

FOR LEASE

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URBAN EST 1865
LANC, PA **PLACE**

480 New Holland Avenue, Lancaster, PA 17602

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For Lease



Office Building



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*480 New Holland Avenue
Lancaster, PA 17602*

Total Square Feet:

608 SF at \$14.00/SF NNN

709 SF at \$13.75/SF NNN

1,384 SF at \$13.75/SF NNN

Description:

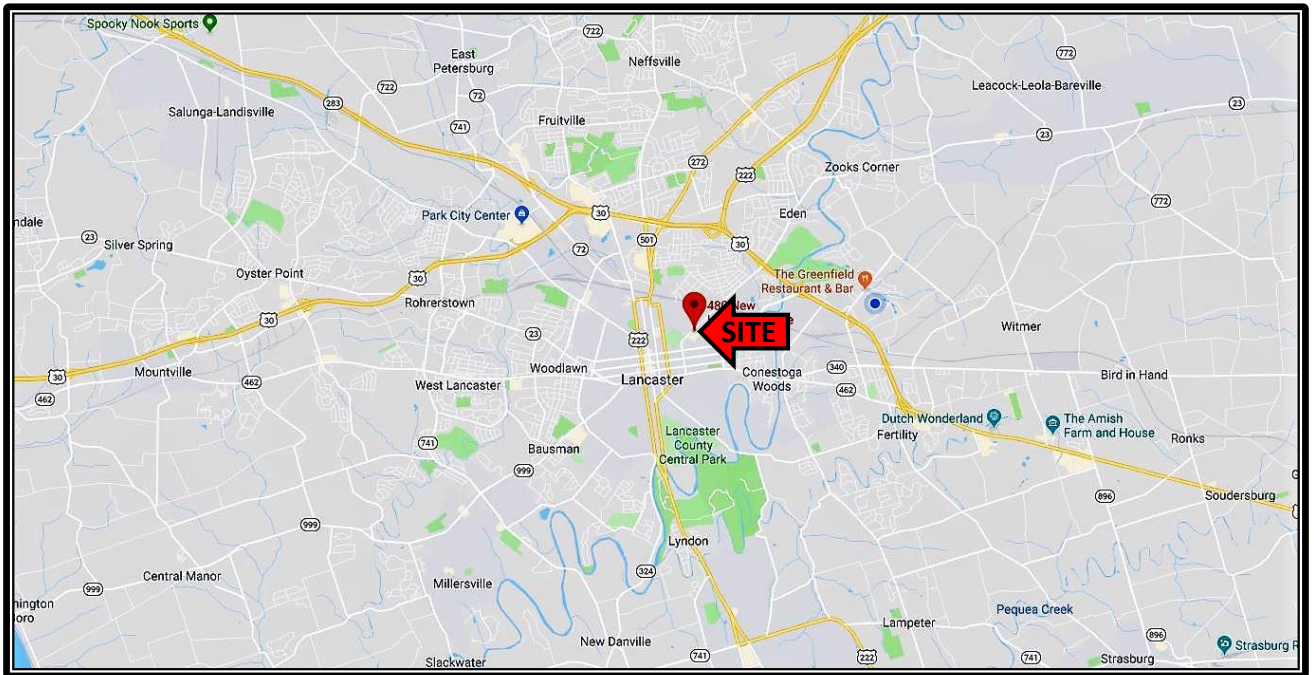
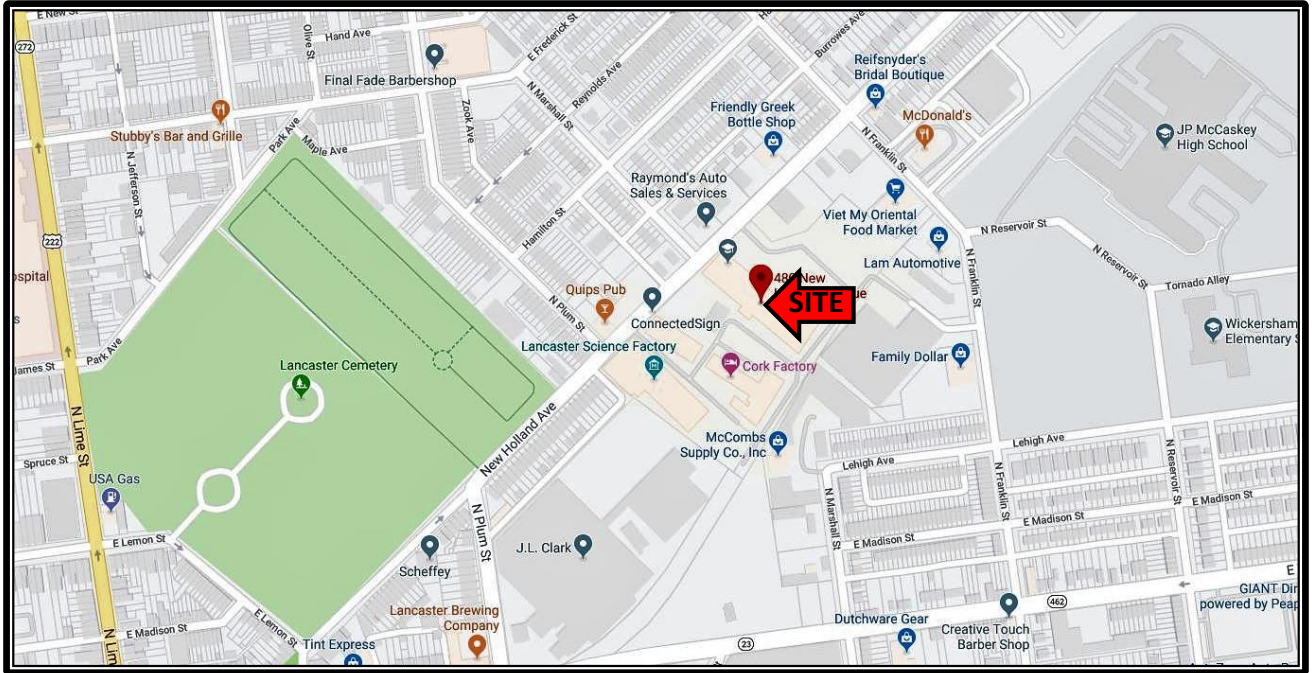
Class A business office space within the beautifully restored Urban Place complex. Impeccable finishes and rich woodwork, ample on-site parking and desirable amenities within complex, i.e., meeting space, hotel and dining.

