

FOR LEASE

1770 Hempstead Road

 Greenfield

 **HIGH ASSOCIATES** LTD.  
An Affiliate of High Real Estate Group LLC



LANCASTER, PA 17601

**MODERN, VISIBLE, AND ATTRACTIVE  
CORPORATE HEADQUARTERS  
BUILDING**

**LOCATED IN GREENFIELD AND  
SURROUNDED BY A RANGE OF  
ATTRACTIVE AMENITIES FOR  
EMPLOYEES**

**APPROXIMATELY 24,000 SF OF  
RECENTLY CONSTRUCTED SPACE**

**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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# Lease Space Summary

1770 Hempstead Road



## LEASE INFORMATION

Available SF:	23,938 SF
Lease Rate:	\$23.50 SF/yr
CAM:	\$5.58
County:	Lancaster
Municipality:	East Lampeter Township

## PROPERTY OVERVIEW

Located in Greenfield, 1770 Hempstead Road is Lancaster's premier corporate headquarters building and features approximately 24,000 SF of recently constructed office space. The property is surrounded by a range of corporate and consumer amenities that enhance the employee experience for businesses that operate in our community.

## OFFERING SUMMARY

HVAC:	Central
Sprinklers:	Yes
Parking:	Surface
Water:	Public
Sewer:	Public
Zoning:	Business Park

Lighting:	LED
Flooring:	Carpet Tile and VCT
Number of Floors:	1

## ADDITIONAL COMMENTS

Conveniently located in Greenfield with easy access to Route 30, nearby restaurants, and other amenities.

