



MODERN CLASS-A OUTPATIENT MEDICAL SPACE
AVAILABLE FOR LEASE

REAL ESTATE OWNED BY **Healthpeak®** | **DOC LISTED NYSE**



250 FAME AVE, HANOVER, PA





OFFERING DETAILS

BUSINESS PARK	Hillside Medical Center
ADDRESS	250 Fame Ave Hanover, PA 17331
AVAILABLE SUITES	Suite 103: 2,952 SF Suite 206C: 1,836 SF
LEASE RATE	Negotiable
BUILDING SIZE	146,814 SF
PROPERTY USE	Outpatient Medical
BUILDING CLASS	A
FLOORS	2
COUNTY	York
MUNICIPALITY	Penn Township

PROPERTY PHOTOS



Existing Office Lobby



Existing Medical Suite

HIGHLIGHTS

- Current tenants include:



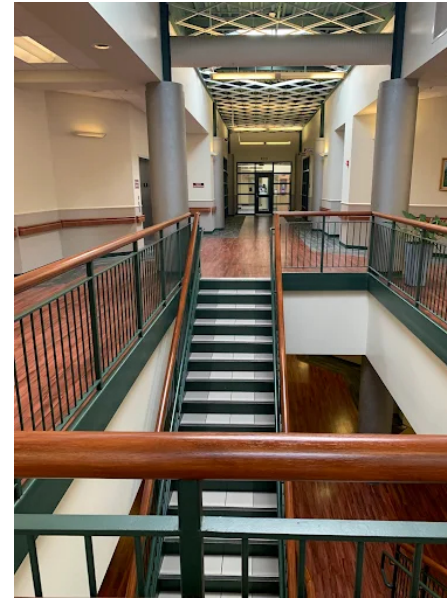



- Beautifully maintained common area with ample onsite parking
- Available space can be used as medical or professional office uses
- Three (3) minute drive to Hanover Crossing Shopping Center with national tenants such as Walmart Supercenter, Giant Foods, & Harbor Freight Tools
- Close to area shopping & Hanover Area Schools

EXECUTIVE SUMMARY

Opportunity to lease state of the art class A outpatient medical space in Hillside Medical Center, the premier medical campus in Hanover, PA. Suite sizes are available from 1,836 SF up to 2,952 SF to accommodate a variety of medical users. The well maintained property is professionally managed to ensure a high level of tenant satisfaction. Current tenants in the building include UPMC Pinnacle Hanover, Select Physical Therapy, Lebo Skin Care Center, The Retina Care Center, Maryland Vascular Specialist, and Ability Ottobock.care Prosthetics and Orthotics .

Hillside Medical Center is conveniently located at the intersection of West Eisenhower Drive and Broadway (PA-194).

