

FOR LEASE

850 Greenfield Rd



LANCASTER, PA 17601

PRISTINE CLASS A BUILDING

IDEAL LOCATION

ABUNDANT PARKING



ALTHEA RAMSAY CARRIGAN

717.669.8861

aramsay@high.net

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

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LEASE INFORMATION

Available SF:	Suite 101 - 7,090 SF
	Suite 102 - 6,468 SF
	Suite 203 - 7,314 SF
	Combined Suites - 21,000 SF Max Contiguous - 14,000 SF
Lease Rate:	\$25.00 SF/yr Modified Gross
County:	Lancaster
Municipality:	East Lampeter Township

PROPERTY OVERVIEW

Stunning office suites in turn-key Class A+ condition. Great location with abundant on-site parking. Full customization possible, all ADA, shared meeting space, gorgeous grounds. Suite sizes start at 6,468 square feet and go up to 14,000 square feet. Three separate suites are available. Two on the first floor, Suite 101 with 7,090 SF and Suite 102 with 6,468 SF, with the possibility of combining the two together to make one large suite at 14,000 SF total. Suite 203 is available on the second floor with 7,314 SF of space. Located just off two US Route 30 exits yet positioned in the heart of the PA Dutch country. Enjoy all the benefits of the Greenfield Corporate Center.

OFFERING SUMMARY

HVAC:	Gas Heat and Electric A/C	Lighting:	Custom
Sprinklers:	Yes	Flooring:	Carpet , Tile, VCT
Parking:	Abundant	Number of Floors:	2
Water:	Public		
Sewer:	Public		
Zoning:	Business Park		

ADDITIONAL COMMENTS

Built in 1999, Completely renovated in 2015
29' Clear ceiling height
Conestoga Valley School District



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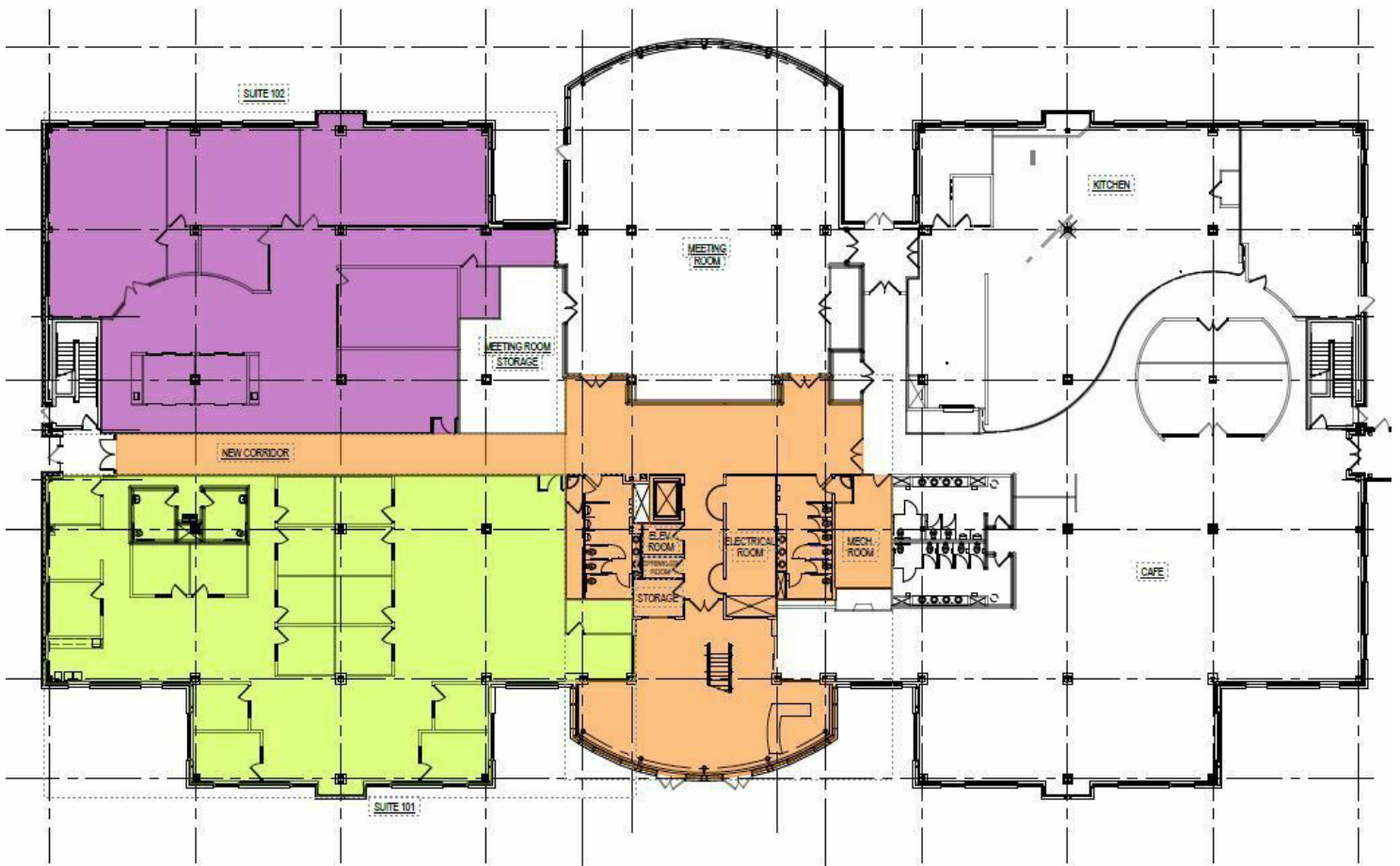
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FIRST FLOOR PLAN

