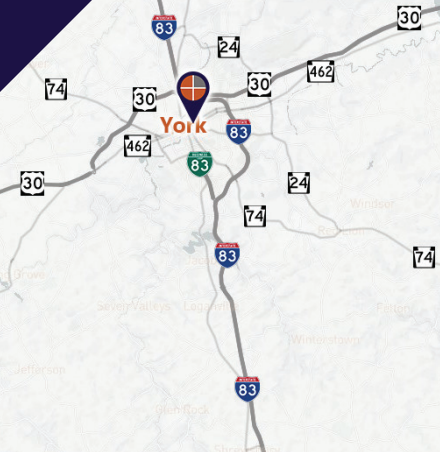


FOR SALE

This well-maintained building offers approx. 21,896 SF spread across multiple levels, plus a private detached garage at the rear of the property.



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marisa@truecommercial.com

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Cell: 717.887.3820
chris@truecommercial.com



For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

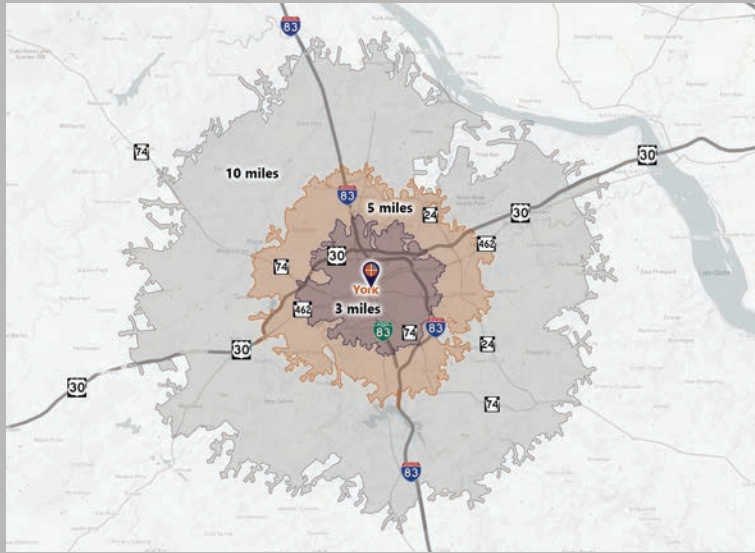


PROFESSIONAL OFFICE BUILDING

DEMOGRAPHICS

| VARIABLE | 141 E. Market St. York, PA 17403 | | |
|-----------------------------------|----------------------------------|------------------|------------------|
| Travel Distance from Site | 3 miles | 5 miles | 10 miles |
| Total Population | 78,561 | 130,814 | 258,647 |
| Population Density (Per Sq. Mile) | 4,241.6 | 2,466.1 | 1,209.0 |
| Total Daytime Population | 97,898 | 161,666 | 262,454 |
| Total Households | 30,462 | 51,247 | 101,127 |
| Per Capita Income | \$30,790 | \$37,503 | \$40,646 |
| Average Household Income | \$78,492 | \$95,035 | \$103,403 |
| Average Disposable Income | \$62,036 | \$73,031 | \$79,146 |
| Aggregate Disposable Income | \$1,889,725,637 | \$3,742,637,548 | \$8,003,833,158 |
| Total (SIC01-99) Businesses | 3,594 | 5,644 | 8,308 |
| Total (SIC01-99) Employees | 50,603 | 84,565 | 117,512 |
| Total (SIC01-99) Sales | \$10,503,395,683 | \$17,304,437,685 | \$24,821,680,560 |
| Annual Budget Expenditures | \$2,124,607,224 | \$4,292,376,745 | \$9,171,868,187 |
| Retail Goods | \$692,681,048 | \$1,406,626,783 | \$3,026,888,708 |

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Introducing an amazing opportunity to own a spacious office building known as the Pressley Ridge Building, located at 141 E. Market St. This well-maintained property offers approx. 21,896 SF spread across multiple levels, plus a private detached garage at the rear, with an additional 1,440 SF. The building is just a few blocks from Continental Square, providing pedestrian-friendly access to all of downtown York.