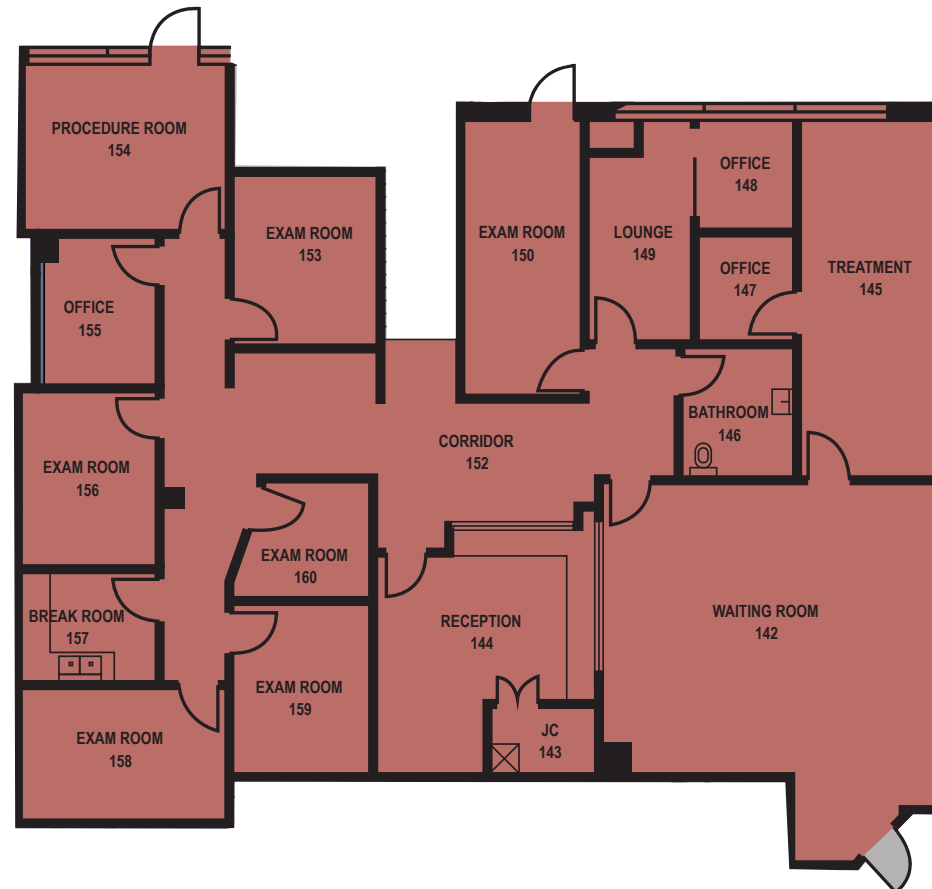


AVAILABILITY

LEASE INFORMATION		
SUITE	FLOOR	SIZE
103	1 st Floor	2,952 SF
206C	2 nd Floor	1,836 SF



