

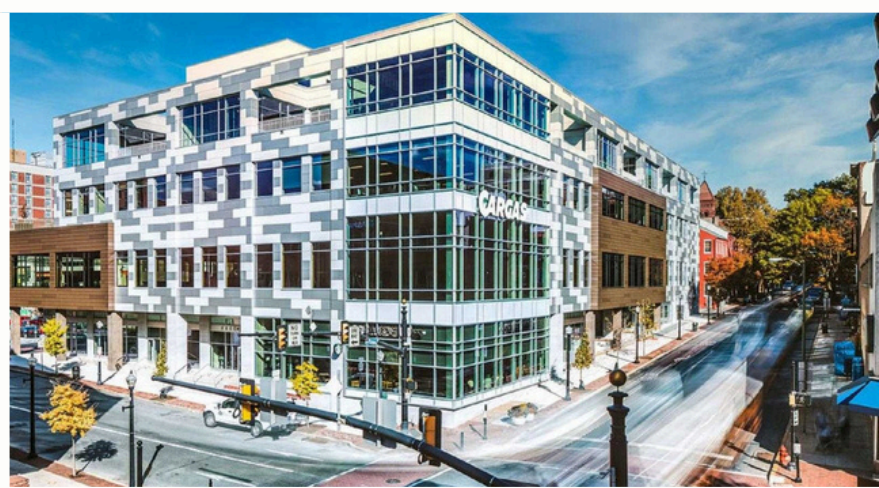
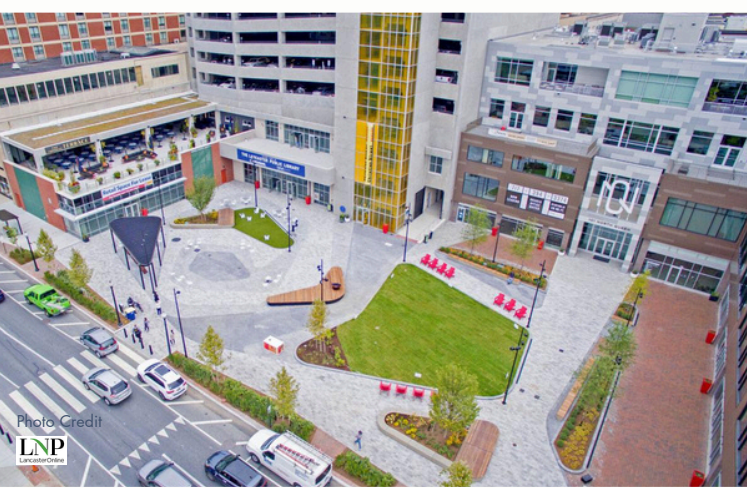
101 NORTH QUEEN STREET
LANCASTER, PA 17603

NQ



233 N. Duke St. | Lancaster, PA 17602
(717) 394-3374 | info@ppmproperties.com
www.ppmproperties.com

ZAMAGIAS
PROPERTIES



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PROPERTY DETAILS

ZONING

Central Business District
Located in the CRIZ ↗

PARKING

101NQ features an interior connection to the new Christian Street public parking garage. Passes are \$90/month per space.

HVAC

New high efficiency system boasting optimum fresh air exchange. Gas heat and central air systems.

NNN BUDGET INCLUDES

- Common Area Utilities
- HVAC Maintenance
- DID Taxes
- Snow Removal
- Exterminating
- Fire Alarm
- Sprinkler
- Common Area Janitorial
- Stormwater Fee
- Trash Removal
- Landscaping
- Window Cleaning
- Building Insurance
- Management Fees & Admin Costs