SCALE: N.T.S.

BUILDING 168

850 GREENFIELD ROAD
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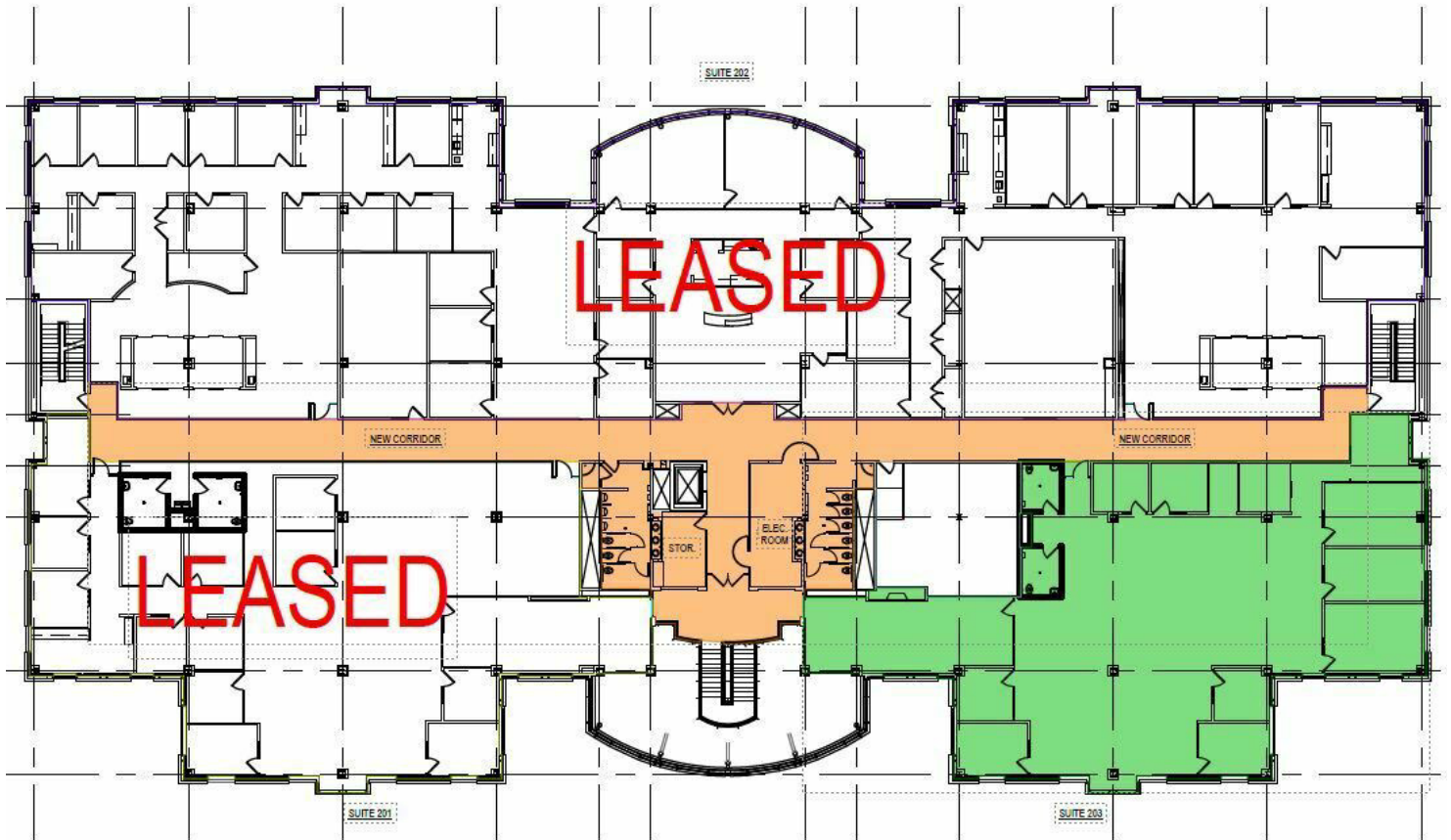
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SECOND FLOOR PLAN

