

For Lease

1869 Charter Lane
Lancaster, PA 17601



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► *Class A Office Space*



*1869 Charter Lane
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Available Square Feet

2,075, 2,152, 2,741, & 8,209 square feet
(Adjacent space can be combined for a total of 13,027 SF – the entire 2nd floor.)

Lease Rate

\$22.95/SF - \$24.00/SF

Gross with a base year stop, inclusive of all operating expenses and utilities.

Description

The entire floor of this Class A building is available for a single tenant or can be leased in a variety of sizes and configurations, from 2,000 to 13,000 SF.

BUILDING INFORMATION

BLDG - 89

Available Square Feet	2,075, 2,152, 2,741, 8,209 or 13,027 square feet
Year Constructed	1990
Type Construction	Masonry
Ceiling Height	8 – 9 feet
Electric	50 – 200 amps
HVAC	Gas FWA heat; electric A/C
Lighting	LED lighting
Water	Public – Lancaster City
Sewer	Public – East Lampeter Township
Parking	On-site
Zoning	Business Park Zoning
Municipality	East Lampeter Township

LEASE INFORMATION

	<u>Full Second Floor</u>	<u>Suite 201</u>	<u>Suite 202</u>	<u>Suite 203</u>
Square Feet	13,027 SF	8,209 SF	2,075 SF	2,743 SF
Lease Rate/SF	\$22.95 Gross	\$24.00 Gross	\$22.95 Gross	\$22.95 Gross
Monthly Rent	\$24,914	\$16,418	\$3,968	\$4,242

Additional Rent **None.** The rental rate is inclusive of the operating expenses (CAM, insurance, & taxes) and utilities (water, sewer, electric and gas) up to the base year amount.

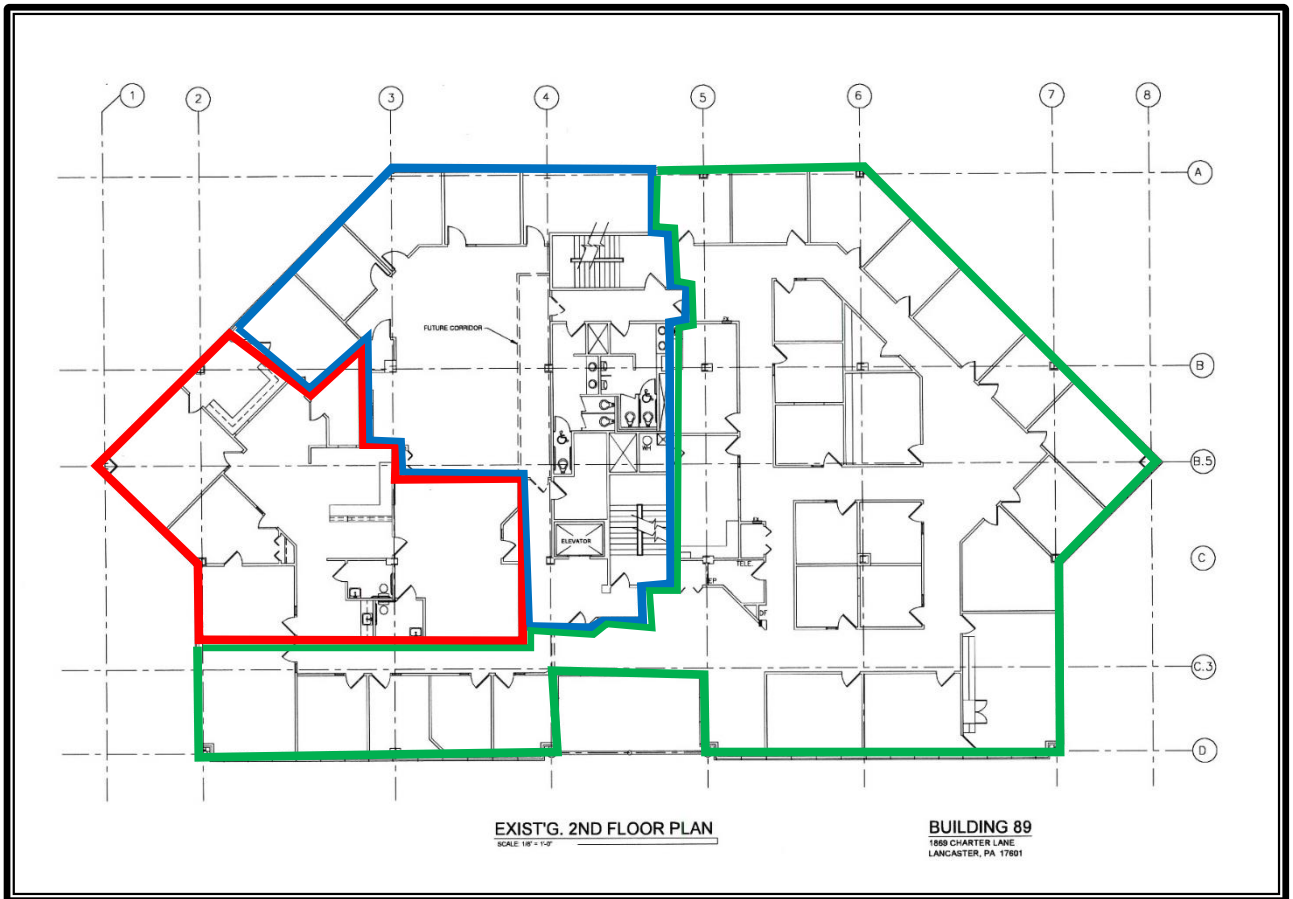
Comments The meticulously manicured grounds, open expanse of land and walking trails offer pleasant places to walk or to take a break over lunch. Many nearby restaurants provide choices for breakfast, lunch, and dinner, i.e., Isaac's Restaurant & Deli, Bruno's at Greenfield, The Greenfield Restaurant, McDonald's and Subway. There are several retail stores (Costco and Lowe's) within a short drive.