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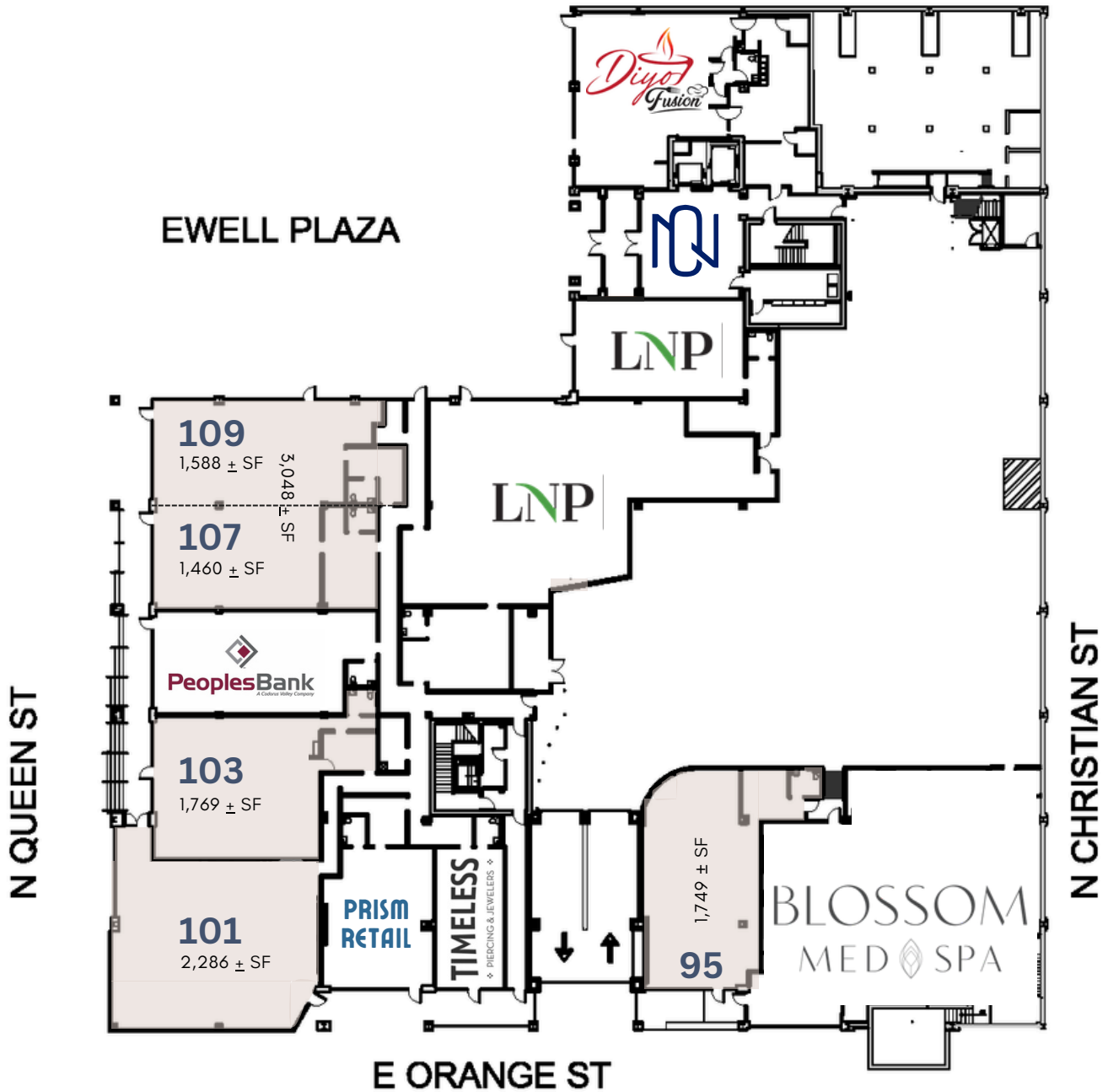
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AVAILABLE SPACES