# Floor Plan



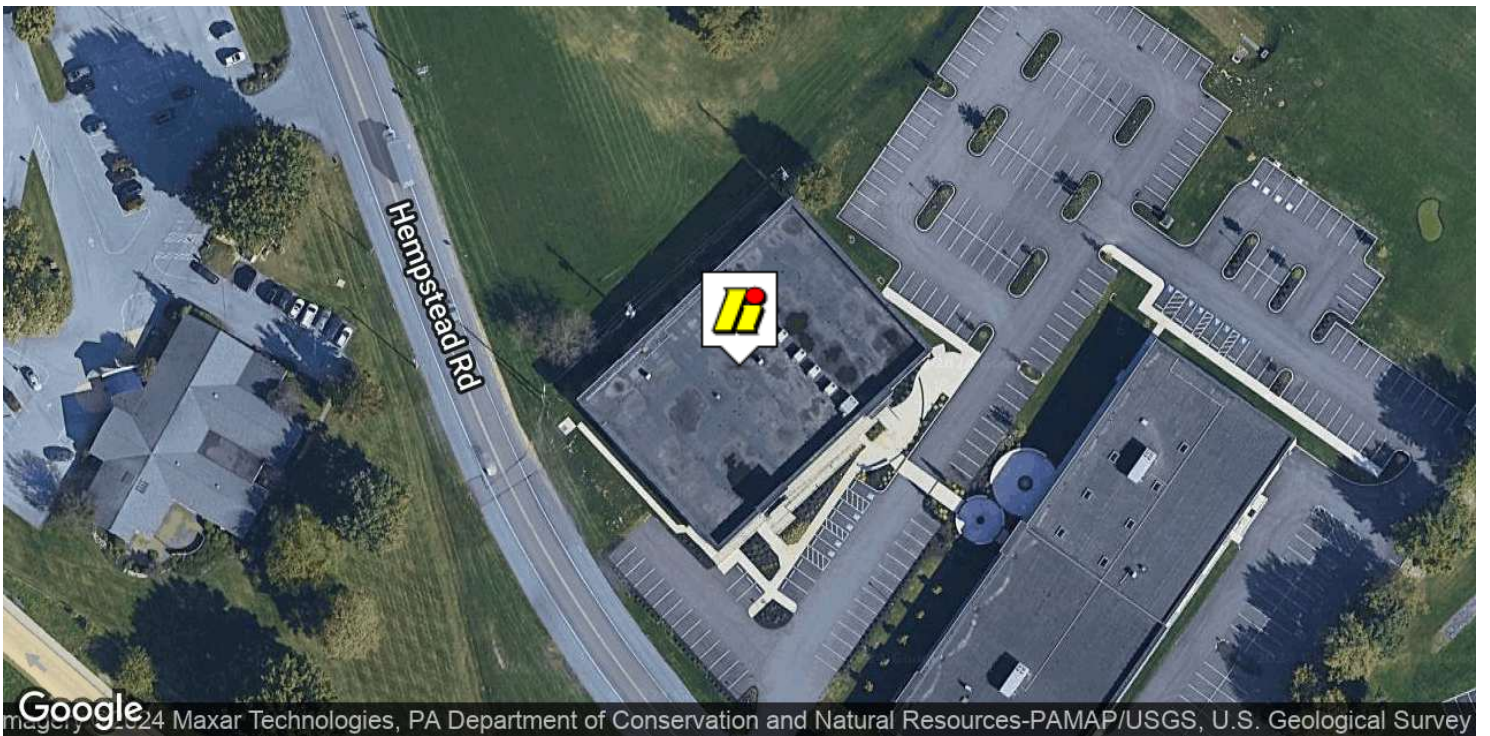
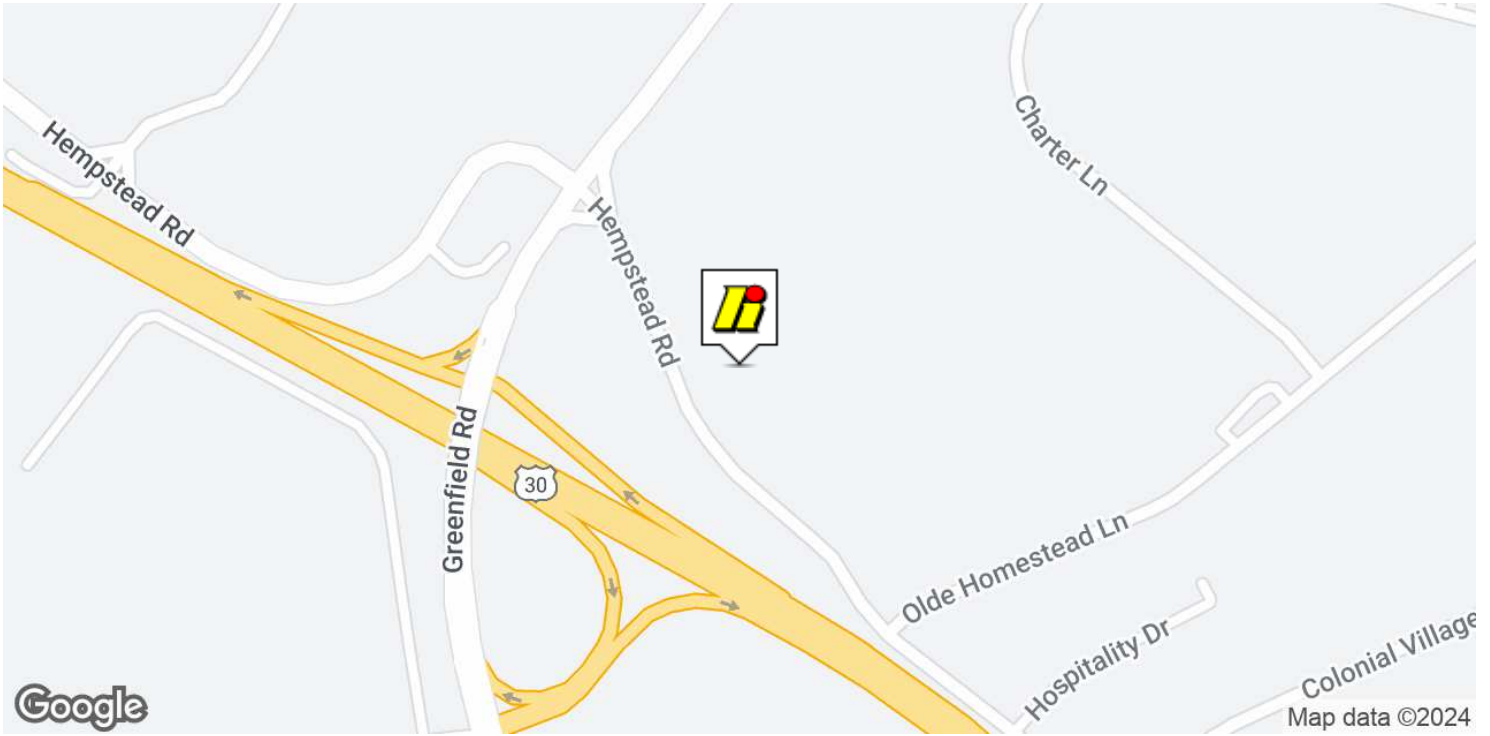
1770 Hempstead Rd.  
23,938 S.F.



