

# FOR LEASE

717.293.4477

**iHIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors



1905 OLD PHILADELPHIA PIKE  
LANCASTER, PA 17601

*High Associates Ltd.*

Call  
Today!  717.293.4477



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 INFORMAITON**

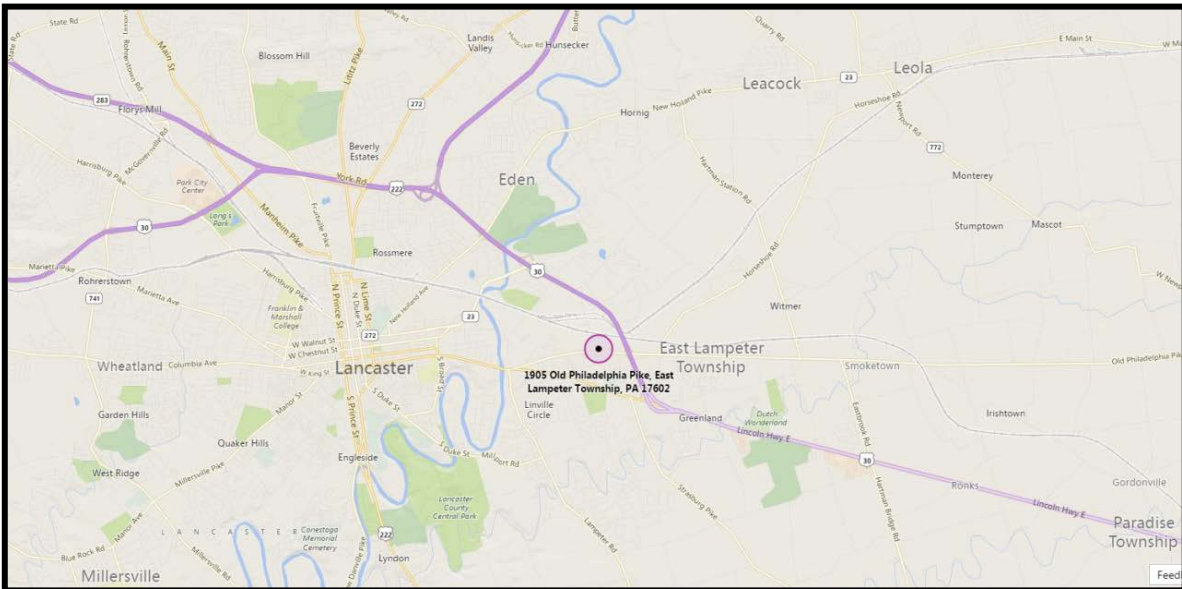
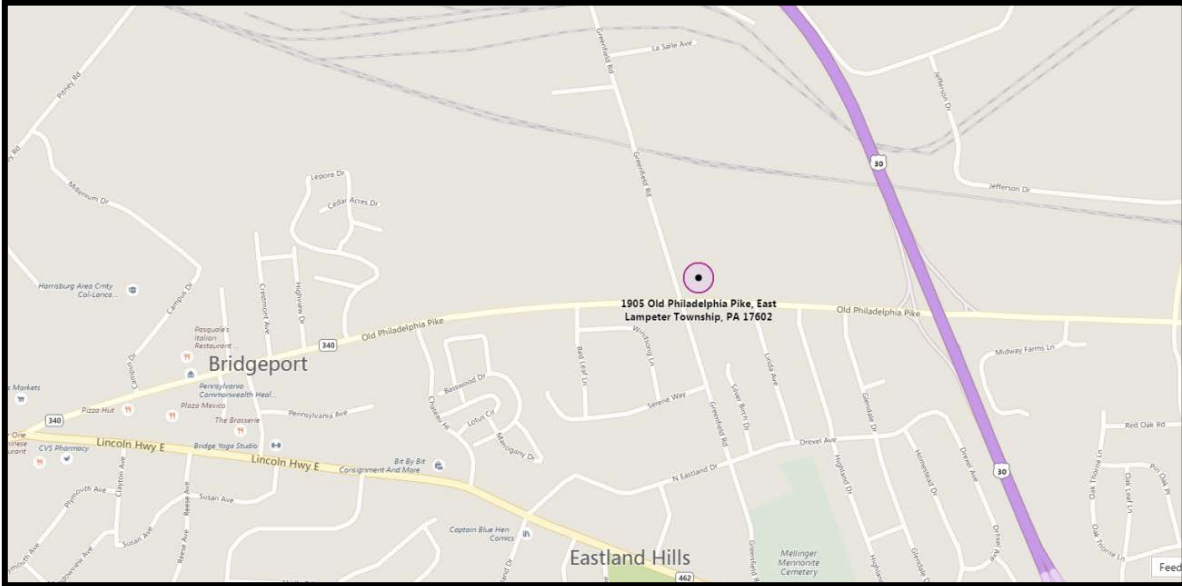
Square Footage: 12,823  
Price per Square Foot: \$12.25/SF N/N/N  
Monthly Rent: \$13,090  
Annual Rent: \$157,081  
Escalations: 3%  
Security Deposit: One month's rent  
CAM Charges: \$3.17/SF