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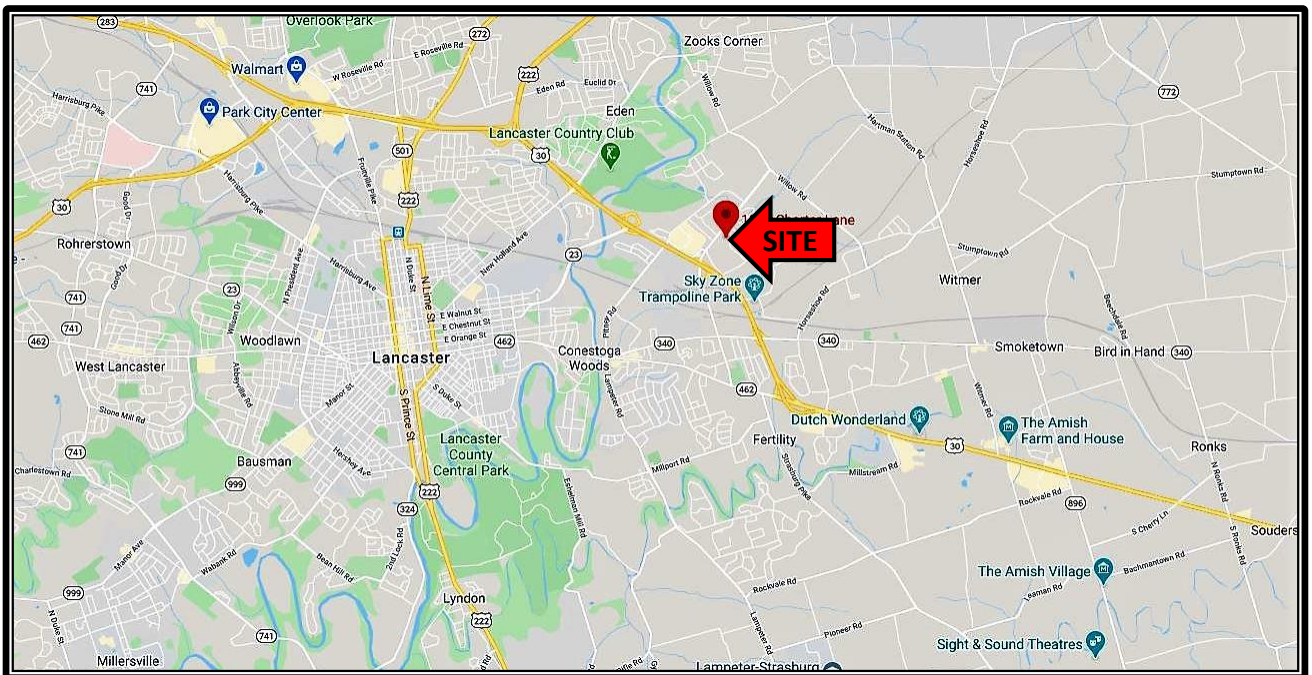
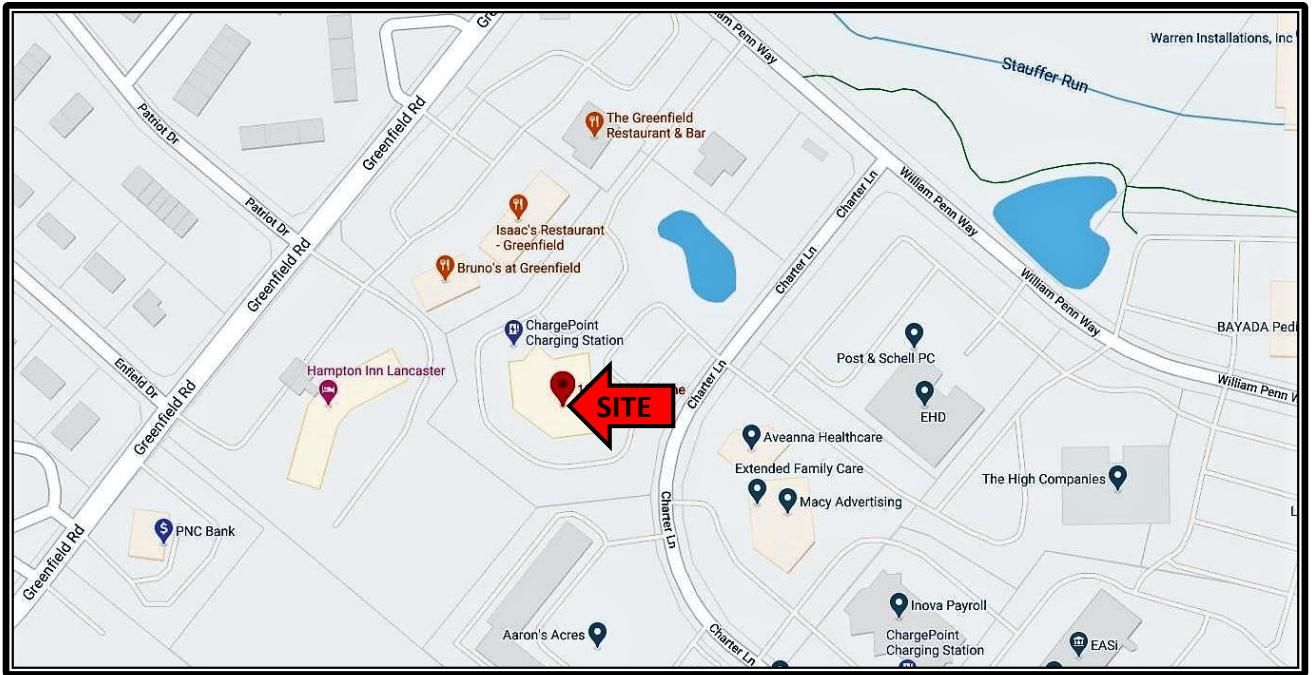