# Site Plan



# Location Map



# Greenfield Map



Located in the heart of Lancaster County, Greenfield offers a variety of amenities conveniently located within or around the community:

- Federal Express
- United States Postal Service
- Hampton Inn by Hilton
- Courtyard by Marriott
- Charter Lane KinderCare
- The Greenfield Restaurant
- Isaac's Restaurant & Deli
- Ginza Sushi
- Bruno's Signature Hoagies
- Sheetz
- McDonalds
- Costco
- Lowes



# Greenfield



- **27 OFFICE BUILDINGS,**  
800,000 sq. ft., spaces from **500-80,000** sq. ft.
- **40 INDUSTRIAL BUILDINGS**  
2.7 million sq. ft., spaces from **5,000-250,000** sq. ft.
- **20 FLEX BUILDINGS**  
from **3,000-30,000** sq. ft., **40,000** sq. ft. of retail
- **90 ACRES OF LAND ZONED**  
for future commercial/industrial and multi-family
- Well-maintained outdoor area featuring walking trails, outdoor seating, and sculptural art installations
- On-campus amenities include 2 hotels, a variety of dining options, and 1,100 sq. ft. of meeting/event space
- Education hub with 5 colleges within 1 mile radius

- Convenient proximity to vibrant Downtown Lancaster, Lancaster General Hospital, Spooky Nook, Lancaster Airport, Lancaster Country Club, US Routes 30, 283, 222, and PA Turnpike

## Greenfield

 **iHIGH ASSOCIATES LTD.**  
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## HEALTH & WELLNESS

At Greenfield, we do well by living well. We meet people on their own terms, as a confidant, coach, cheerleader, or counselor, as they work to succeed. Enjoy yoga classes, walking on our beautiful trails, and more.

## EDUCATION

We believe that growth and learning never stop. Tenants, residents and students have access to complimentary educational series, seminars and peer circles for collaboration.



