



313 WEST LIBERTY STREET, LANCASTER PA 17603



(717) 394-3374
info@ppmproperties.com



CORINN
KIRCHNER

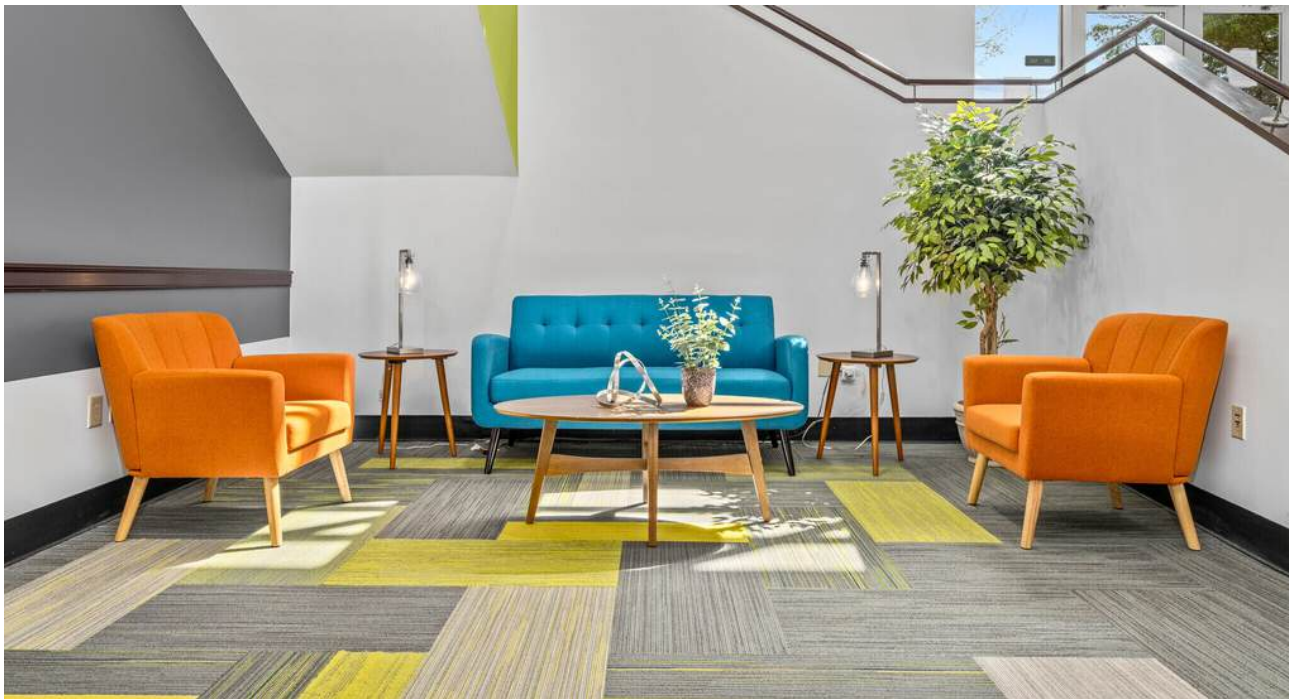
ALEX
EBERT

SHADE
FOREMAN



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PROPERTY AMENITIES

- On-site property manager & maintenance, front desk receptionist & directory in lobby
- Wheelchair accessible entrance
- 2 Passenger elevators to all floors
- 24/7 Keycard access & security cameras
- Abundant parking
- Mail & Package Center
- Vending & lunch/breakroom area
- Shared meeting/conference room available
- Privately-owned daycare onsite
- Privately-owned fitness/personal trainers, massage therapy & other personal service businesses onsite



WHAT'S INCLUDED

NNN BUDGET INCLUDES

- Electric
- Gas
- Air conditioning
- Hot and cold water
- Sewer
- Trash
- Common area cleaning
- Common area restrooms stocked daily Monday-Friday
- Taxes
- Building insurance
- Common Area Maintenance
- On-site maintenance staff
- Parking
- Snow removal
- Landscape maintenance
- Sprinkler system maintenance and inspection
- Fire monitoring to central station
- Heating and cooling maintenance and repair
- Storm water management fee
- Receptionist at main entrance front desk

