

FOR LEASE

Professional Office Suites Available

517 Carlisle Avenue | York, PA 17404

Available SF: 760-2,000

Zoning: Single-Family Attached Residential Conservation District

York City

York County

LEASE PRICE: \$11.00-\$12.00/SF NNN



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PROPERTY HIGHLIGHTS

- ✓ Building currently under renovation
- ✓ Convenient, accessible location
- ✓ Large on-site parking lot
- ✓ Close to retail, restaurants, and amenities
- ✓ Signage opportunities along Carlisle Ave (Route 74)



CONTACT

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PROPERTY INFORMATION

Acreage	0.94
Number of Stories	1
Year Built	1918
Roof Construction	Pitched
Heat Type & Fuel	Gas, Baseboard
Air Conditioning	Central Air Conditioning
Floor Construction	Wood
Ceiling Height	10.0' – 12.0'
Sprinkler System	No
Daily Traffic Count	17,000
Parking	On-site, 28 spaces

GENERAL INFORMATION

Parcel ID	67-14-488-12-0020-00-00000
Availability	Immediate
Sewer	Public
Water	Public
Gas	Columbia Gas
Electric	Met-Ed

LOCATION DESCRIPTION

The property is located along Carlisle Avenue (Route 74) across from the York Fairgrounds. Within just a few minutes drive to Route 30 and West York's strong retail district with shopping, restaurants, and entertainment as well as the new UPMC/Memorial Hospital development. The property is also located less than 4 miles from the I-83/Route 30 interchange.

NOTES

Two office suites available for lease in professional office building across from the York Fairgrounds. The building was originally a school before being converted into offices. It is currently under renovation with various upgrades being made inside and out. Property features signage along Carlisle Avenue (Route 74), tons of natural light from large windows, high ceilings, and on-site parking for 28 vehicles.

EXPENSE RESPONSIBILITY

Operating Exp. (OE)	\$4.83/SF
Electric	Tenant
Gas	Tenant
Water	Tenant
Sewer	Tenant - OE
Refuse	Tenant - OE
Interior Janitorial	Tenant
HVAC Maint.	Tenant
Repairs Int.	Tenant
Repairs Ext.	Landlord
Roof/Structure	Landlord
Lawn/Snow	Tenant - OE
Parking Maint.	Tenant - OE
Contents/Liability Ins.	Tenant
Fire Ins.	Tenant - OE
RE Taxes	Tenant - OE



Upper Level Suite

- \$12.00/SF NNN
- 760 SF Available

Upper Level office suite for lease containing approximately 760 SF. The suite contains a large open work/reception area, private office/conference room, and storage area.

