

100 NORTH QUEEN STREET

CENTRAL BUSINESS DISTRICT
LANCASTER PA 17603



PROPERTY VIEWS

- ✔ 77,294± Gross Sq. Ft.
- ✔ Incredible signage opportunities
- ✔ Extremely walkable
- ✔ Expansive windows
- ✔ Onsite garage parking
- ✔ Welcoming lobby with elevator
- ✔ Stunning views
- ✔ Partially occupied with flexible leases
- ✔ Partially sprinklered
- ✔ CRIZ Tax Incentive Zone



(717) 394-3374
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PROPERTY DETAIL

3 Story brick building with finished lower level, outside space, extraordinary windows, prominent street presence, and accessible entry with elevators to every level

77,294± Gross Sq. Ft. (62,325± above grade)

Prime location one block from Penn Square with close proximity to courthouse, entertainment, gallery row, eating and drinking establishments & more - Property boasts a 99% Walkability Score. Zoned CBI & Located in the CRIZ

Onsite parking via direct, interior connections to Prince Street Parking Garage (\$75/month)

Signage visibility to 20,000+ vehicles per day (Queen St: 11,000+ and Orange St: 9,600+)

Building-wide central heating and cooling system. All utilities combined. Current NNN includes RE taxes, CAM, insurance, all utilities and building management.

Custom upgrades throughout, secure building with fob system, CAT 6 wiring, kitchen with hood system and auditorium on 3rd floor, garage in lower level & more amenities

Prior research indicates building can support additional stories for future development





FIRST FLOOR



Leased by
Art Vault

Cafe

| FLOOR AREA LEGEND | |
|----------------------------------|----------------------------------|
| | GROSS 1ST FLOOR AREA 16,099 S.F. |
| TOTAL GROSS BUILDING 77,294 S.F. | |

