

# FOR LEASE

717.293.4477



Industrial/Commercial Realtors



1905 OLD PHILADELPHIA PIKE  
LANCASTER, PA 17601

*High Associates Ltd.*

Call  
Today!

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# For Lease

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An Affiliate of High Real Estate Group LLC

Industrial/Commercial Realtors

## ► Class A Office



1905 Old Philadelphia Pike  
Suite 101  
Lancaster, PA 17601

### Available Square Feet:

12,823 square feet

### Lease Rate:

\$12.25/SF N/N/N

### Description:

Great office location, corner of Rt. 340 and Greenfield Road. Wide open floor plan perfect for collaborating or as a call center. Several private offices, conference room, and kitchen/breakroom.

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## **BUILDING INFORMATION**

## **B - 394**

Total Square Feet Available:	12,823
Office Square Feet:	12,823
Construction:	Brick and masonry
Condition:	Good
Year Constructed:	1977
Ceiling Height:	10'
Lighting:	Fluorescent
HVAC:	Electric
Air Conditioning:	Central A/C
Electric:	220 volt, 3-phase
Water:	Public – Lancaster City
Sewer:	Public – East Lampeter Township
Parking:	On site

Acres:	2.58 acres
Topography:	Level
Municipality:	East Lampeter Township
County:	Lancaster
School District:	Conestoga Valley School District
Zoning:	Industrial
Tax Account #:	310-78140-0-0000

### **LEASING INFORMATION**

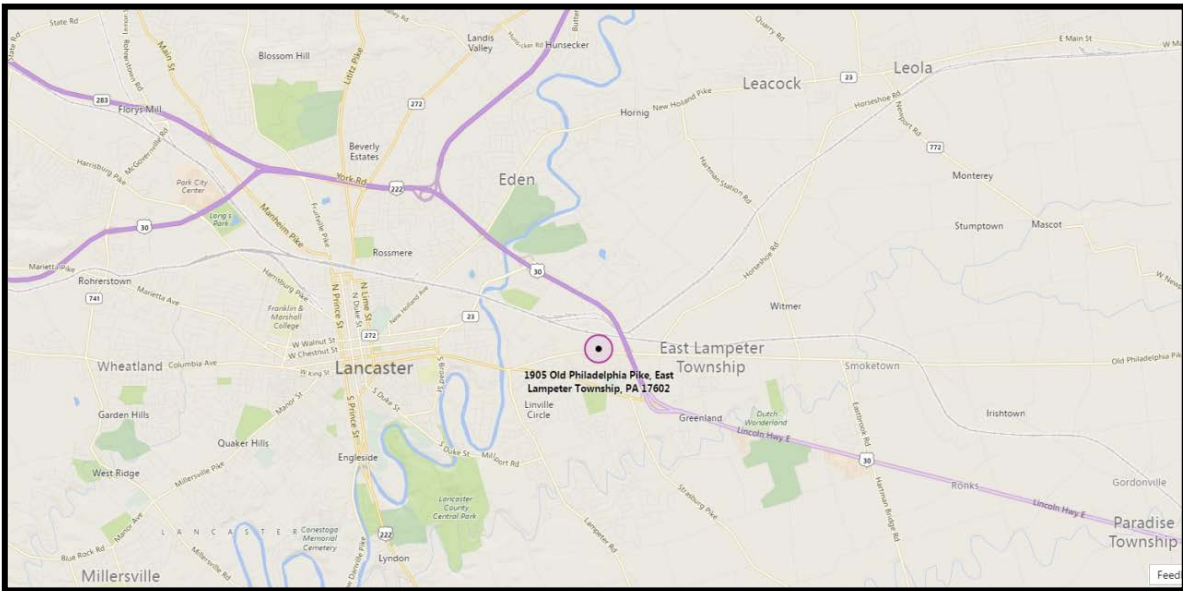
Square Footage:	12,823
Price per Square Foot:	\$12.25/SF N/N/N
Monthly Rent:	\$13,090
Annual Rent:	\$157,081
Escalations:	3%
Security Deposit:	One month's rent
CAM Charges:	\$3.22/SF



*Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.*



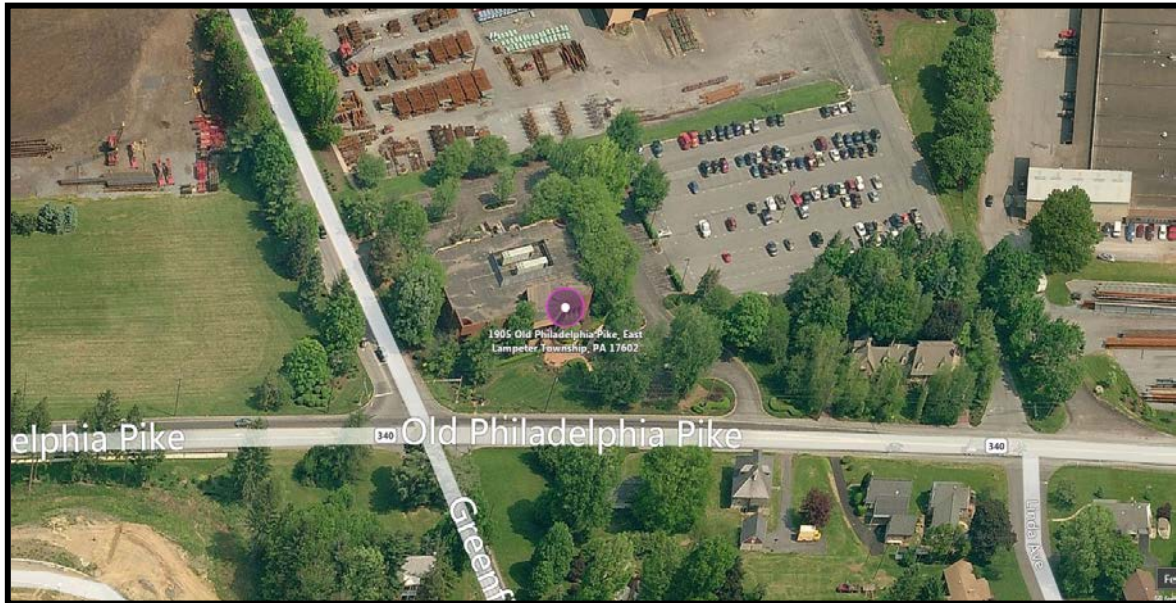
## A map view from Google Maps highlighting the location of 1905 Old Philadelphia Pike, East Lampeter Township, PA 17602. The address is marked with a red dot and labeled. Major roads shown include Lincoln Hwy E (PA-340) running horizontally across the middle, and US Route 80 running vertically along the right side. Other nearby streets include Lehigh Ave, La Salle Ave, Jefferson Dr, Midway Farm Ln, Dover Ave, N Eastland Dr, and various local residential streets like Cappel St, Campbell St, and Sutter Ave. Landmarks such as Bridgeport and Eastland Hills are also visible. A purple shaded area indicates the current viewing range or zoom level.



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

1853 William Penn Way • P.O. Box 10008 • Lancaster, PA 17605-0008  
(717) 291-2284 • FAX (717) 293-4488 • [www.highassociates.com](http://www.highassociates.com)

# AERIAL PHOTO



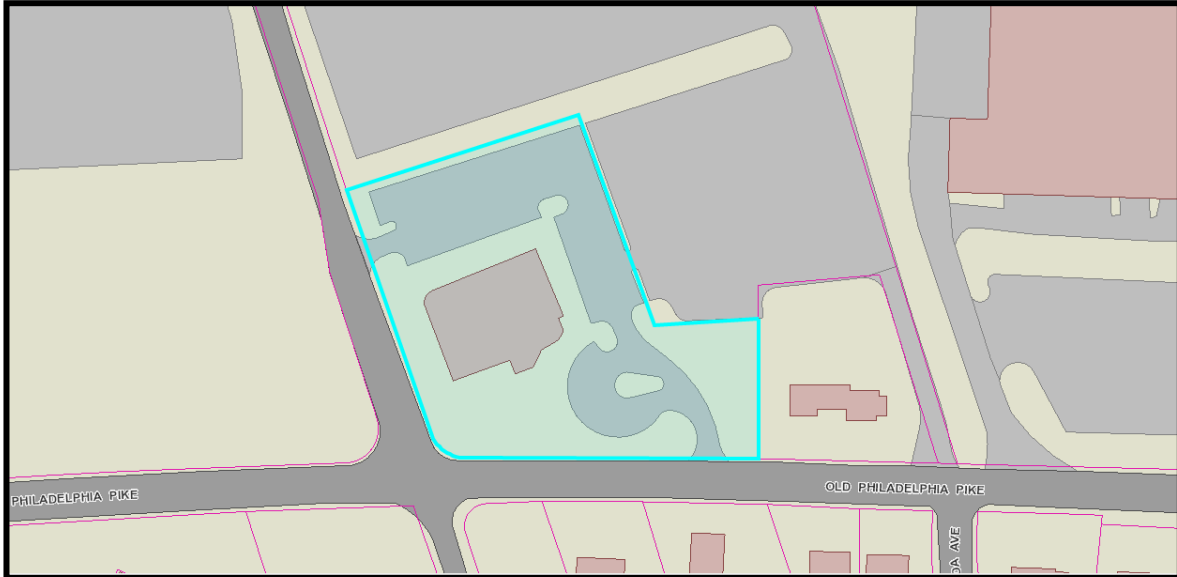
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# TAX MAP



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HIGH ASSOCIATES, LTD. CONSTRUCTION SERVICES GROUP 1800 OLD PHILADELPHIA PIKE SUITE 102 LANCASTER, PA 17602 PHONE 717/291-0300 FAX 717/291-0309		BUILDING 394 1800 OLD PHILADELPHIA PIKE SUITE 102 LANCASTER, PA 17602 PHONE 717/291-0300 FAX 717/291-0309		PROJECT NO. 1800 OLD PHILADELPHIA PIKE SUITE 102 LANCASTER, PA 17602 PHONE 717/291-0300 FAX 717/291-0309	DATE 10/1/90 DESCRIPTION 1800 OLD PHILADELPHIA PIKE SUITE 102 LANCASTER, PA 17602 PHONE 717/291-0300 FAX 717/291-0309	NO. 1 DATE 10/1/90 DESCRIPTION 1800 OLD PHILADELPHIA PIKE SUITE 102 LANCASTER, PA 17602 PHONE 717/291-0300 FAX 717/291-0309	ISSUED FOR CONSTRUCTION DATE 10/1/90
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