The building features a spacious lobby with a secure access point for entry. Inside, you'll find a beautiful "L" shaped reception desk. The first floor layout includes twelve private offices, three large open office areas, a waiting room, a supply & storage room, and two restrooms. A passenger elevator provides easy access to all floors.

On the second floor, there are ten offices, two open areas, a storage closet, another waiting room, a resource room, two restrooms, a kitchen/break room, and two IT closets. The highlight of this floor is a stunning conference room featuring stained glass elements on the entry door and coffered ceilings.

As you ascend to the third floor, you are captivated by the stained glass in the ceiling while climbing the elegant wooden staircase. This floor contains four offices, a large open office area, one restroom, and two very spacious training rooms, all accessible via the passenger elevator. The basement houses the mechanical systems and storage.

This property offers endless possibilities for immediate use or redevelopment. It is a great opportunity for behavioral health services, treatment facilities, institutional or educational purposes, or even conversion into multi-family housing.

PROPERTY DETAILS

- Total Building Size:.....21,896± SF
- Sale Price:\$539,000
- Zoning:Central Business District
- Land/Lot Size:0.211 acres
- Date Available:..... Settlement
- Parking:.....Street, Public Garage
- Year Built:..... 1900
- Construction:.....Stone, Brick
- Heating:.....Gas, Hot Air
- Cooling:.....Central Air
- Electric: Met-Ed
- Water/Sewer:..... Public
- Elevator:Yes - Passenger
- Sprinklers:.....No

TRAFFIC COUNTS

- E. Market St./PA Route 462:..... 7,935 VPD
- N. Queen St./PA Route 74:..... 7,429 VPD

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DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. Liquid Hero Brewery (Taproom & Restaurant)
6. McDonald's
7. Catalina's Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. Bloom Kitchen & Bar
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Gather 256
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfalloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Levant Mediterranean Cuisine
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli
38. George Street Brewing Co. Bistro & Bar

ATTRACTIONS

39. Marketview Arts
40. Valencia Ballroom
41. Timeline Arcade
42. York Revolution Stadium
43. The Bond
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

SHOPPING

48. Moreira Mercantile
49. Boho Bella
50. House of Plants
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Apricity Products
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books
68. Noel's Rock Shop

FITNESS

69. York YMCA
70. CrossFit York



| LEGEND | |
|--------|----------------------------------|
| A | Northwest Triangle Redevelopment |
| B | York County Judicial Center |
| C | Continental Square |
| P1 | King St. Garage |
| P2 | Market St. Garage |
| P3 | Philadelphia St. Parking |
| P4 | Central Market Deck |

NORTHWEST TRIANGLE

A 4 acre mixed use redevelopment site that will feature a mix of 70,000 SF of retail & restaurant space, 300 market rate apartments, and over 50,000 SF of office, flex, & conference space.

YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.

MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. & S. Beaver St., W. Philadelphia St., N. George St., and W. Market St. Shop, dine and be entertained.

CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many businesses, office tenants, and new market-rate apartments.

ROYAL SQ. DISTRICT

Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.

