

FOR LEASE

160 North Pointe Blvd. #205



LANCASTER, PA 17601

**CLASS A OFFICE BUILDING WITH
ELEVATOR**

**BUILT OUT WITH OFFICES, BREAK
AREA, CONFERENCE ROOMS, AND
WAITING AREA.**

**LOCATED IN MANHEIM TOWNSHIP
NEAR US ROUTE 30**

**RESTAURANTS AND DAYCARE
NEARBY**

HIGH ASSOCIATES LTD.

717.293.4477

lancasterrealestate@high.net

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LEASE INFORMATION

Suite:	205
Available SF:	1,901 +/- SF
Lease Rate:	\$27.50 PSF/yr Gross w/ Base Year Stop
County:	Lancaster
Municipality:	Manheim Township

PROPERTY OVERVIEW

Class A professional and medical office building with elevator. All common areas were recently remodeled. Convenient access to Rt. 30.

The space is available for sublease, though the landlord will consider working directly with a new tenant.

OFFERING SUMMARY

HVAC:	Electric Heat Pump	Lighting:	Fluorescent
Sprinklers:	Yes	Flooring:	Carpet
Parking:	On-Site	Number of Floors:	2
Water:	Public		
Sewer:	Public		
Zoning:	B-1 with Office Park Performance Regulations		