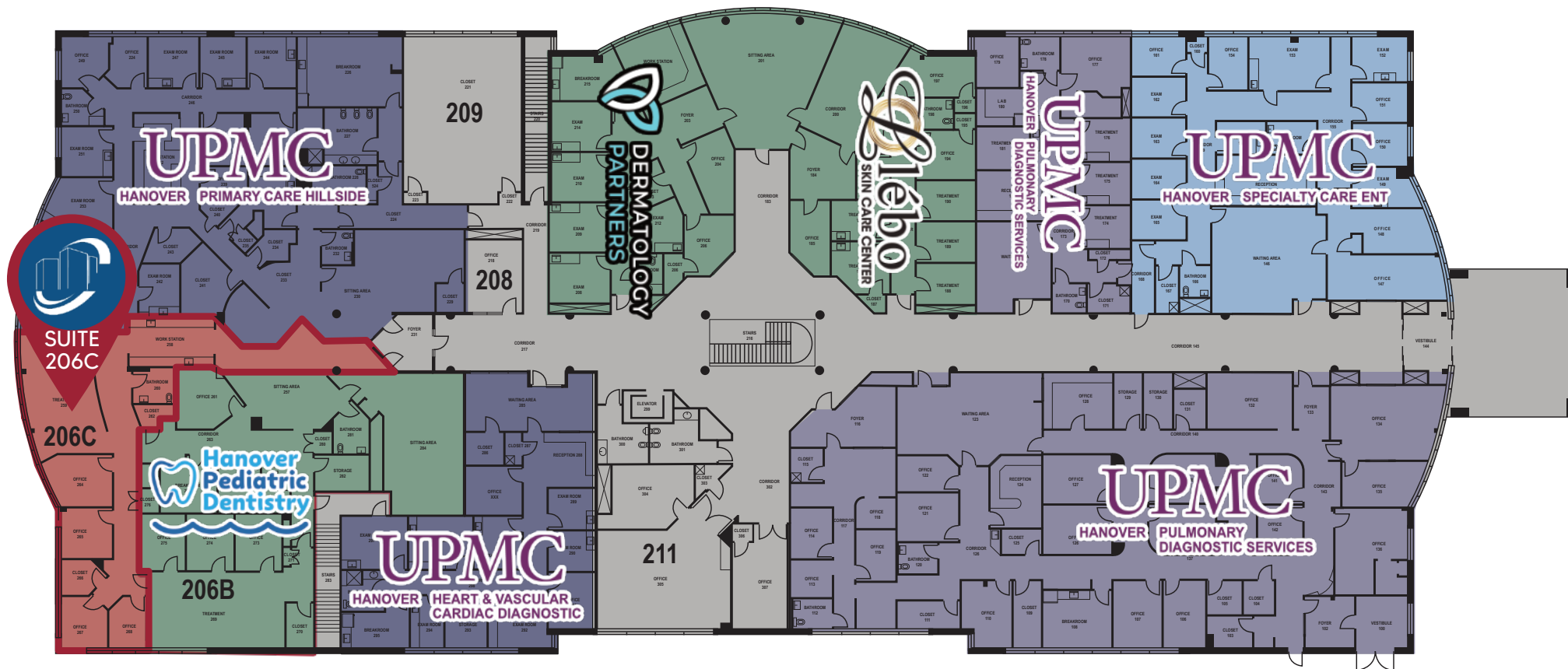
SUITE 103



LEASE INFORMATION

Suite	Floor	Suite
103	1 st Floor	2,939 SF

SECOND FLOOR PLAN



SUITE 206C



LEASE INFORMATION

Suite	Floor	Size
206C	2nd Floor	1,836 SF

BUILDING PHOTOS



Existing Office Lobby



Existing Medical Suite



Existing Medical Suite



Existing Medical Suite



OUTPATIENT MEDICAL BUILDING

HILLSIDE MEDICAL CENTER
250 FAME AVE, HANOVER, PA

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CAMPUS AERIAL



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TRADE MAP

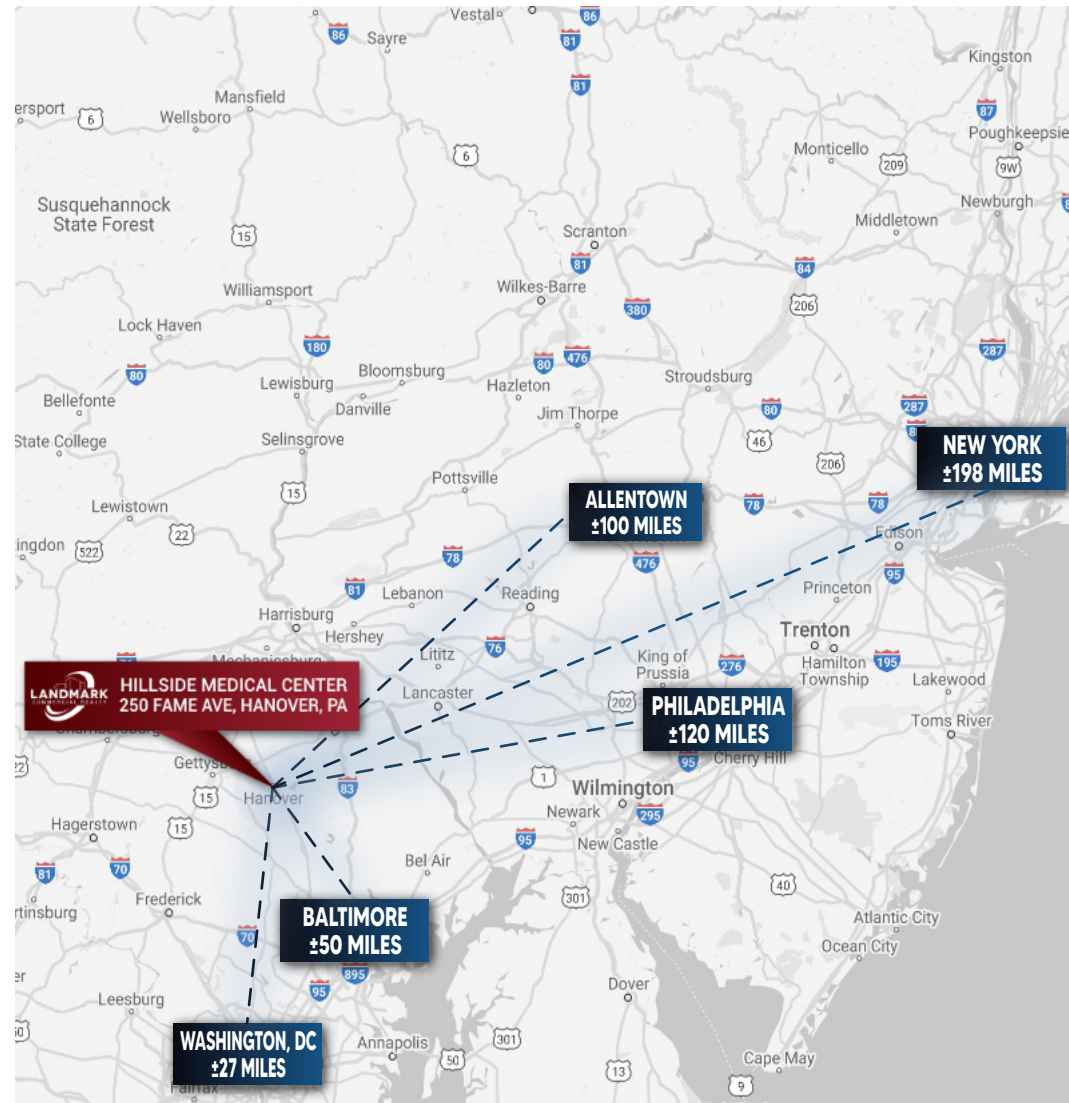


AREA OVERVIEW

HANOVER, PA: Hanover is a borough in York County, Pennsylvania, 19 miles southwest of York and 54 miles north-northwest of Baltimore, Maryland and is 5 miles north of the Mason-Dixon line. The town is situated in a productive agricultural region.

Downtown revitalization is a current priority, working with community members and organizations such as the Chamber of Commerce to reconnect with the appeal of the downtown and ignite that hometown character once again. Hanover Borough was designated an official Keystone Main Street on May 30th, 2014.

Downtown Hanover appeals to a variety of tastes. Hanover's storied past and legendary colonial and Civil War history provide the foundation for discovering and honoring those who have come before—from the town's sturdy German roots to tales from the Battle of Hanover. From the bustle of shopping at the Clarks Outlet and on "The Golden Mile," to the tranquil scenes of hiking Codorus State Park and boating on Lake Marburg, Hanover has something to please anyone with a spirit of adventure and desire to discover.



POPULATION
17,021



AVG FAMILY INCOME
\$61,561



BUSINESSES
908



EMPLOYEES
13,772

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



CLASS A OUTPATIENT MEDICAL BUILDING FOR LEASE

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