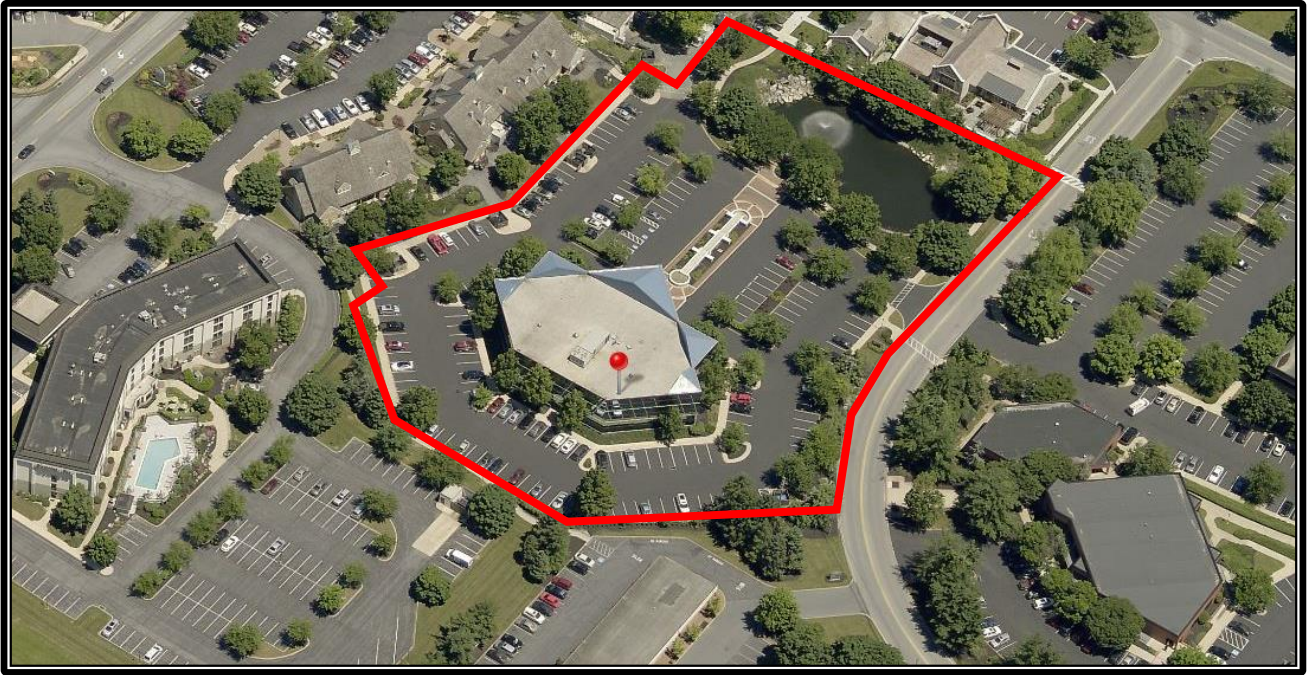
Suite 201 – 8,209 square feet

Suite 202 – 2,075 square feet

Suite 203 – 2,743 square feet

Entire Second Floor – 13,027 square feet







An Affiliate of High Real Estate Group LLC
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