## COMMUNITY

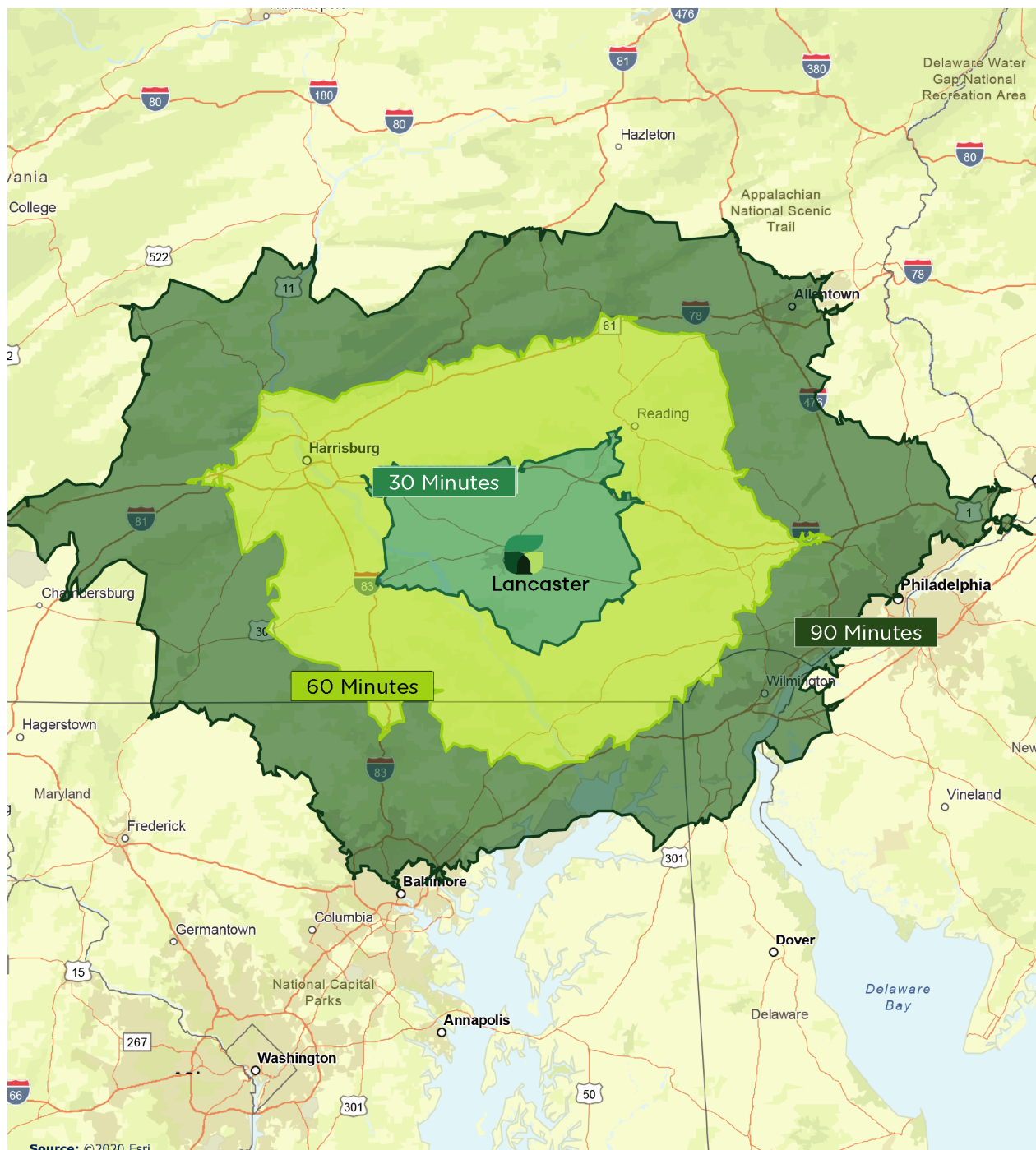
We create the setting that makes stronger connections possible. We cultivate an environment — indoors and out — in which individuals and teams can flourish.

## ENVIRONMENT

We believe a wholesome life - reflective, natural, ethical - is a richer life. We make change for the good by making space for mutual responsibility and care. As we work to better the world around us, we build connections among the people in our community and the nature that surrounds us.