First Floor Retail



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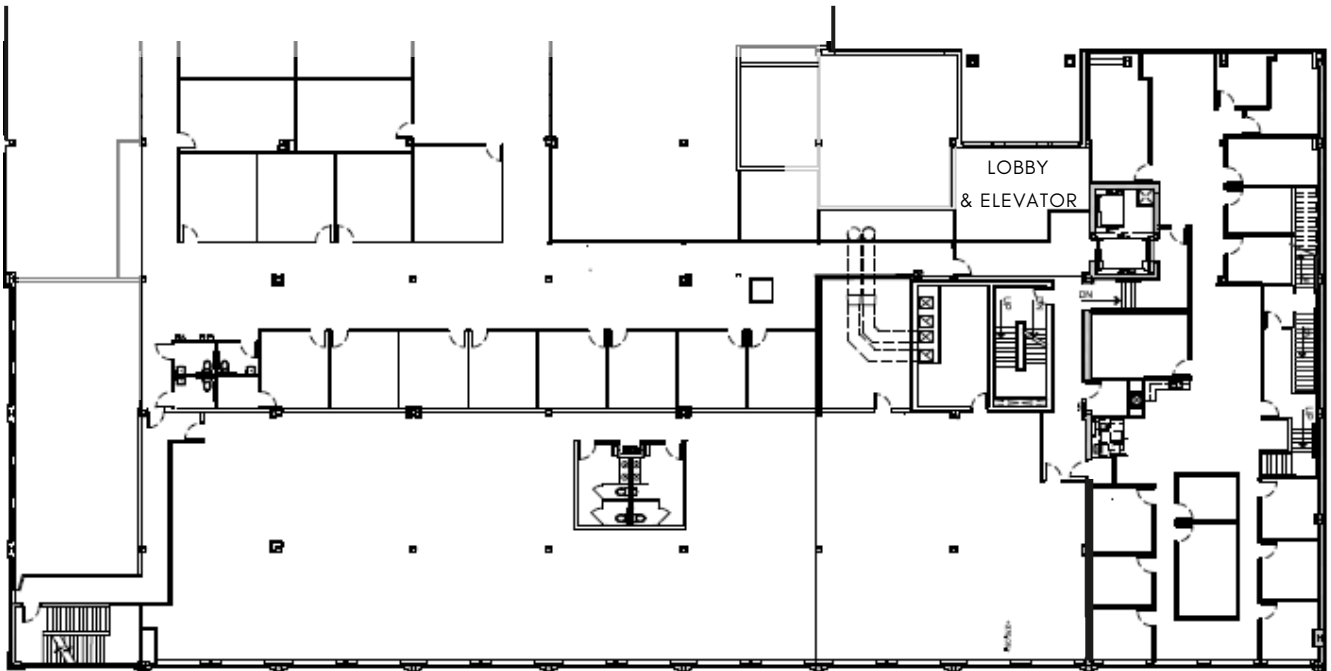
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AVAILABLE SPACES

Second Floor



Mezzanine Level



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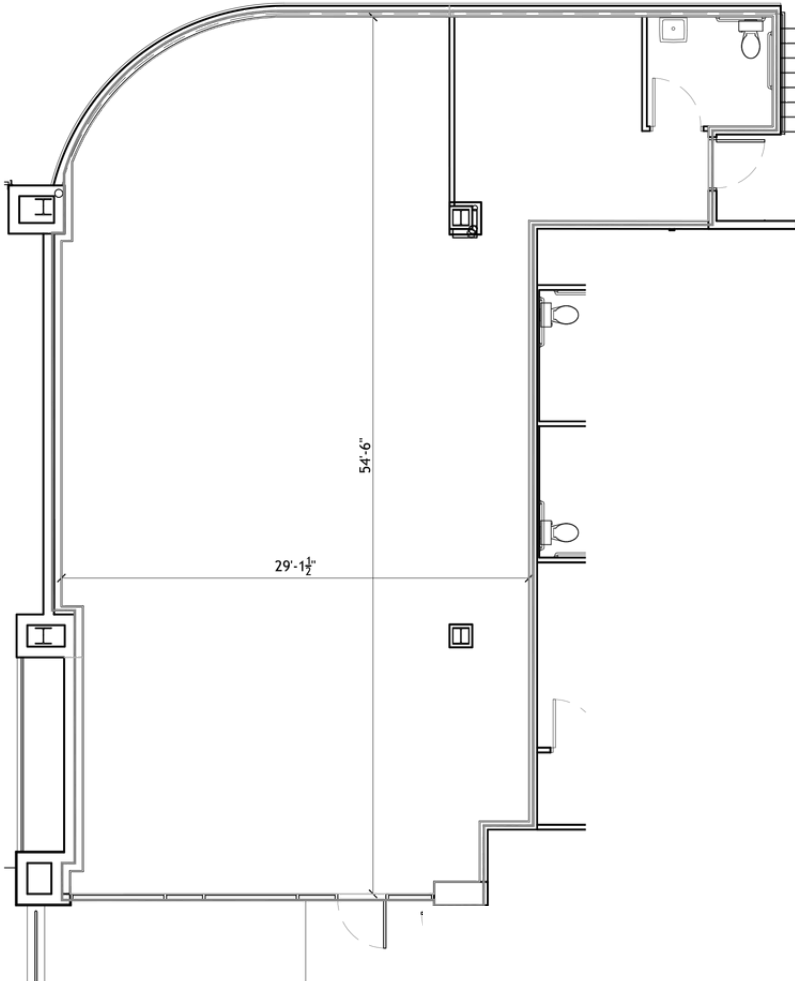
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RETAIL SUITE 95 ±1,749 SQ. FT.



