

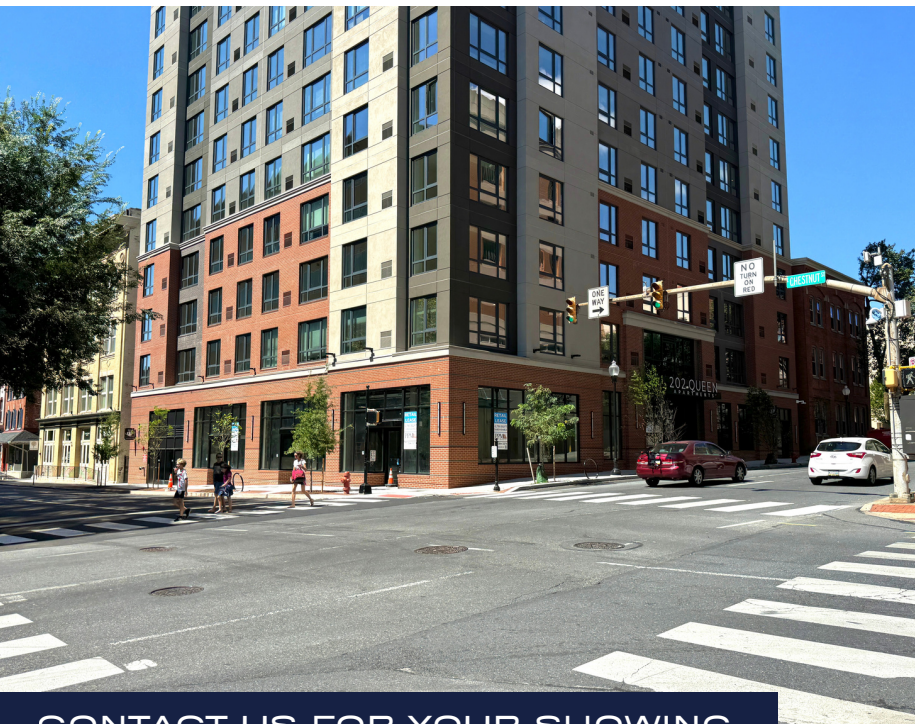


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WEST CHESTNUT STREET
LANCASTER, PA



PPM
Real Estate, Inc.



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

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PROPERTY DETAILS

RENT

- **±2,790 sq. ft.** (can be demised to ±1,793 sq. ft. & ±900 sq. ft.)
- \$18.00 - \$23.00 PSF NN (Est. NN \$4.50 PSF for taxes and insurance; no CAM fee)
 - Tenant pays electric, gas, water/sewer, trash
- \$25.00 PSF Tenant Improvement Allowance for qualified tenant signing a minimum 7 year lease

SHELL DELIVERY INCLUDES

- 2 Restrooms (single restroom for demised spaces)
- Finished ceiling
- Concrete floor
- HVAC System (gas available)
- 200 Amp electric panel
- 17' to underside of 2nd floor
- Ability for Tenant to add grease duct and exhaust for restaurant use

BUILDING

- 12 Stories
- 142 Residences

PROPERTY DETAILS

- Convenient, street parking on both Chestnut & Queen Streets
- Directly across from the RRTA Public Parking Garage (\$60/month for annual pass*), and just half a block to the Duke Street Parking Garage (\$75/month*)

FEATURES & AMENITIES

- Excellent signage
- First-generation space
- Visibility to 12,000+ vehicles per day
- 142 residences providing built-in customers
- Glass storefronts

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The top photograph shows a wide-angle view of the interior space, highlighting the large concrete floor and the high ceiling with exposed ductwork and lighting. Large windows on the right side provide natural light. The middle photograph shows a different section of the space, featuring a raised concrete platform and a large window. The bottom photograph shows a corner of the space with a brick wall and a large window, with a concrete pillar in the foreground.

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AI RENDERINGS



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LOCATION

WALKER'S PARADISE 99% WALKABILITY SCORE

Easy walk to Downtown Lancaster favorites including:

- Holiday Inn Hotel
- The Imperial Restaurant
- 300 Block of North Queen Street
- Scratch Bakes Café & Bakery
- Central Market
- County Offices & Courthouse

DEMOGRAPHICS

1 Mile Radius

Population: 59.1k

Median Age: 32

Median Income: \$63.2k

3 Mile Radius

Population: 181k

Median Age: 38

Median Income: 81k

5 Mile Radius

Population: 239k

Median Age: 38

Median Income: 83.6k

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ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities, business growth and investment activities.

COMPREHENSIVE

PPM understands the commercial industry, as well as the housing and workforce environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of a successful property management operation.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for investors, buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We support and enjoy working with both for-profit and not-for-profit organizations, as well as industrial, commercial, retail, medical and office businesses. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
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*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.

MARKETING TEAM



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