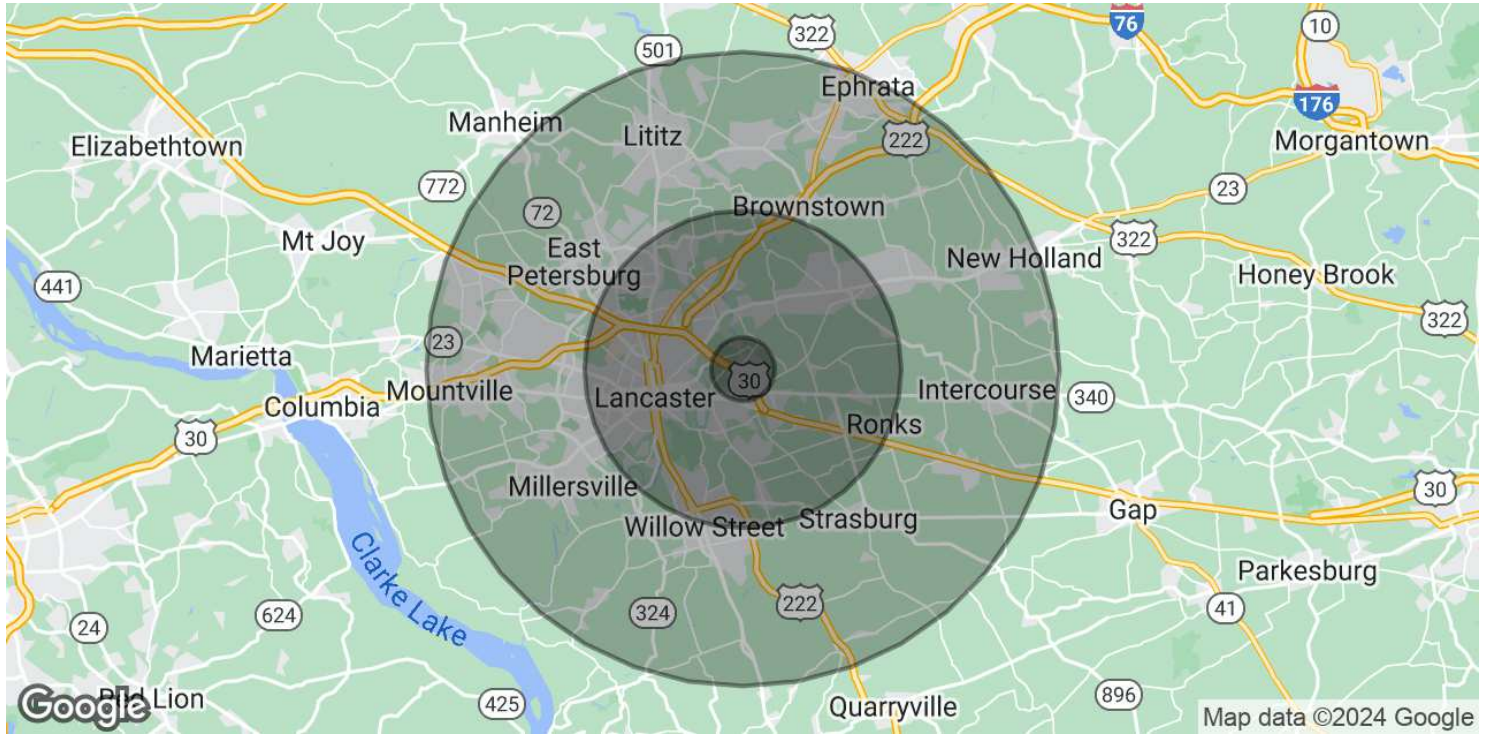
# Greenfield Drive Times



Source: ©2020 Esri

Source: 2020 ERSI

# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,110	148,663	329,630
Average Age	37.2	36.4	38.0
Average Age (Male)	36.9	34.5	36.3
Average Age (Female)	37.9	38.1	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,580	57,535	126,698
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$69,982	\$58,240	\$68,843
Average House Value		\$191,905	\$225,678

\* Demographic data derived from 2020 ACS - US Census

FOR LEASE

1770 Hempstead Road



*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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717.293.4477

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