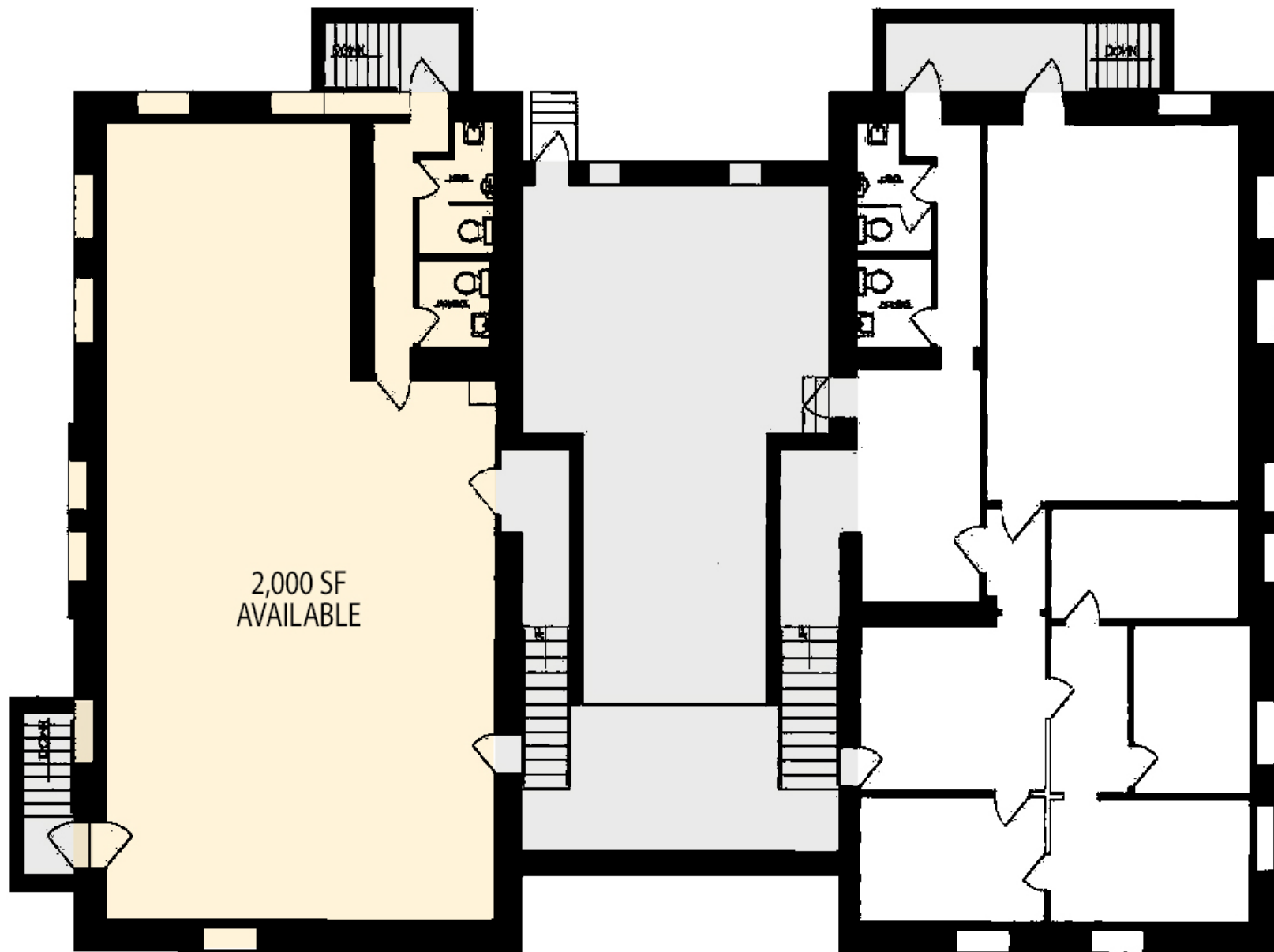
Professional Office Suites Available

221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

O 717.854.5357 | F 717.854.5367
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Lower Level Suite

- \$11.00/SF NNN
- 2,000 SF Available

Lower level office suite for lease containing approximately 2,000 SF. The space is currently a shell ready to be designed to fit your needs and features an open floor plan with private restroom.

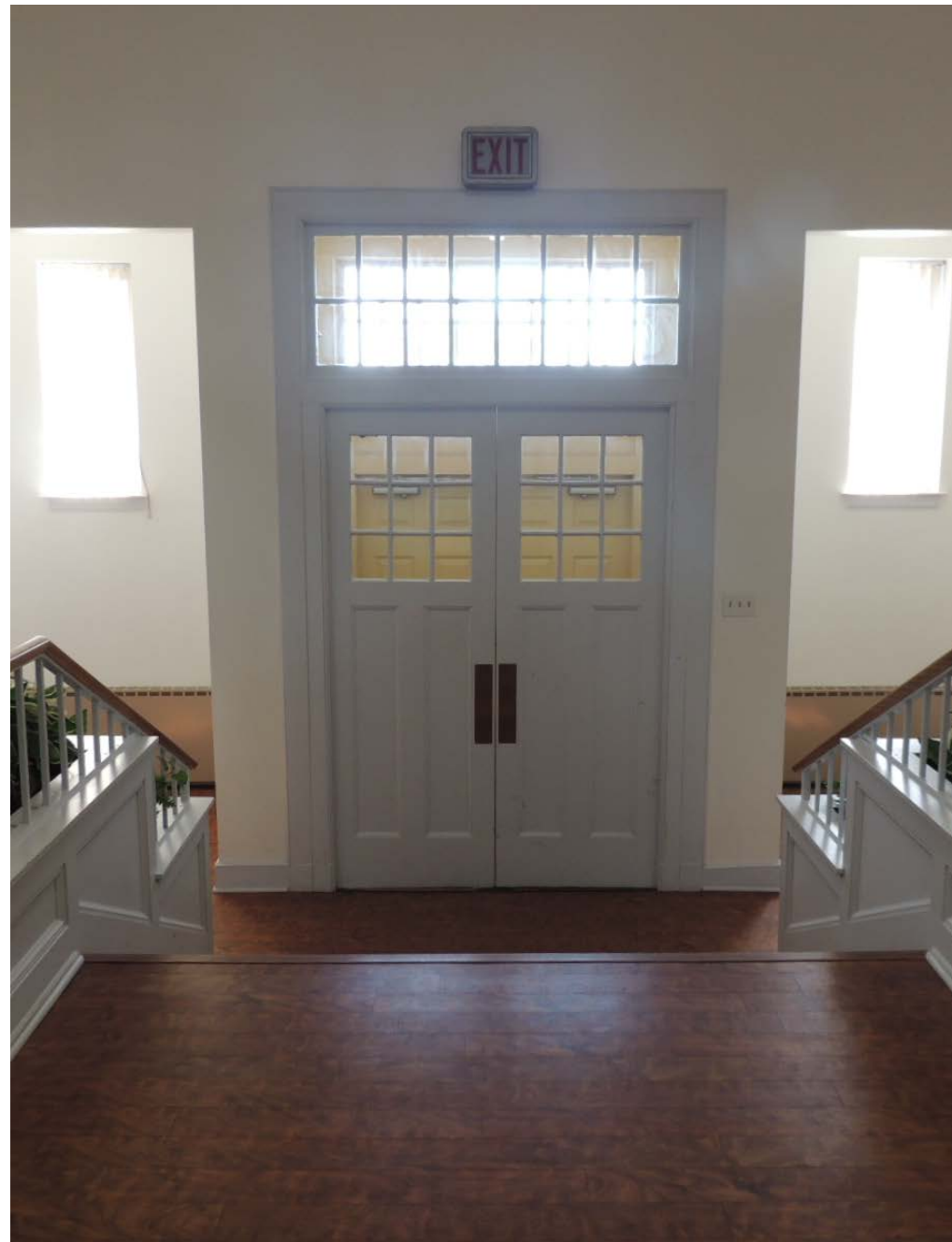
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Professional Office Suites Available – Proximity Map

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