PROPERTY INFORMATION

Office Square Feet	Suite 8205: 709 SF, three offices and an open area. Suite 8202: 1,384 SF, large office, open area, conference room and waiting area. Suite 8105: 608 SF, open retail/office area with highly visible signage.
CAM	\$6.65/SF
Year Constructed	1865, renovated in 2005
Type Construction	Brick exterior, modern up-to-date interior
Ceiling Height	9 – 10 feet
Electric	200 amp
Lighting	Fluorescent
Water & Sewer	Public
Municipality	City of Lancaster
Zoning	Mixed Use
Amenities	Cork Factory Hotel, dining and meeting spaces on premises.

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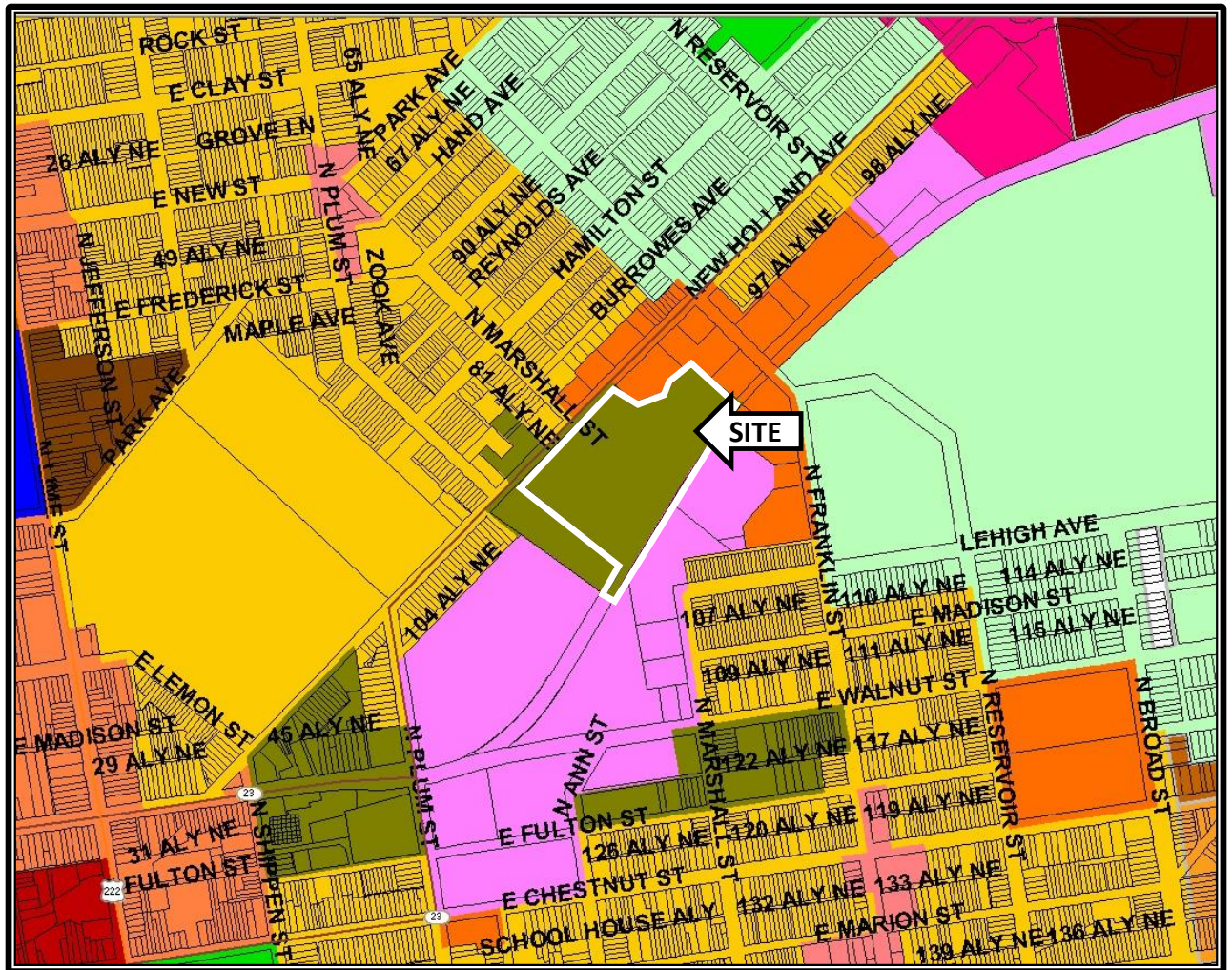
Location Maps



