



CITYGATE

BUILDING 2

SIGNAGE HERE

LANCASTER PA'S NEWEST
WORKPLACE OPPORTUNITY

OAK TREE
DEVELOPMENT GROUP

CBRE



A photograph of a modern building at night. The building features a grid of balconies, each with a glowing white light strip along its edge. A prominent green light strip runs diagonally across the lower part of the building. The sky is dark, and the building's structure is highlighted by the lights.

OAK TREE DEVELOPMENT GROUP

Since its inception in 2014, Oak Tree Development Group has delivered over 2,000,000 square feet of space in Lancaster County alone. We are dedicated to excellence and fairness in conducting our business with our tenants, strategic partners, lenders, local and state government, professional consultants, and other valued vendors. Our development team is committed to improving our community through the development of high quality, sustainable projects.

THE DEVELOPMENT

PROPERTY HIGHLIGHTS



56,600 SF CLASS A
"TROPHY" OFFICE
DEVELOPMENT



EXCELLENT
CORPORATE SIGNAGE
OPPORTUNITY



16,600 SF
FLOOR PLATES



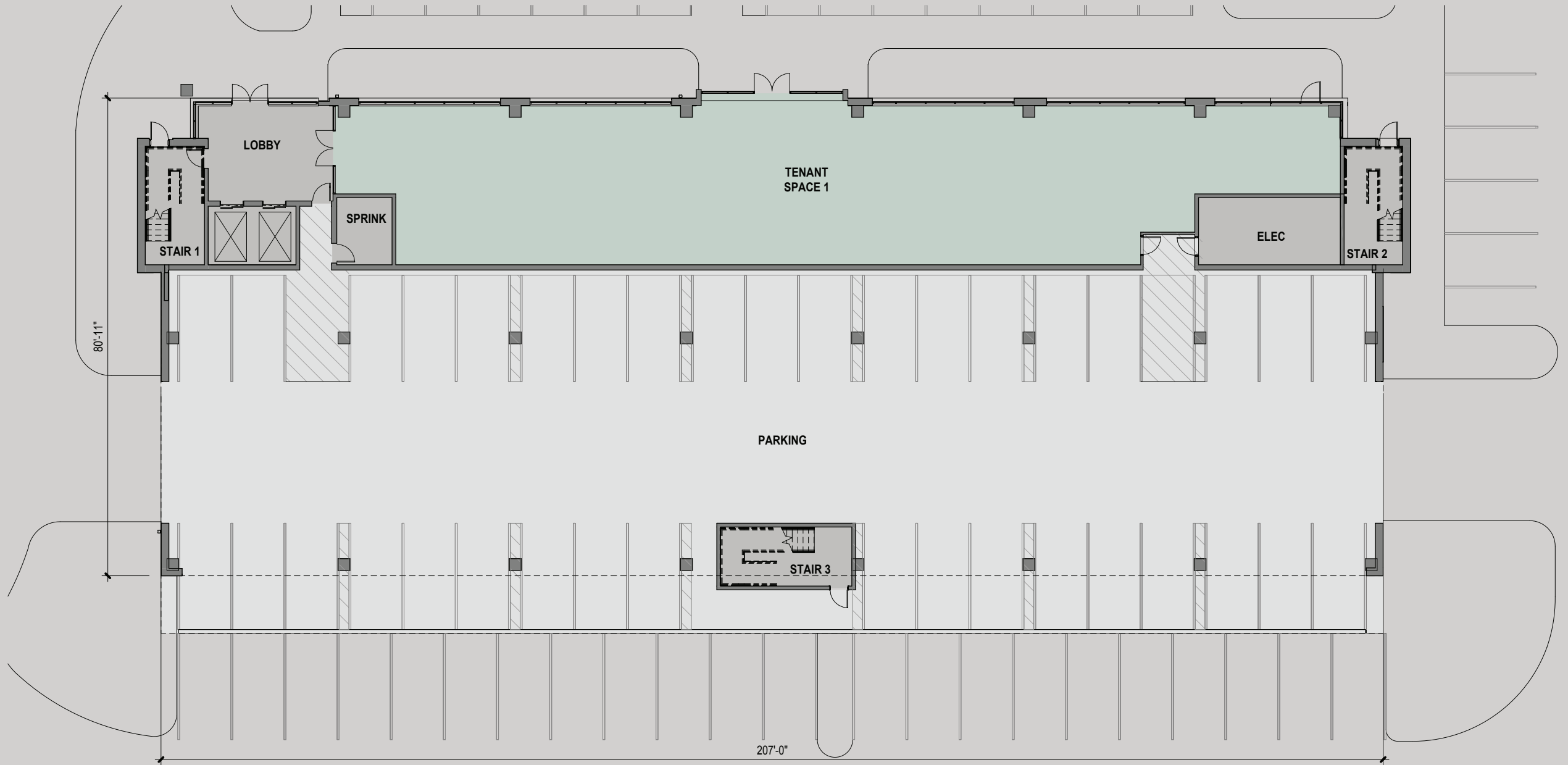
40 COVERED
PARKING SPACES



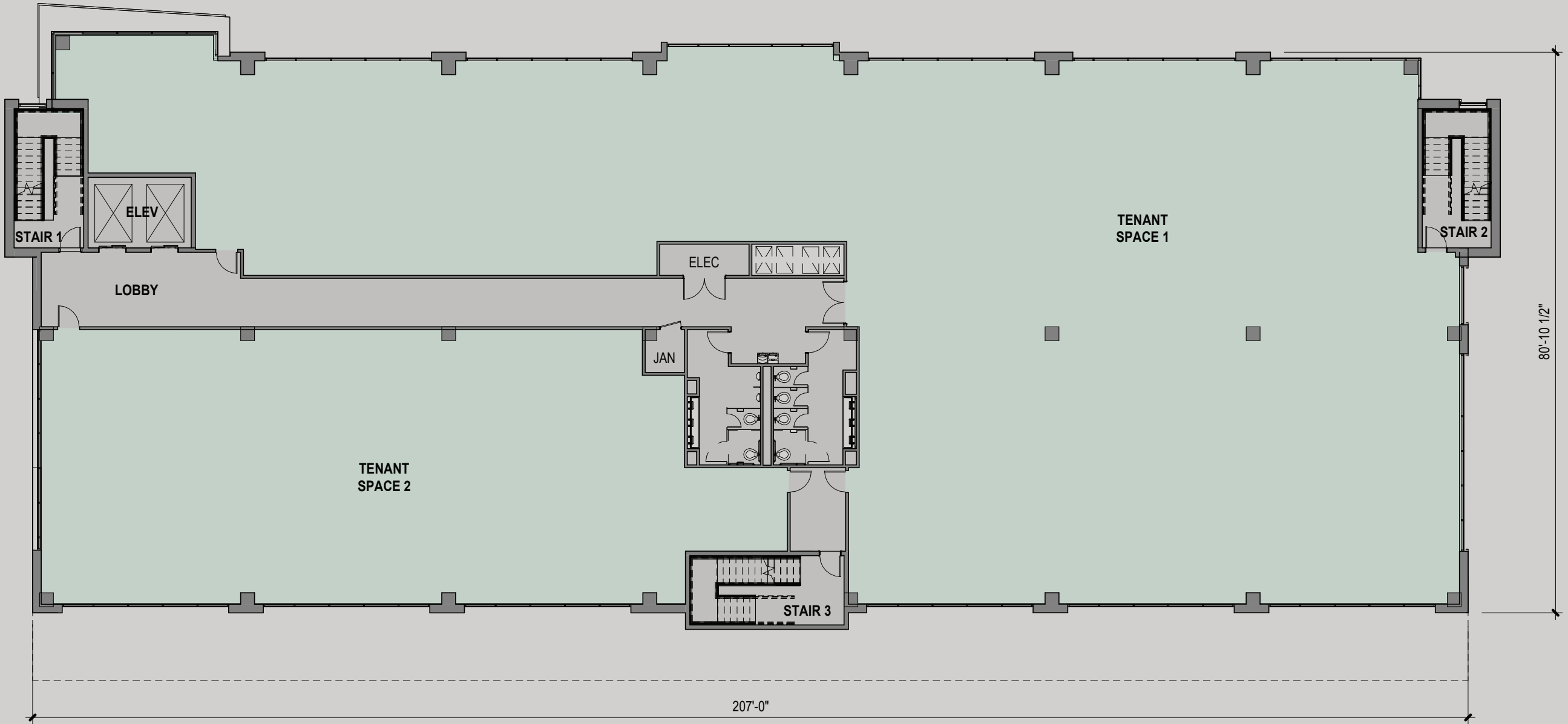
NEARBY ACCESS
TO I-283, US-30,
AND US-222



