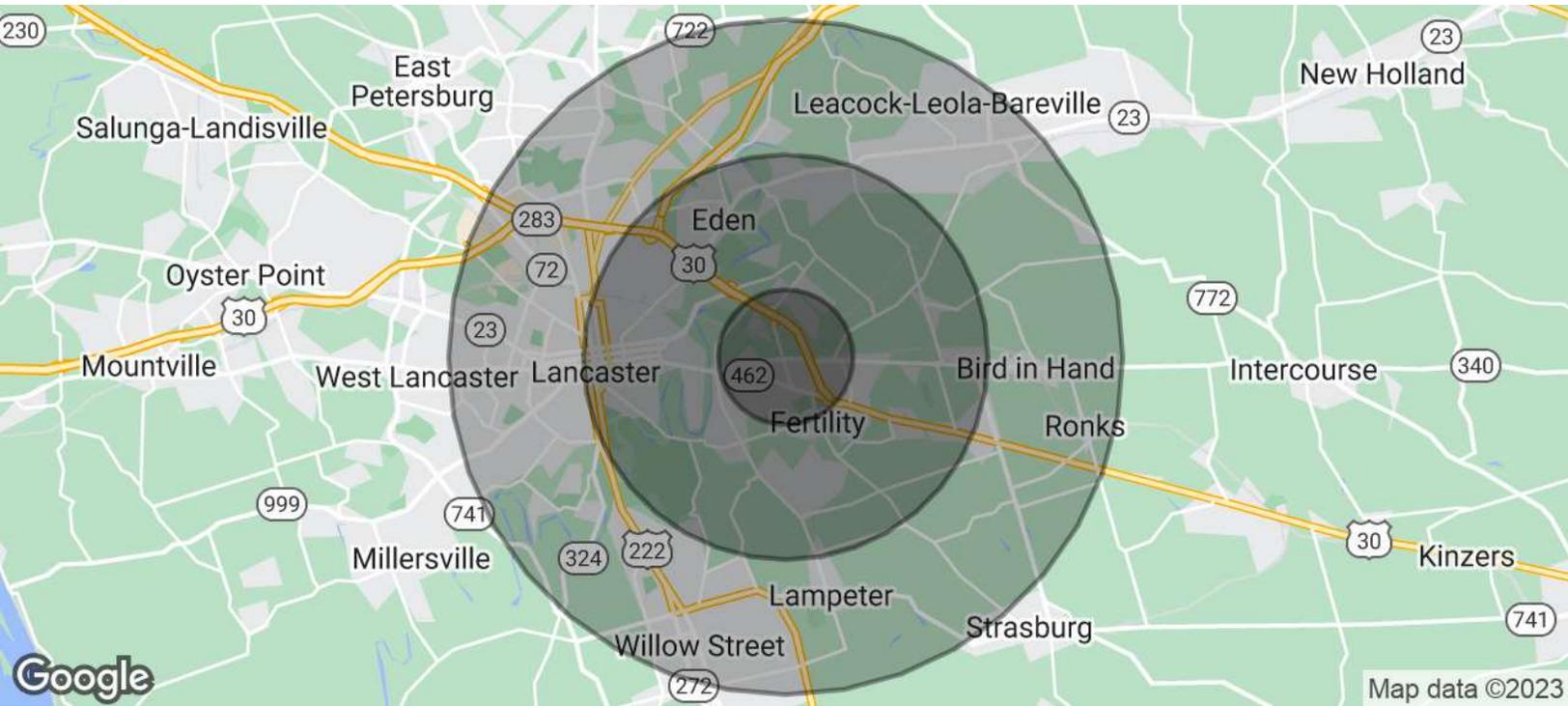


Greenfield Drive Times



Source: 2020 ERSI

Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,376	47,552	148,717
Average Age	36.8	38.9	36.3
Average Age (Male)	36.7	36.9	34.3
Average Age (Female)	37.0	40.7	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,067	18,344	57,754
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$65,608	\$64,886	\$57,599
Average House Value	\$230,500	\$180,232	\$186,918

* Demographic data derived from 2020 ACS - US Census

FOR LEASE

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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.

1853 WILLIAM PENN WAY

Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201

Mechanicsburg, PA 17055
717.697.2422