Aerial Photo/Tax Map

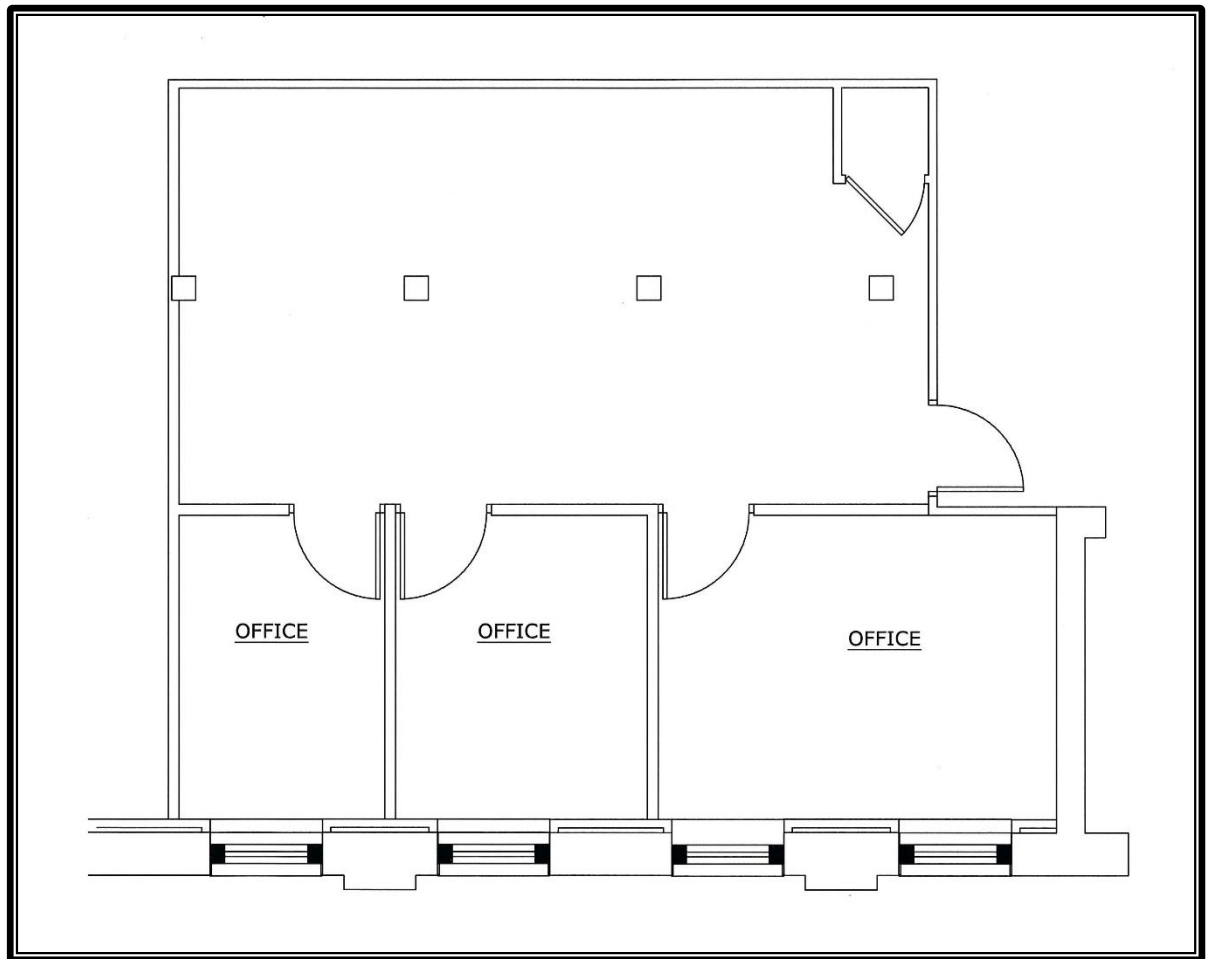


Zoning Map