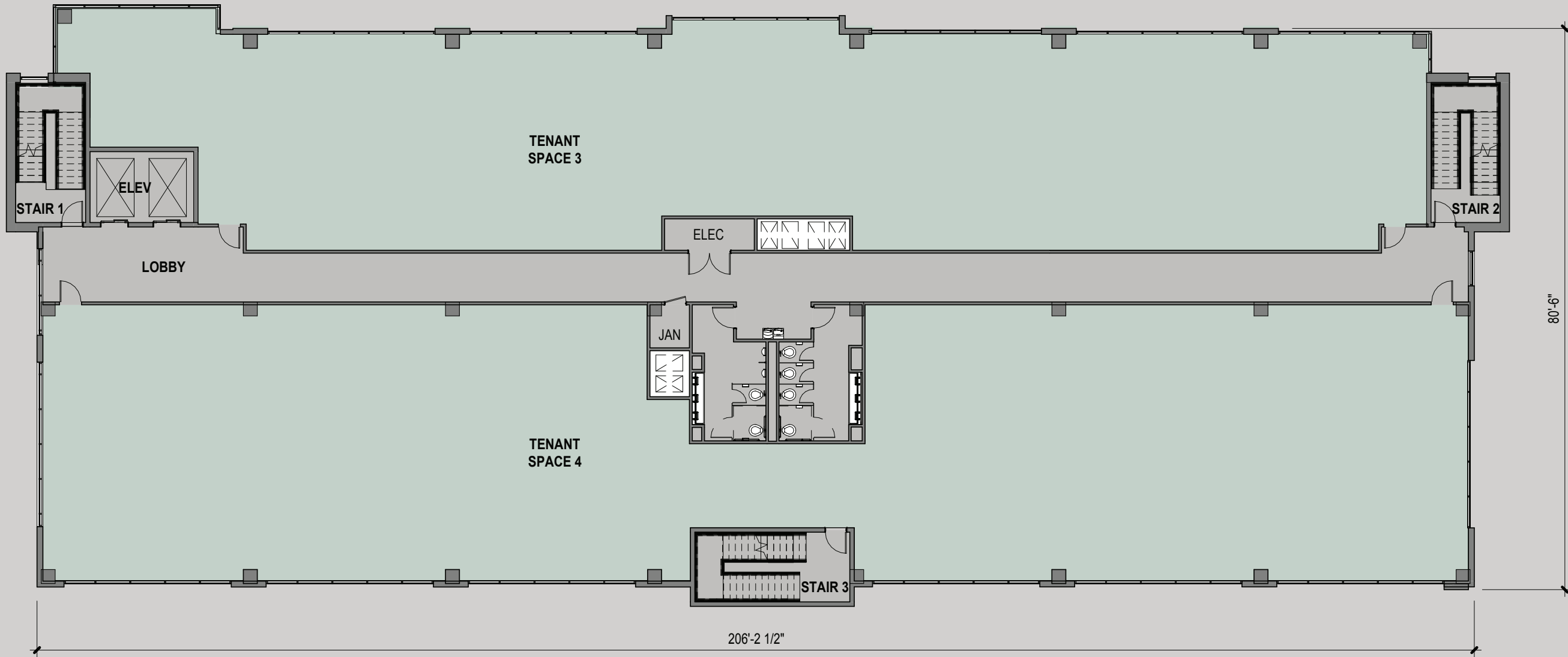
4 / 1,000 SF
PARKING RATIO



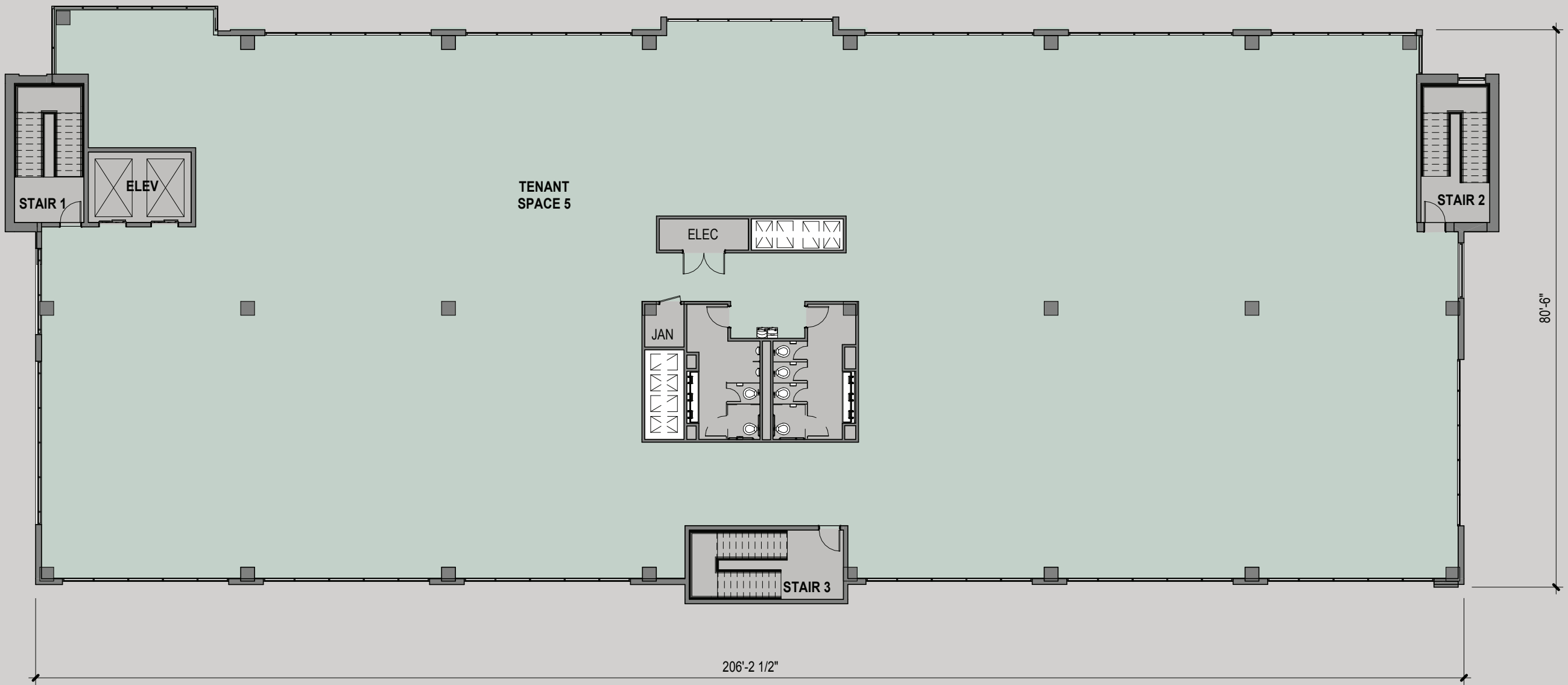
GROUND FLOOR



FIRST FLOOR (POSSIBLE DEMISING OPTIONS)



SECOND FLOOR (POSSIBLE DEMISING OPTIONS)



THIRD FLOOR (FULL FLOOR PLAN)

THE CAMPUS

City Gate Corporate Center

- Lancaster County's Premier Class A Office Space
- Easy Access to I-283, US-30, and US-222
- Home to Baker Tilly, Penn Medicine, WellSpan Health, Robson Forensics, Presence Bank, Stifel Wealth Management
- Less than 5 minutes to Lancaster Station on Amtrak's Keystone Line, servicing New York, Harrisburg, and Philadelphia



CITYGATE 1

THE EXPERTS
Robson Forensic

bakertilly

Aerotek

Penn Medicine
Lancaster General Health

PRESENCE
BANK

STIFEL


WELLSPAN
HEALTH


CITYGATE
BUILDING 2

AREA AMENITIES

CityGate 2 is conveniently located across from the Shoppes at Belmont, a recently completed lifestyle center. This high-end retail development is a 7 minute walk from CityGate 2 and features more than 30 premier shops and culinary experiences.



THE SHOPPES AT BELMONT

WHOLE FOODS MARKET	ULTA BEAUTY	Starbucks	MOD	P.J. WHELIHAN'S PUB + RESTAURANT
P.F. CHANG'S CHINA BISTRO	NORDSTROM Rack	CAVA	Michaels	
TARGET	Jersey Mike's SUBS	FINE WINE & GOOD SPIRITS	HARVEST SEASONAL GRILL & WINE BAR	
DICK'S SPORTING GOODS	CLUB PILATES	Chick-fil-A	ATHLETA	

LANCASTER COUNTY SNAPSHOT

562,129

POPULATION

21,817

BUSINESSES

211,081

HOUSEHOLDS

304,961

LABOR FORCE

\$113,906

AVERAGE HOUSEHOLD INCOME

295,247

EMPLOYEES

221,326

HOUSING UNITS

172,994

WHITE COLLAR

Only 90 minutes to Philadelphia

LANCASTER INSTITUTIONS

Healthcare

- Penn State Health
- Penn Medicine
- WellSpan Ephrata Hospital
- UPMC Lititz Hospital

Education Institutes

- Franklin & Marshall
- Millersville University
- Elizabethtown College
- St. Joseph's University





WHAT TO EXPECT





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CBRE

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