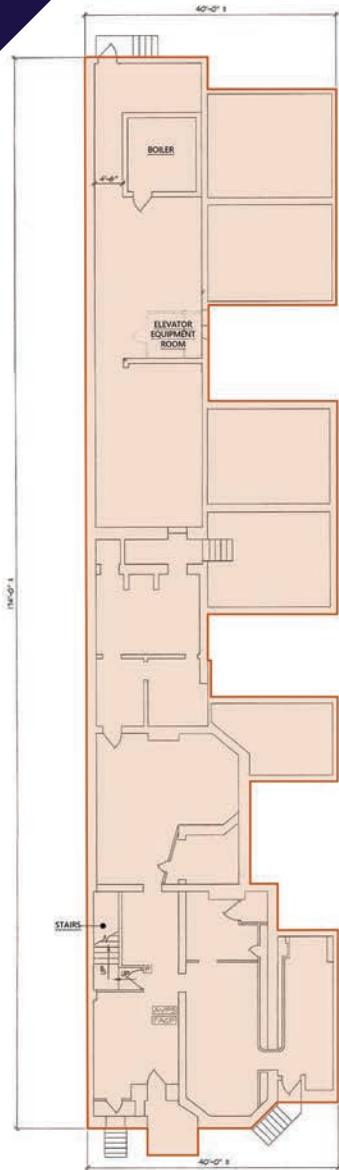
WeCo

Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

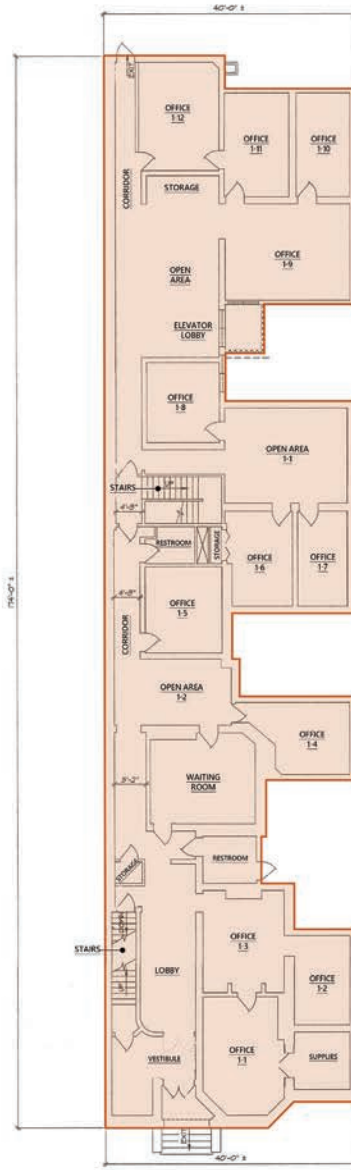
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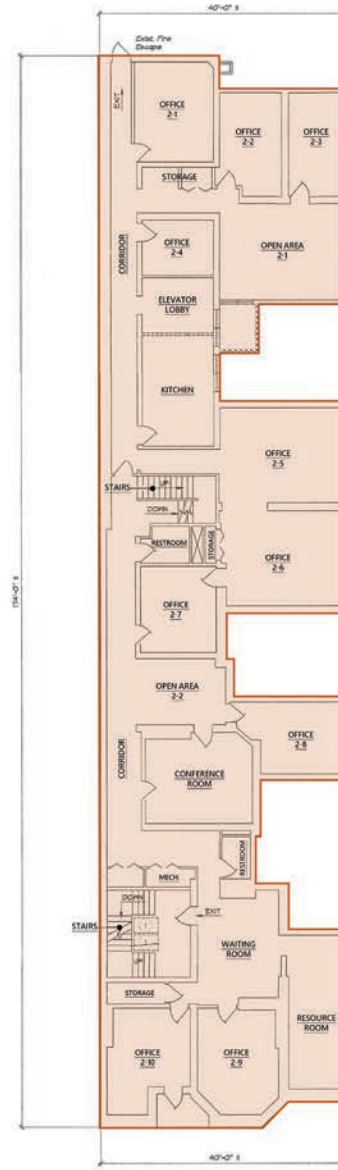
FLOOR PLANS | 141 E. MARKET ST. YORK



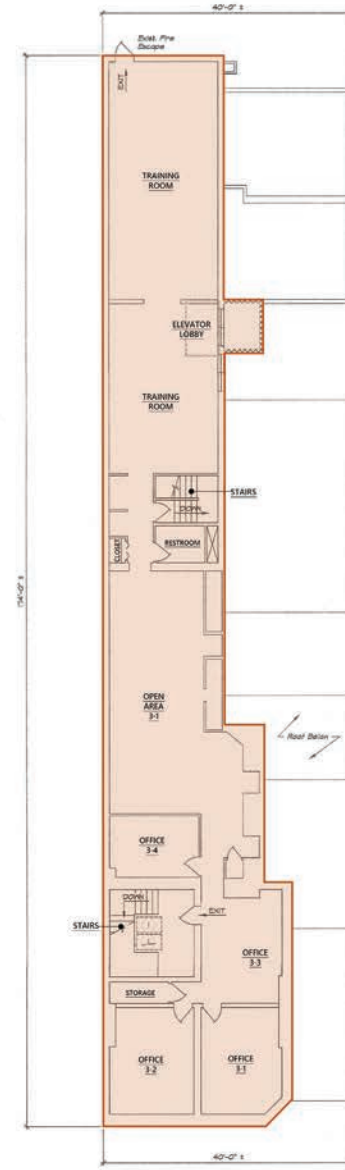
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