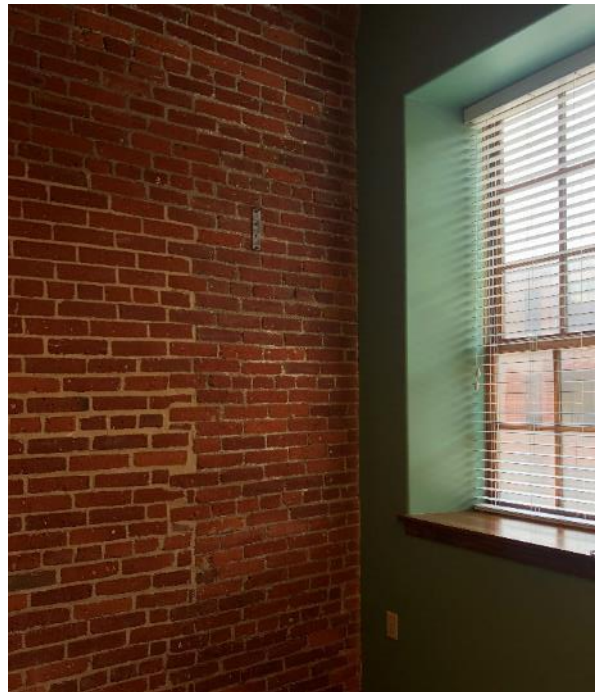
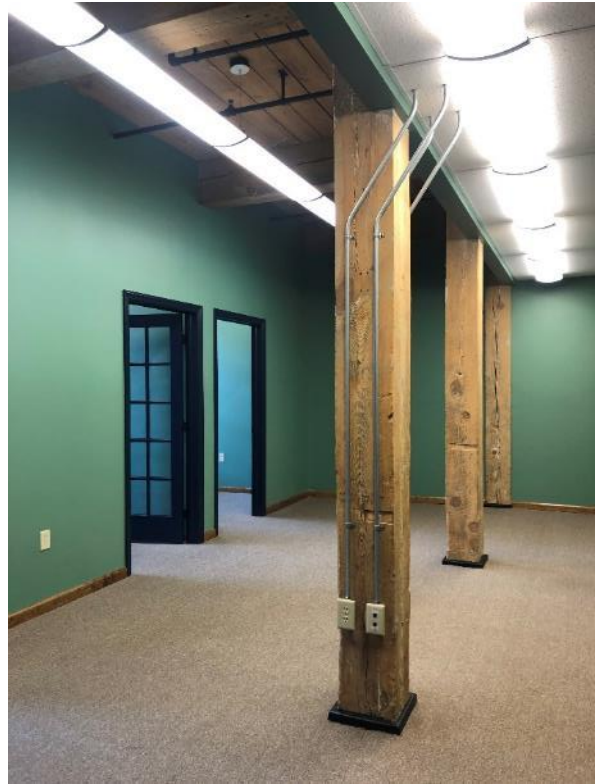
Mixed Use Zoning