- First generation space
- Finished ADA restroom
- Curved rear wall
- Dedicated signage



\$18.00psf + \$7.00psf NNN
Total Monthly: \$3,643.75

Tenant pays separately metered utilities
Improvement.

*Pop-up boutique currently in space.
However, space is still available.

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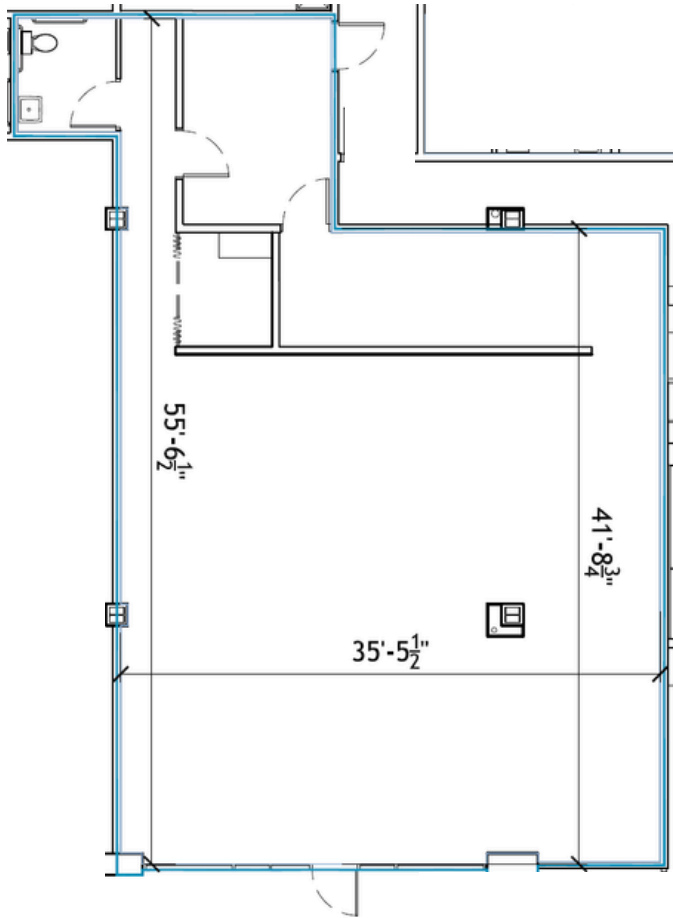
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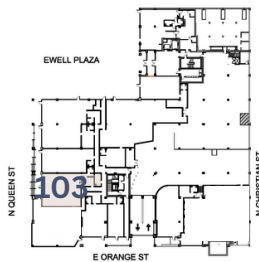
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PPM
Real Estate, Inc.

RETAIL SUITE 103 ±1,769 SQ. FT.



Finished/move in ready
High ceilings
ADA restroom
Stock/storage area
Dedicated signage



\$18.00psf + \$7.00psf NNN

Total Monthly: \$3,685.42

Tenant pays separately metered utilities
*Can be combined with neighboring suite
to +/- 4,055 sqft

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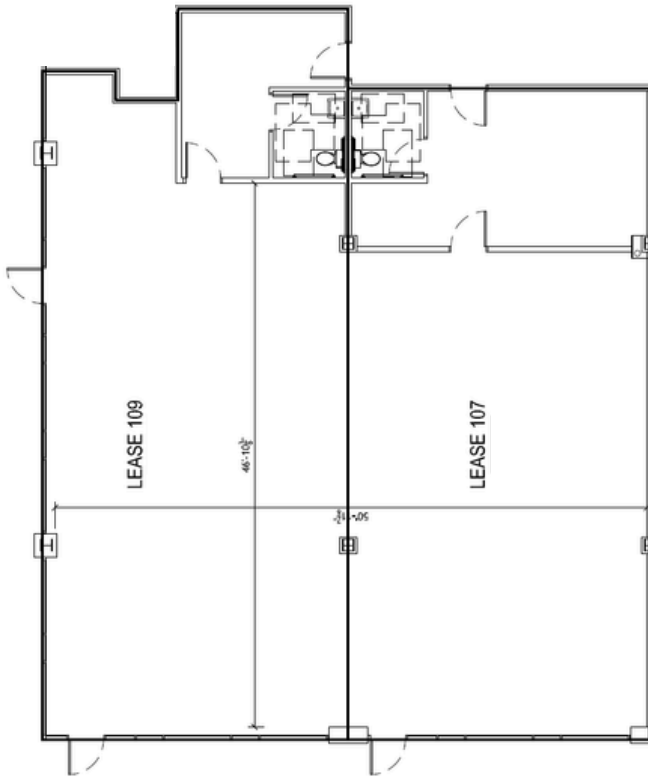
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PPM
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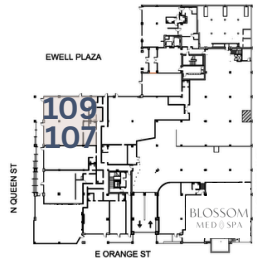
RETAIL SUITE 107
±1,460 SQ. FT.