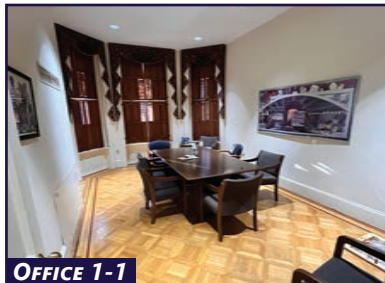
THIRD FLOOR PLAN

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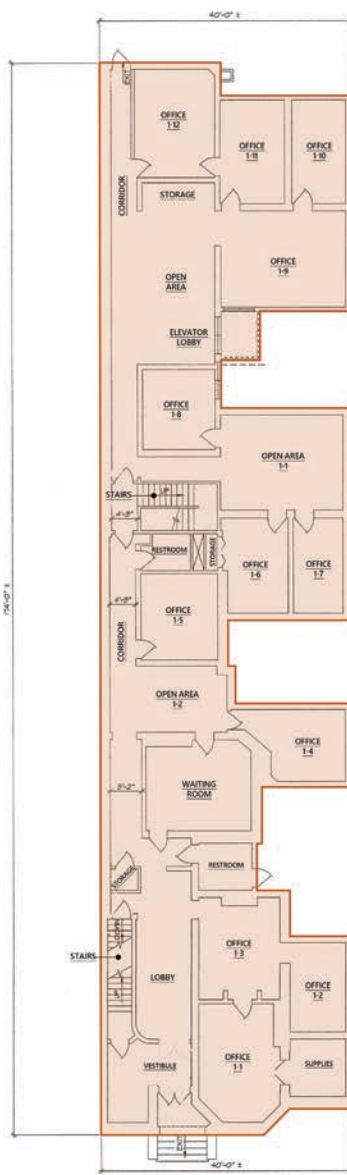
FIRST FLOOR | INTERIOR PHOTOS



ENTRY DOORS



OFFICE 1-1



FIRST FLOOR PLAN



OFFICE 1-8



OFFICE 1-10



OFFICE 1-2



OFFICE 1-3



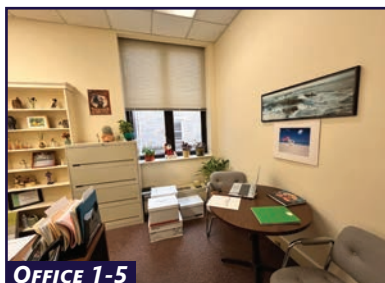
OFFICE 1-11



OFFICE 1-12



OFFICE 1-4



OFFICE 1-5



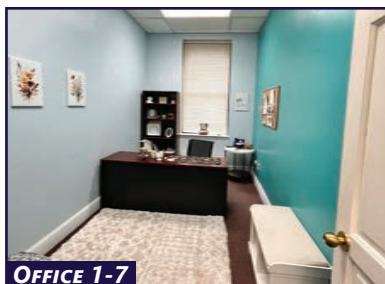
OPEN AREA 1-1



OPEN AREA 1-2



OFFICE 1-6



OFFICE 1-7



LOBBY AREA



WAITING ROOM

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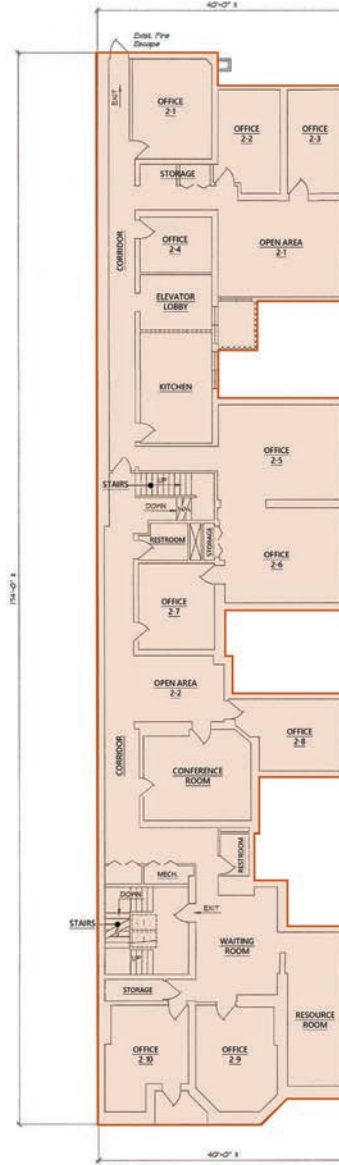
SECOND FLOOR | INTERIOR PHOTOS