*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.*



# LOCATION MAP

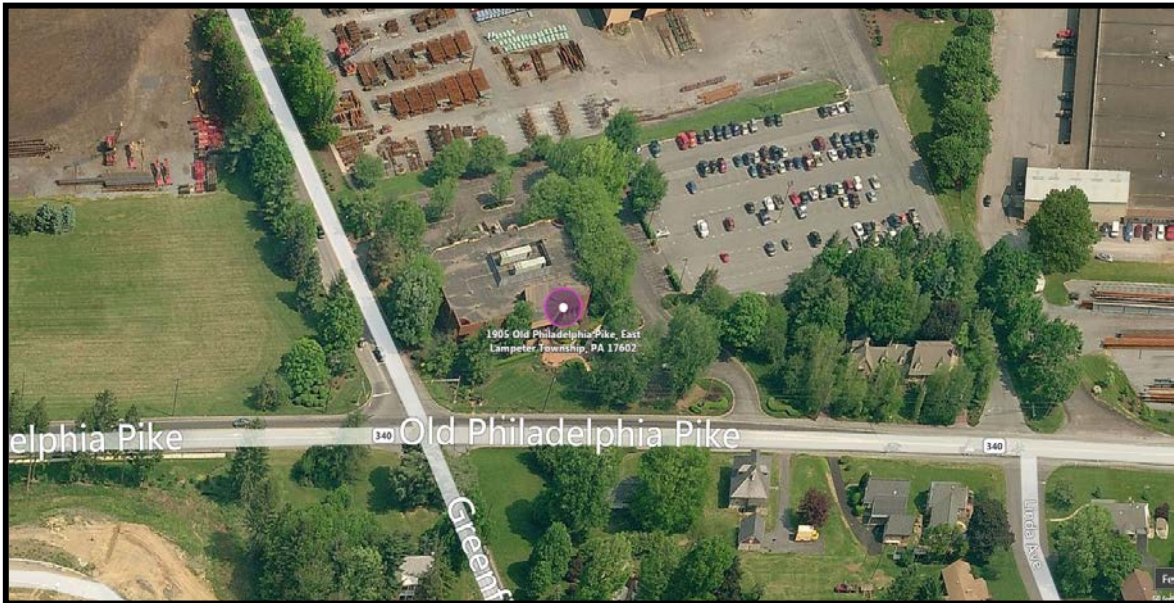


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Lancaster, PA 17601



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



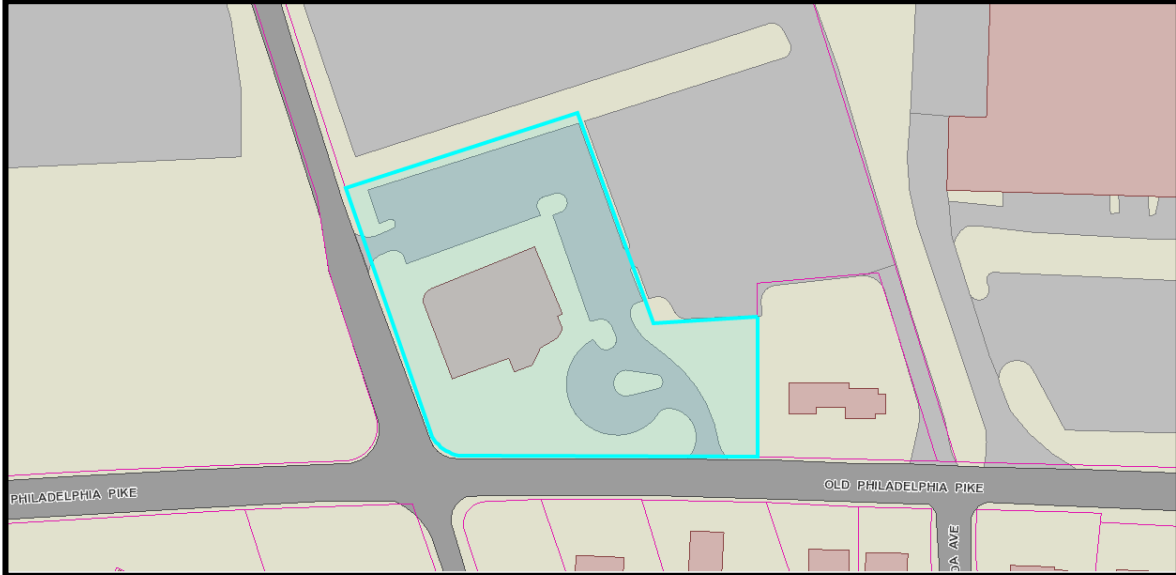
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# TAX MAP