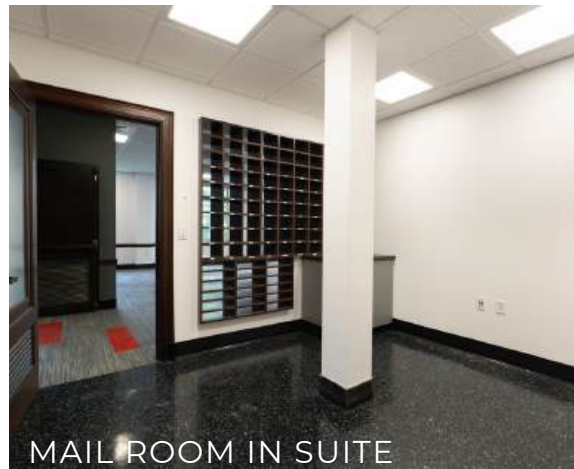


SUITE 335 PHOTOS

SEE VIDEO TOUR
PAGE 6



SERVER ROOM IN SUITE



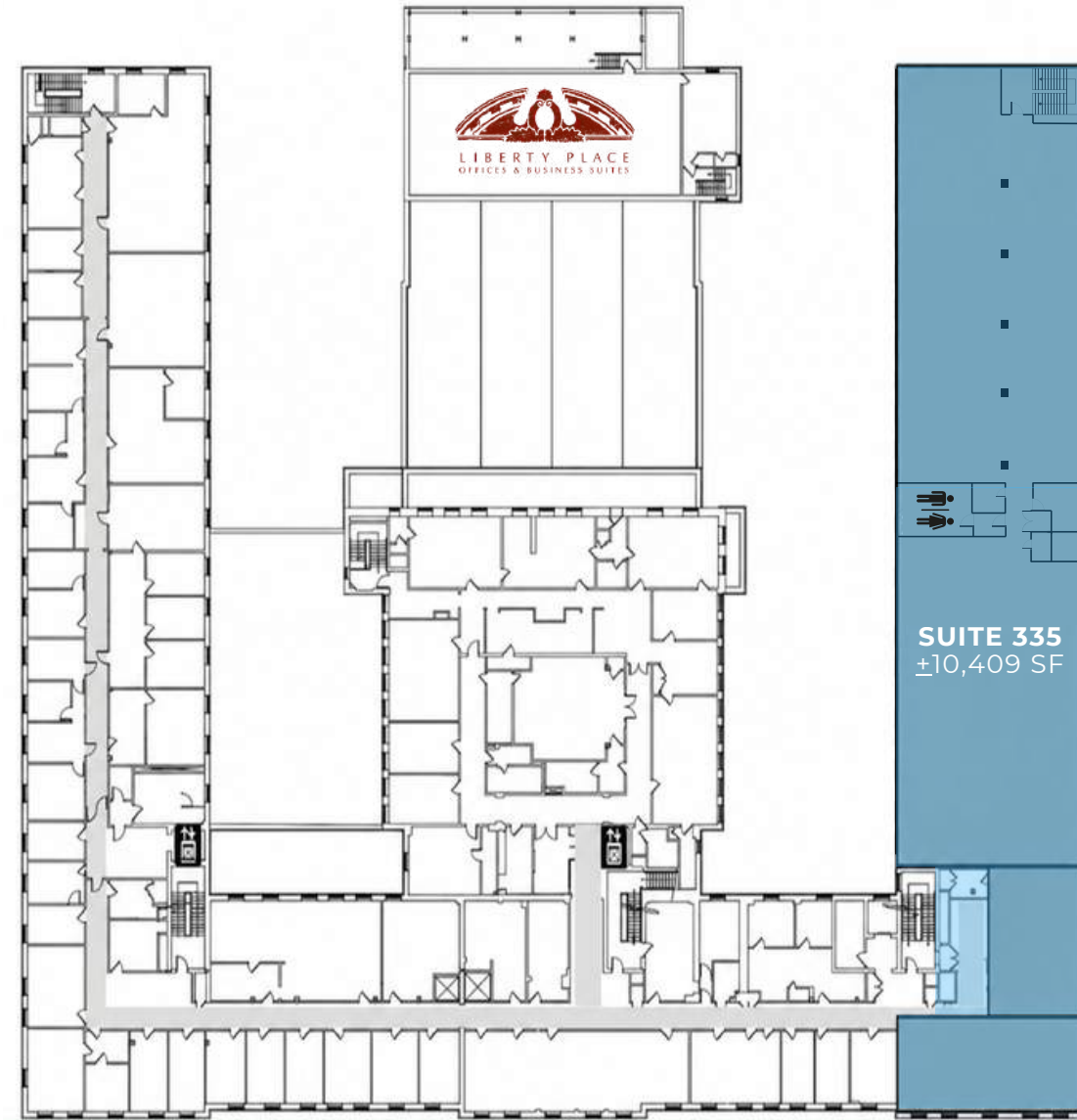
MAIL ROOM IN SUITE



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PPM
Real Estate, Inc.

3RD FLOOR PLAN



Suite 335 Features

- Clear span office space
- Reception area & mailroom
- Private restroom
- Abundant natural light
- Dedicated server room
- Elevator and direct stair access

Rent

- Base Rent: \$15.00 PSF
- 2026 NNN Including utilities: \$7.77 PSF
- Total Gross Monthly Rent Including Utilities: \$19,751.08
- Tenant Pays: Liability insurance, internet, & suite janitorial

SUBDIVISION OPTIONS AT \$16 PSF NNN

A corridor will be created;
final sq. ft. will be determined



Subdivide Option 2
± 4,591 Sq. Ft.