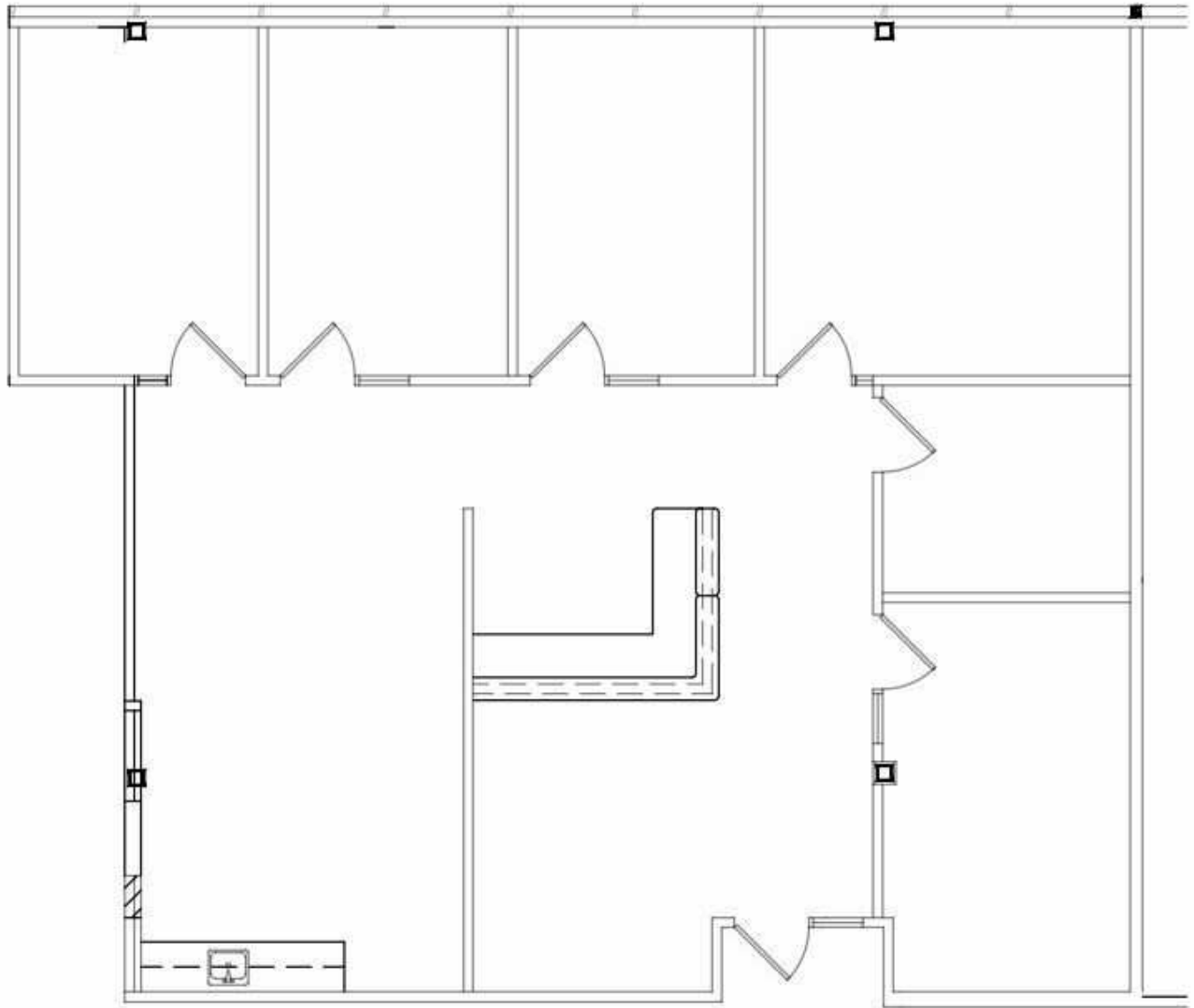
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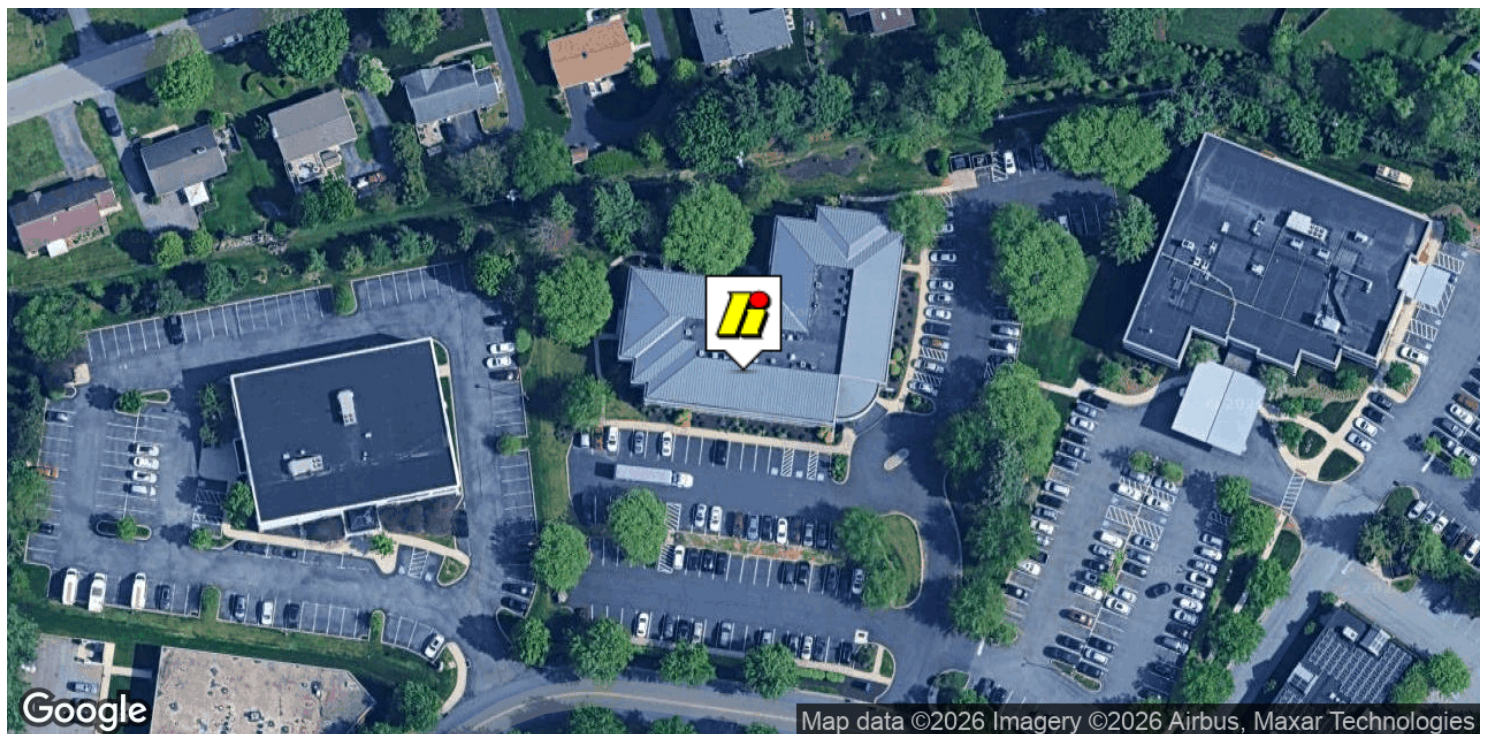
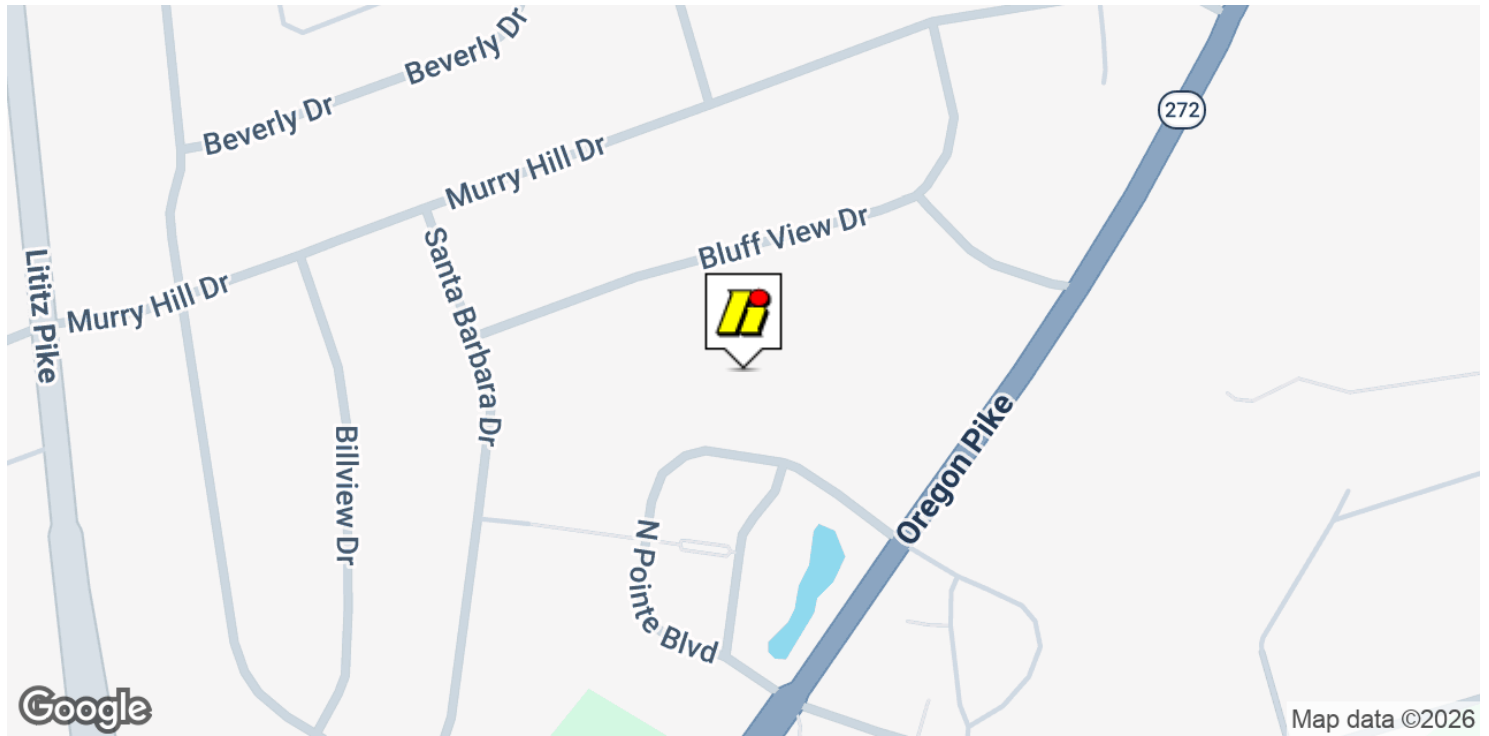
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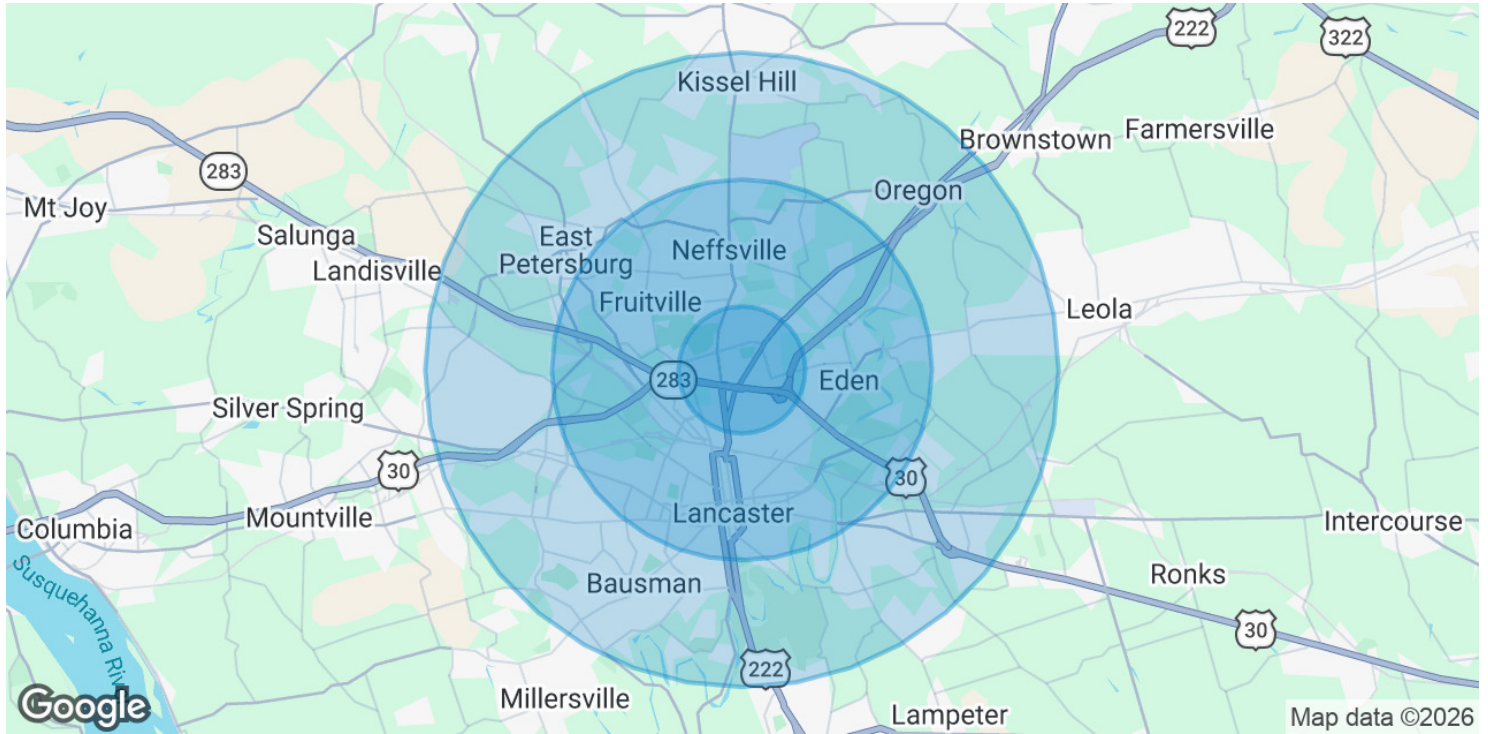
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,988	95,870	179,689
Average Age	46.1	36.1	37.5
Average Age (Male)	43.1	34.8	36.0
Average Age (Female)	48.0	37.1	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,017	37,358	70,426
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$70,256	\$58,208	\$65,529
Average House Value	\$243,007	\$181,910	\$207,382

2020 American Community Survey (ACS)

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160 North Pointe Boulevard



An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
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