Suite 8205 Floor Plan

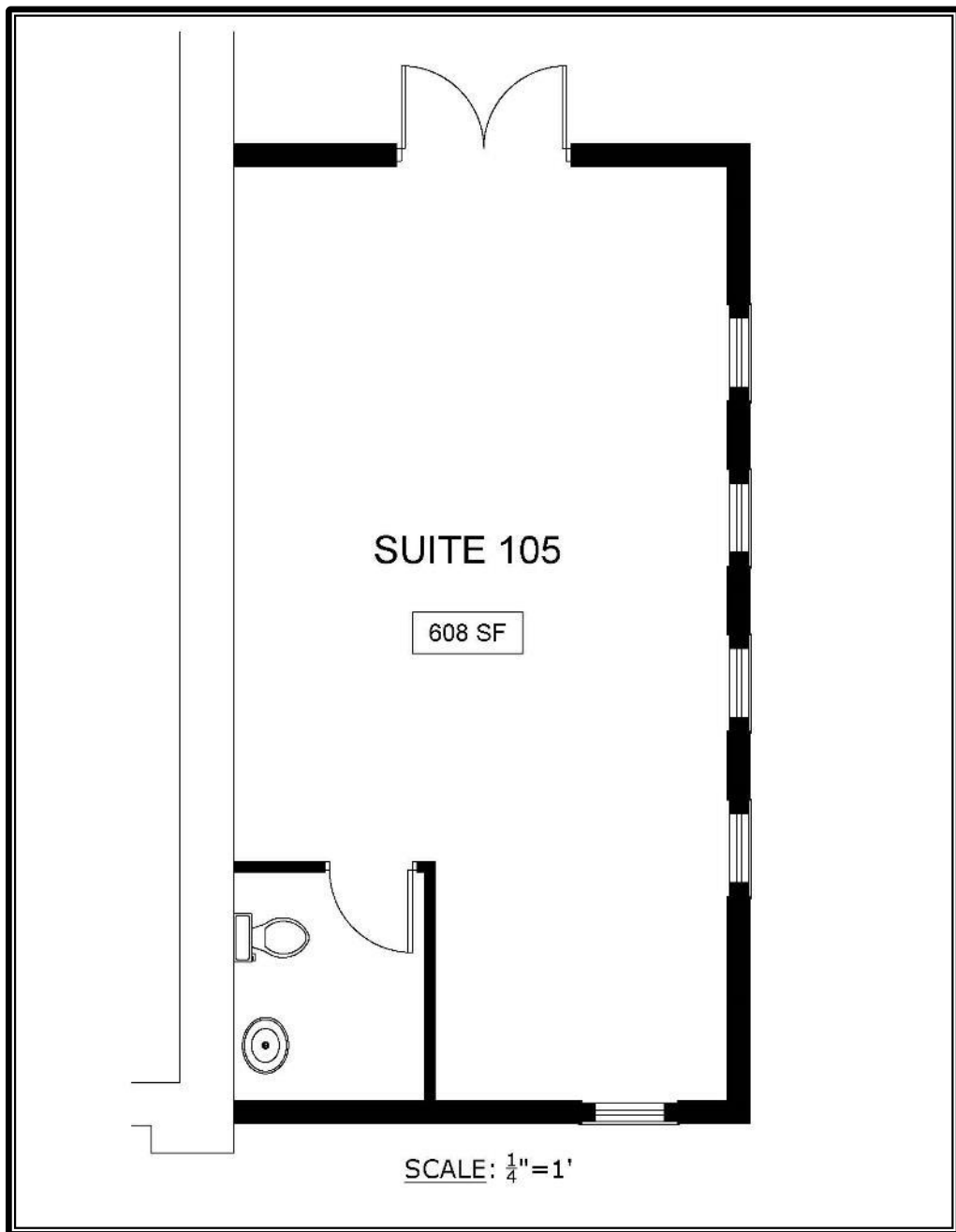


709 Square Feet

Suite 8205 Photos



Suite 8105 Floor Plan

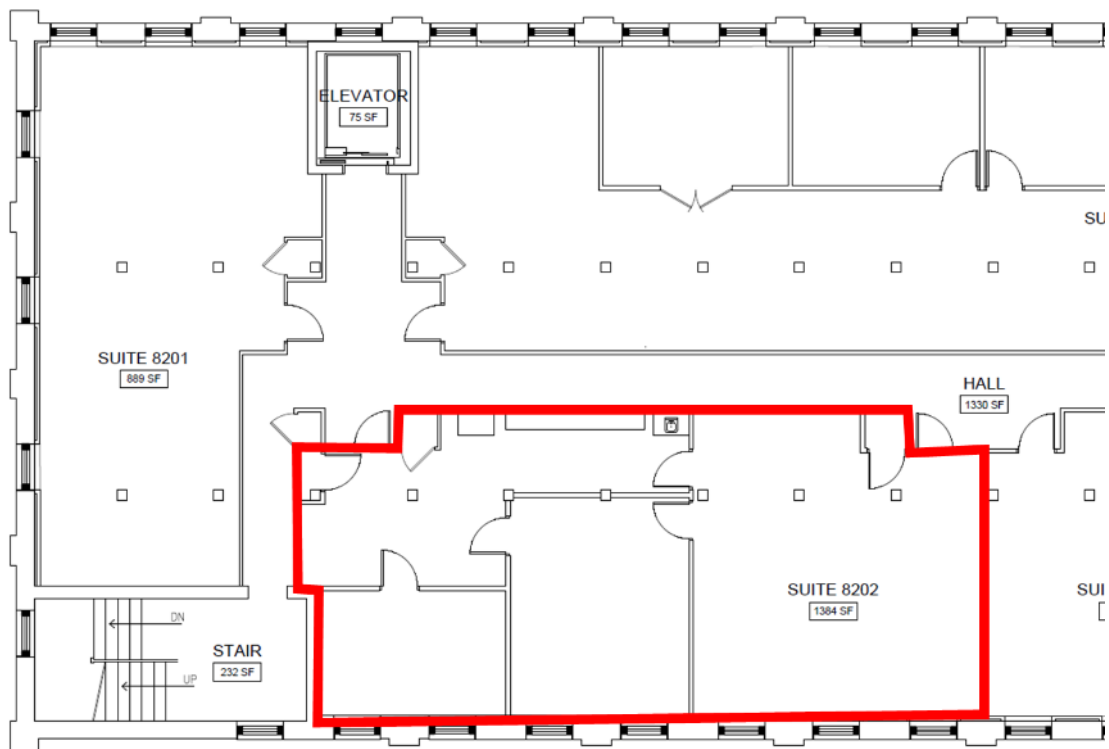


608 Square Feet

Suite 8105 Photos

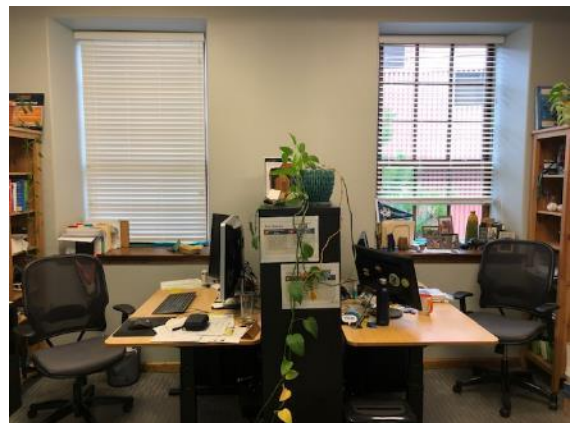


Suite 8202 Floor Plan



608 Square Feet

Suite 8202 Photos



Site Plan

Urban Place