Subdivide Option 1
± 8,410 Sq. Ft.



± 1,999 Sq. Ft.



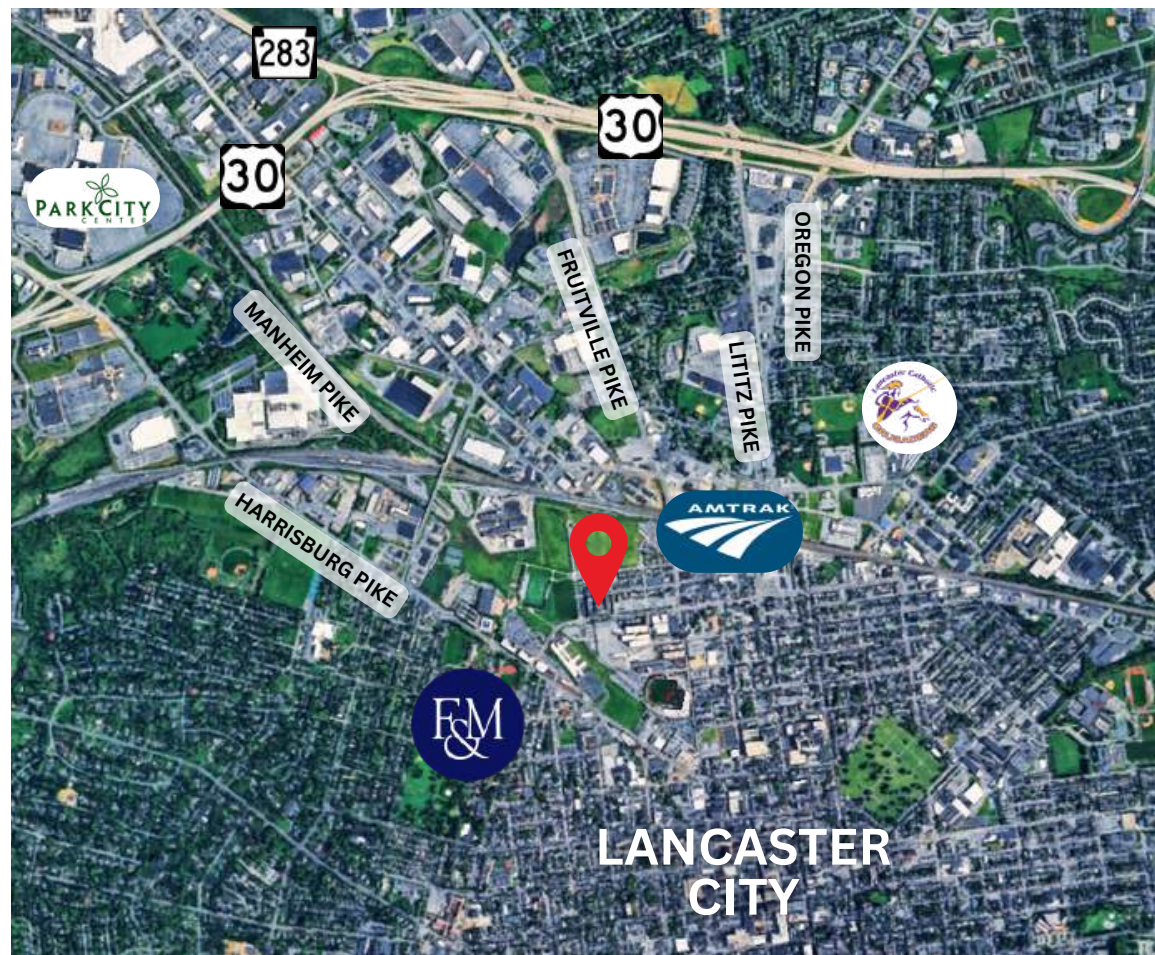
UNBEATABLE LOCATION

- > 0.5 Miles to Lancaster Amtrak station
- > < 1 Mile to Fruitville Pike, Manheim Pike, Lititz Pike & Harrisburg Pike
- > < 2 Miles to Routes 30, 283, & 222



NEARBY RESTAURANTS

- > IRON HILL BREWERY & RESTAURANT
- > OKA ASIAN FUSION
- > MR. BILL'S FRESH SEAFOOD
- > MEAN CUP CAFE
- > BAD GARDEN KITCHEN
- > SUKHO THAI
- > SAVOY TRUFFLE
- > BEILER'S DONUTS
- > ROUTE 66 RESTAURANT
- > NEPTUNE DINER



VIDEO TOUR



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.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

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 property 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 greatly enjoy working with both for-profit and not-for-profit organizations. 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
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

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



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