CONFERENCE ROOM



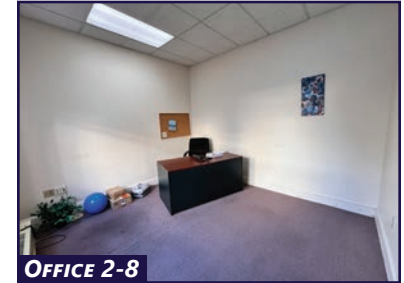
KITCHEN



SECOND FLOOR PLAN



OFFICE 2-7



OFFICE 2-8



OFFICE 2-1



OFFICE 2-2



OFFICE 2-9



OFFICE 2-10



OFFICE 2-3



OFFICE 2-4



OPEN AREA 2-1



RESOURCE ROOM



OFFICE 2-5



OFFICE 2-6



OPEN AREA 2-2



WAITING ROOM

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THIRD FLOOR | INTERIOR PHOTOS



ELEVATOR LOBBY



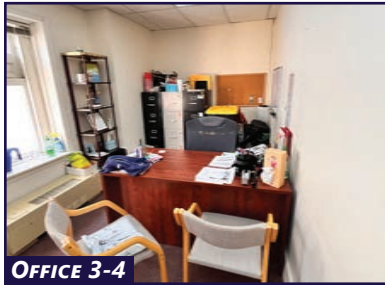
HALLWAY



OFFICE 3-1



OFFICE 3-2



OFFICE 3-4



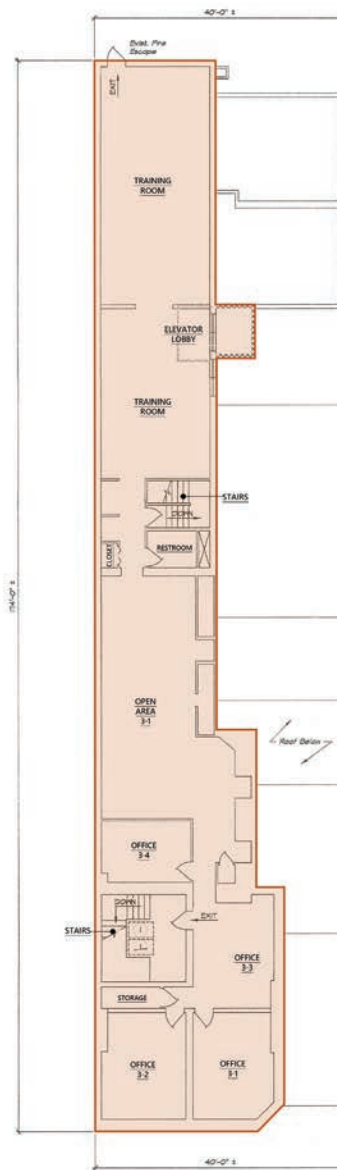
OPEN AREA 3-1



OPEN AREA 3-1



OPEN AREA 3-1



THIRD FLOOR PLAN



TRAINING ROOM

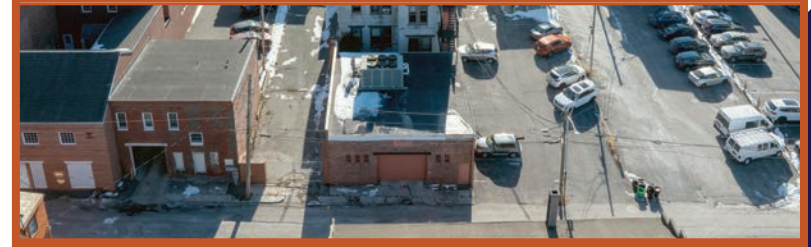


TRAINING ROOM



TRAINING ROOM

DETACHED GARAGE PHOTOS



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AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO



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