480 NEW HOLLAND AVENUE, LANCASTER, PENNSYLVANIA 17602

Building Dimensions

Building 1:

1st, 2nd & 3rd Floor: 3,270 SF per floor

Building 2:

1st & 2nd Floor: 1,632 SF per floor

Building 3:

1st, 2nd & 3rd Floor: 8,190 SF per floor

Building 4:

1st Floor: 962 SF

2nd & 3rd Floor: 1,691 SF per floor

Building 5:

1st & 2nd Floor: 2,418 SF per floor

Building 6:

1st, 2nd & 3rd Floor: 15,023 SF per floor

Building 7:

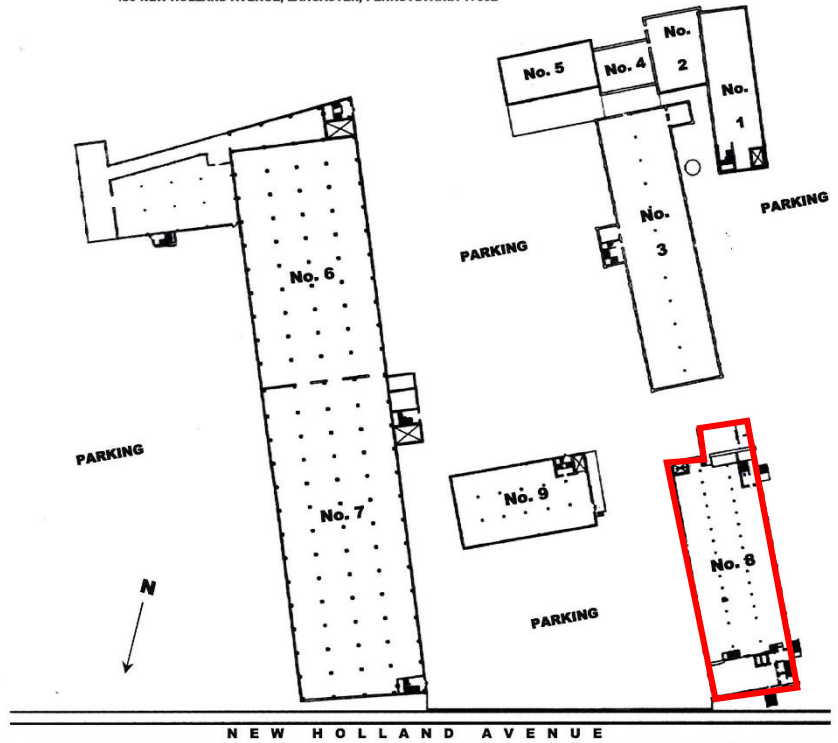
1st, 2nd & 3rd Floor: 17,679 SF per floor

Building 8:

1st, 2nd, 3rd & 4th Floor: 9,120 SF per floor

Building 9:

1st & 2nd Floor: 4,230 SF per floor





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