SCALE: N.T.S.

BUILDING 168

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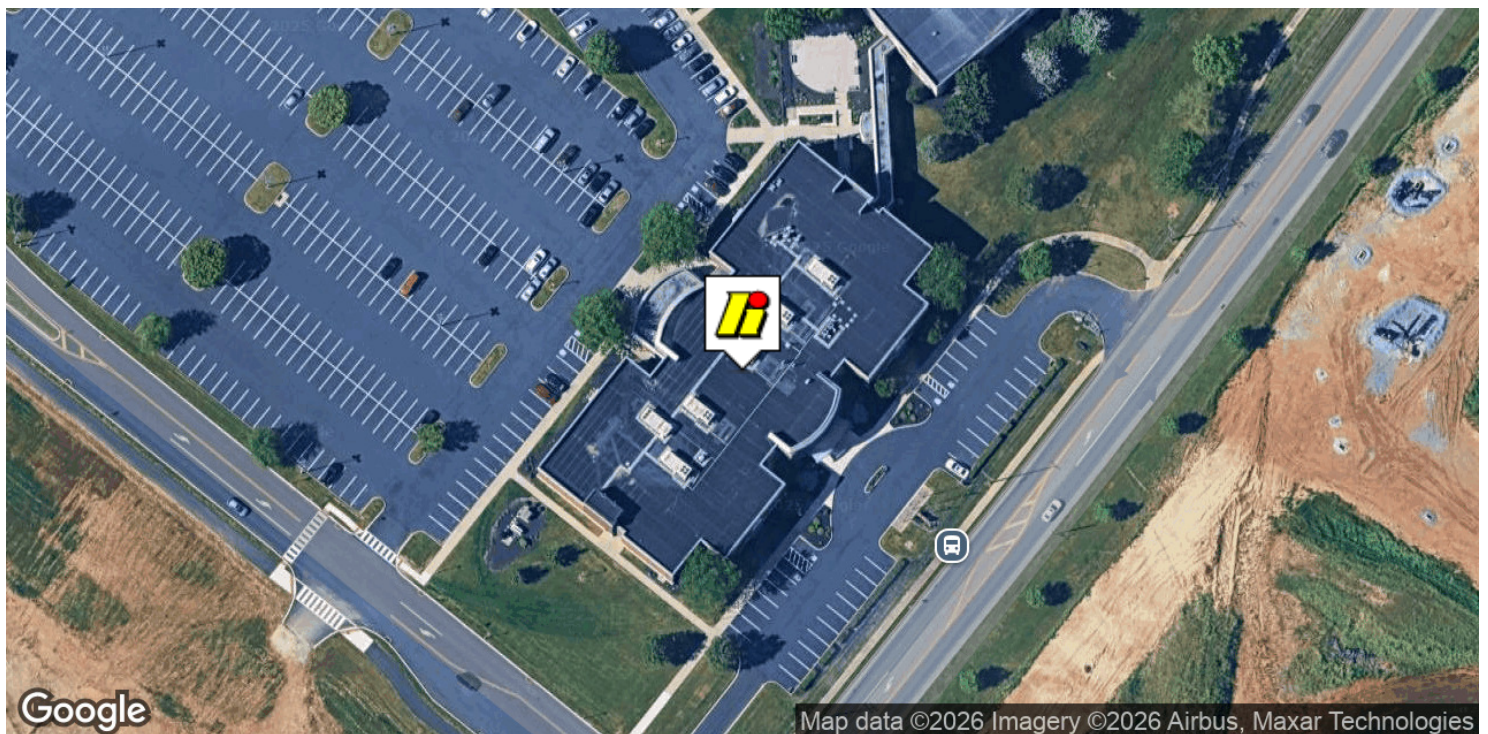
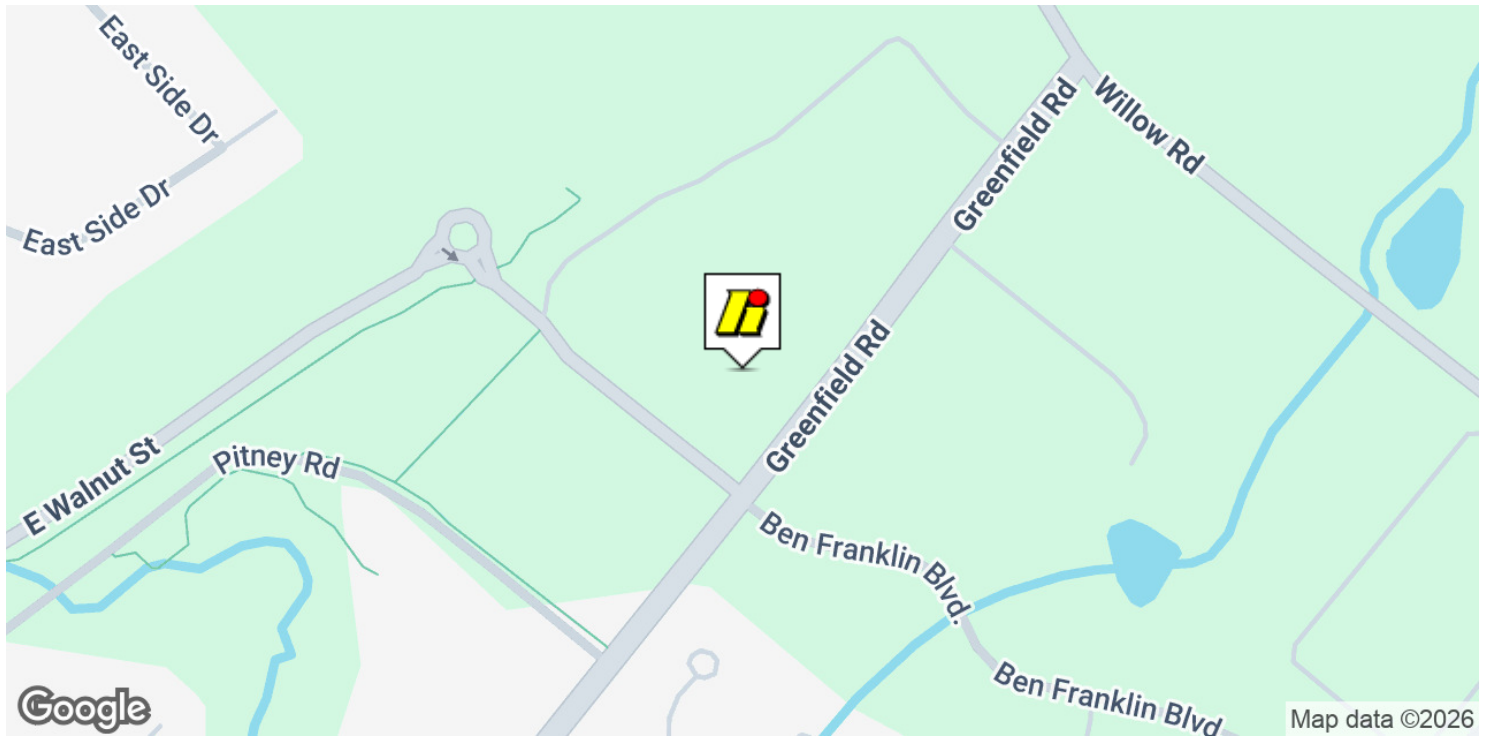
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Located in the heart of Lancaster County, Greenfield offers a variety of amenities conveniently located within or around the community:

- 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

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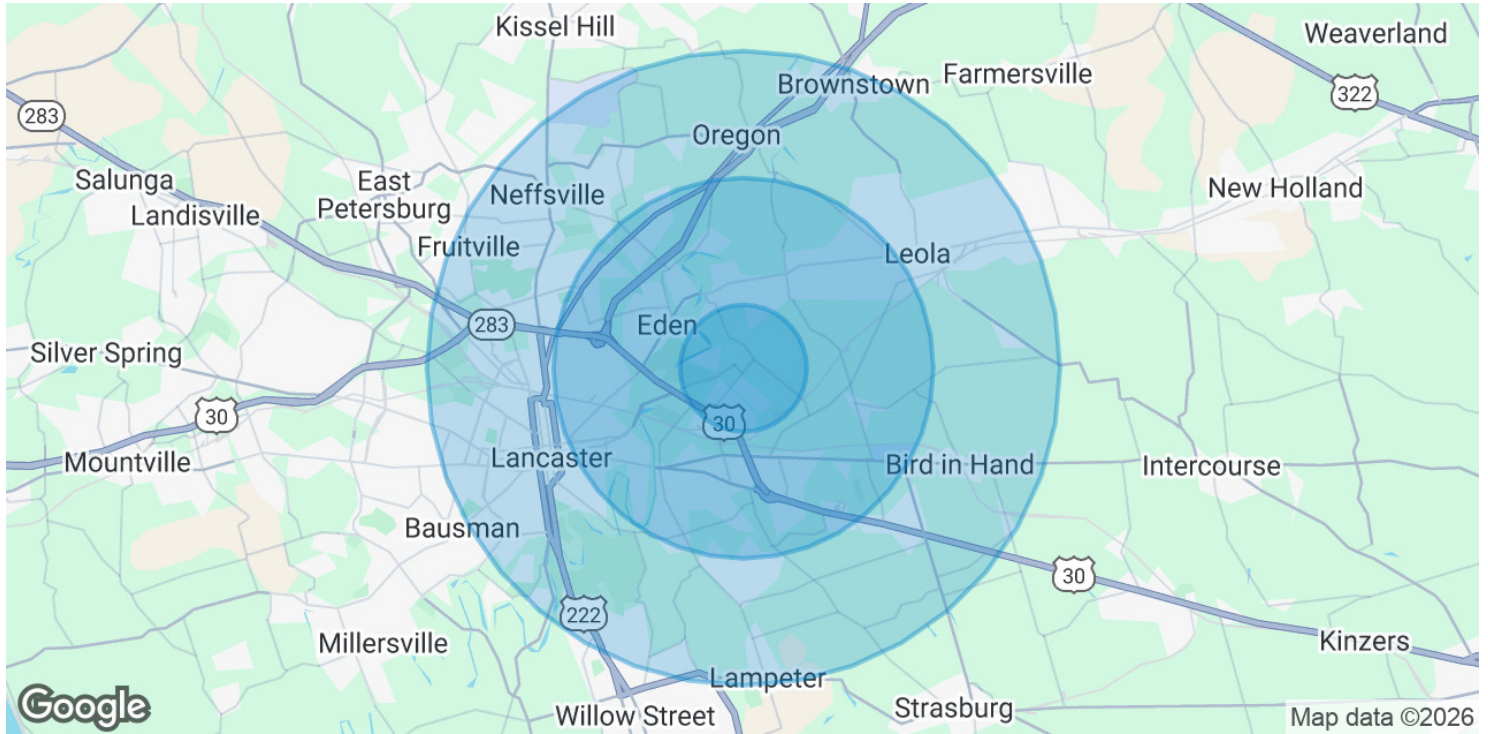
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,608	54,686	143,548
Average Age	43	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,156	21,085	54,220
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$106,751	\$113,755	\$102,579
Average House Value	\$366,930	\$347,478	\$312,113

Demographics data derived from AlphaMap

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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
Lancaster, PA 17601
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