RETAIL SUITE 109
±1,588 SQ. FT.

SUITES 107+109
±3,048 SQ. FT.



First generation space
107 has an existing duct
for hood install
Each suite has an ADA
restroom & storage room
Dedicated signage

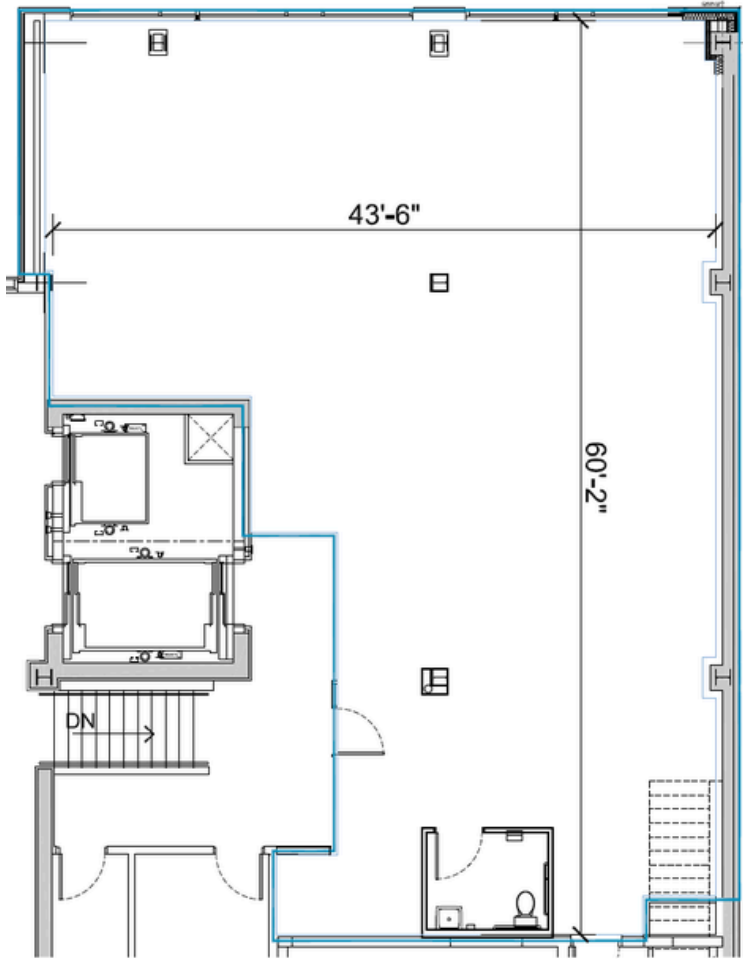


\$18.00psf + \$7.00psf NNN
107 Total Monthly: \$3,041.67
109 Total Monthly: \$3,308.33
107+109 Total Monthly: \$6,350.00

Tenant pays separately metered utilities
Improvement Allowance available
Landlord will finish space to obtain C.O

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SUITE 200
±2,213 SQ. FT.



Views of Ewell Plaza/Binns Park

High ceilings

Glass door entry

ADA Restroom

Landlord will paint,
seal concrete floor
and install cove base



\$16.00psf Modified Gross
Total Monthly: \$2,950.67

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LOCATION

WALKER'S PARADISE: 99% WALKABILITY SCORE



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ABOUT PPM REAL ESTATE, INC.

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

LISTING AGENTS FOR THIS PROPERTY



Corinn Kirchner
Owner | Broker of Record
Corinn@ppmproperties.com



Alex (Alexandra) Ebert
Real Estate Agent
Alex@ppmproperties.com



Tracy Lin Horst
Owner | Associate Broker
Tracy@ppmproperties.com