1905 Old Philadelphia Pike  
Lancaster, PA 17601

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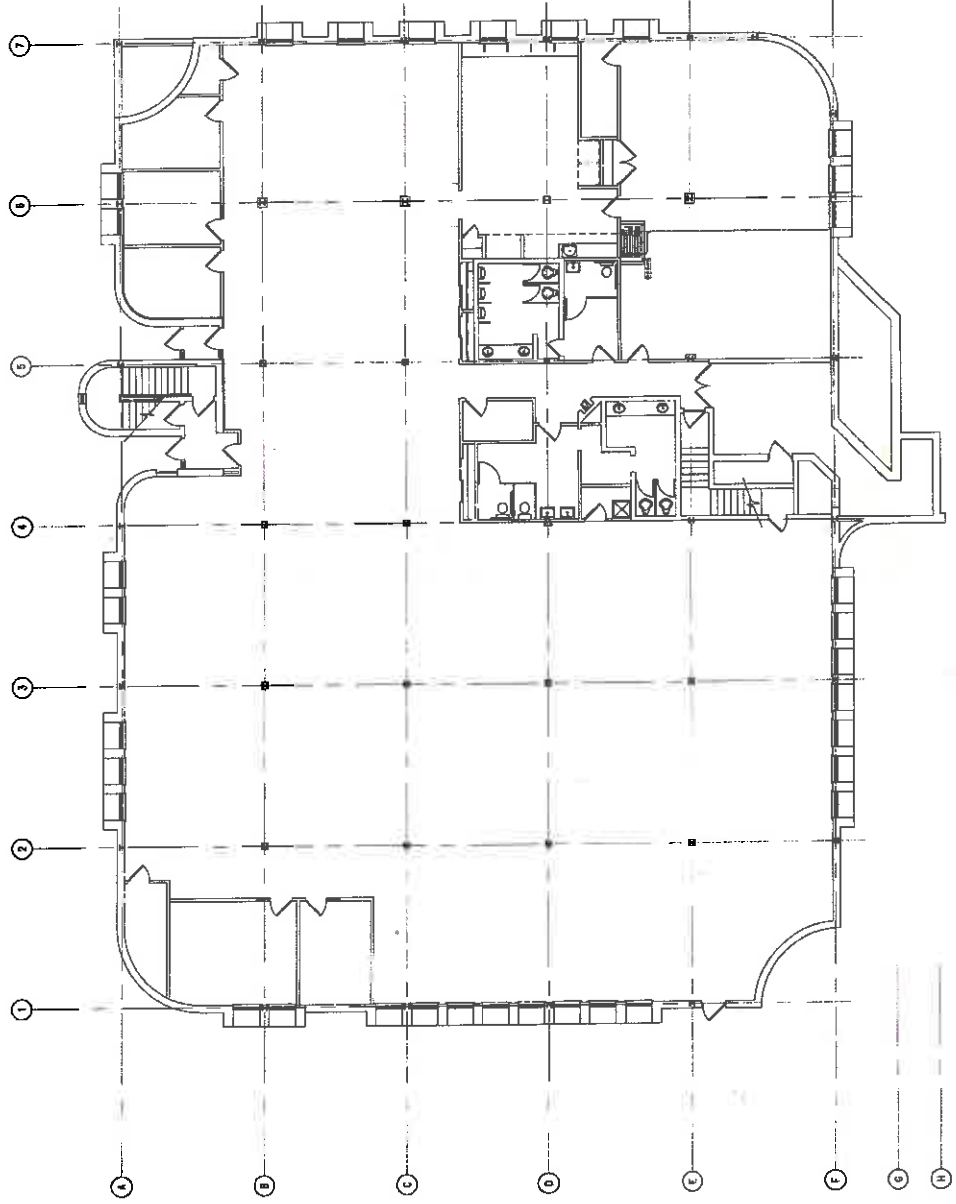
ISSUED FOR CONSTRUCTION	DATE
REVISIONS	NO. DATE DESCRIPTION

HIGH ASSOCIATES, LTD.  
 CONSTRUCTION SERVICES GROUP  
 1800 OLD PHILADELPHIA PIKE  
 LANCASTER, PA 17602  
 (717) 397-1000  
 FAX (717) 397-1001

**BUILDING 394**  
 1800 OLD PHILADELPHIA PIKE  
 LANCASTER, PA  
 SUITE 102

DATE	BY	DESCRIPTION

FLOOR PLAN  
**M-1**





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FAX 717.697.0870  
1.800.213.0094

495 Highlands Boulevard  
Suite 103  
Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
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Charlotte, NC 28262  
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Sarasota, FL 34243  
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