1ST FLOOR GROSS AREA PLAN

GROSS AREA PLAN

A101
GROSS AREA PLAN

GROSS AREA PLAN FOR:
NQ STREET- 1ST FLOOR
 100 NORTH QUEEN STREET
 LANCASTER, PA
GROSS AREA PLAN

| | |
|---------------|--------------|
| DATE: | JAN 24, 2018 |
| PROJECT NO.: | SL 1018 |
| PROJECT NAME: | 2018 |

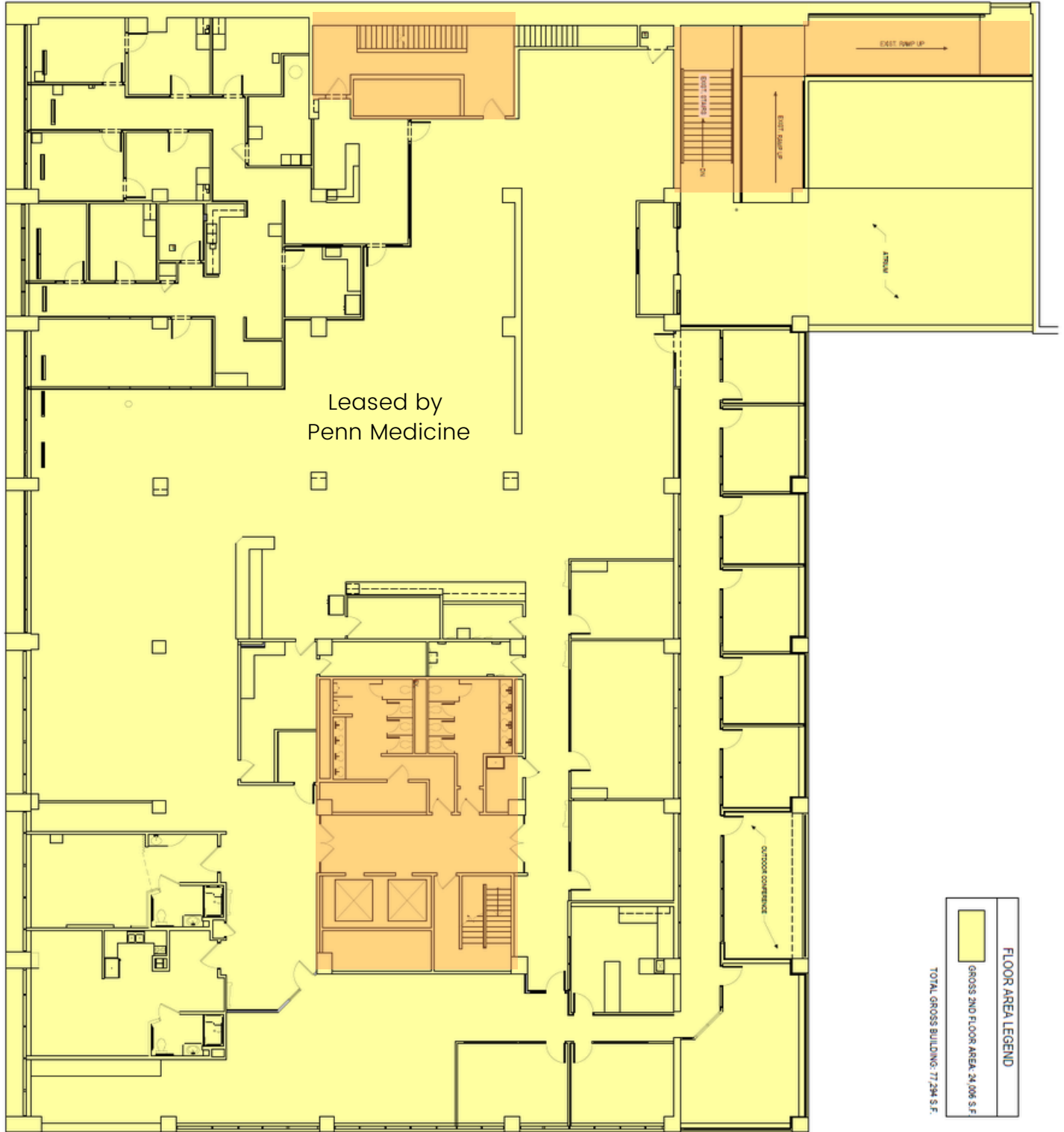
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PPM
 REAL ESTATE, INC.
 100 NORTH QUEEN STREET
 LANCASTER, PA 17602
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SECOND FLOOR



| FLOOR AREA LEGEND | |
|-----------------------------------|-----------------------------------|
| | GROSS 2ND FLOOR AREA: 24,006 S.F. |
| TOTAL GROSS BUILDING: 77,294 S.F. | |

1
2ND FLOOR GROSS AREA PLAN

GROSS AREA PLANS



ALTERATIONS FOR:
ASPIRE VENTURES
 100 NORTH QUEEN STREET, SECOND FLOOR
 LANCASTER, PA 17602
2ND FLOOR - GROSS AREA PLAN

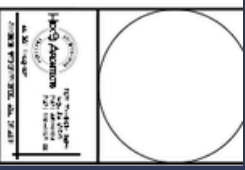
| | |
|-----------------|---------------|
| DATE: | JUNE 20, 2024 |
| OWNER: | SK |
| PROJECT NUMBER: | 19225 |

| | |
|---------|------|
| PERSONS | |
| NAME | DATE |
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SKYLINE ARCHITECTURE
 100 NORTH QUEEN STREET, 2ND FLOOR
 LANCASTER, PA 17602
 TEL: 717.394.3374
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 WWW.SKARCHITECTURE.COM









LOCATION

99% Walkability Score & visibility to over 20,000 vehicles per day



ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our 35 years in this community gives us an expansive network and an insider understanding to its 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 Buyer shall verify any information deemed important by Buyer.

Listing Contacts



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