



3004 HEMPLAND RD
LANCASTER, PA



PPM
Real Estate, Inc.

PROFESSIONAL OFFICE SUITE IN AN ESTABLISHED BUSINESS PARK

± 940 Sq. Ft. Second Floor Office

Features	4 Spacious private offices
	Open work space
	IT Room / Storage
	Abundant natural light
	Signage on Hempland Rd monument
	Shared breakroom & restrooms
Zoning	Regional Commerce Center
Parking	Shared, on-site parking lot

RENT

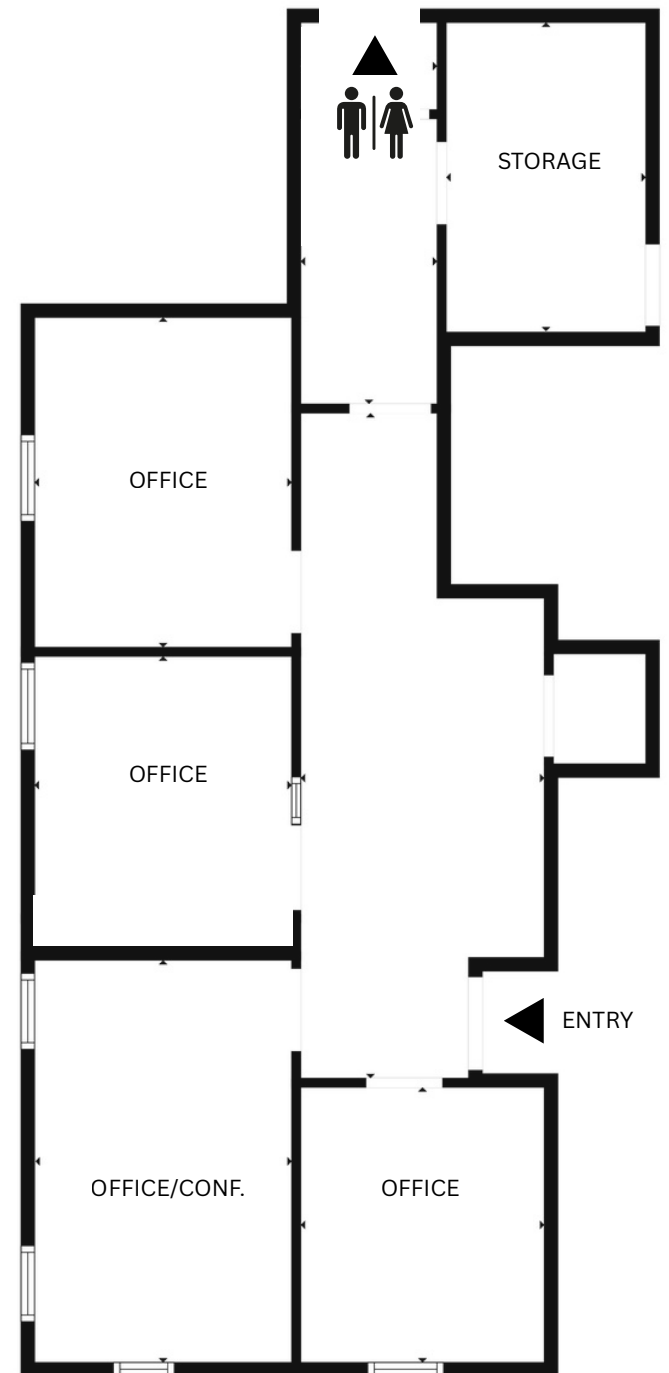
BASE RENT	\$10.40 PSF	\$814.67/mo.
2026 NNN	\$3.72 PSF	\$291.40/mo.
TOTAL MONTHLY		\$1,106.07/mo.

NNN Rent Includes:

RE Taxes, trash, snow removal, common area maintenance, and property insurance.

Tenant Pays:

Electric, phone/internet, suite janitorial, and 25% of heating & cooling for 2nd floor.



CONTACT US FOR YOUR SHOWING

(717) 394-3374

info@ppmproperties.com



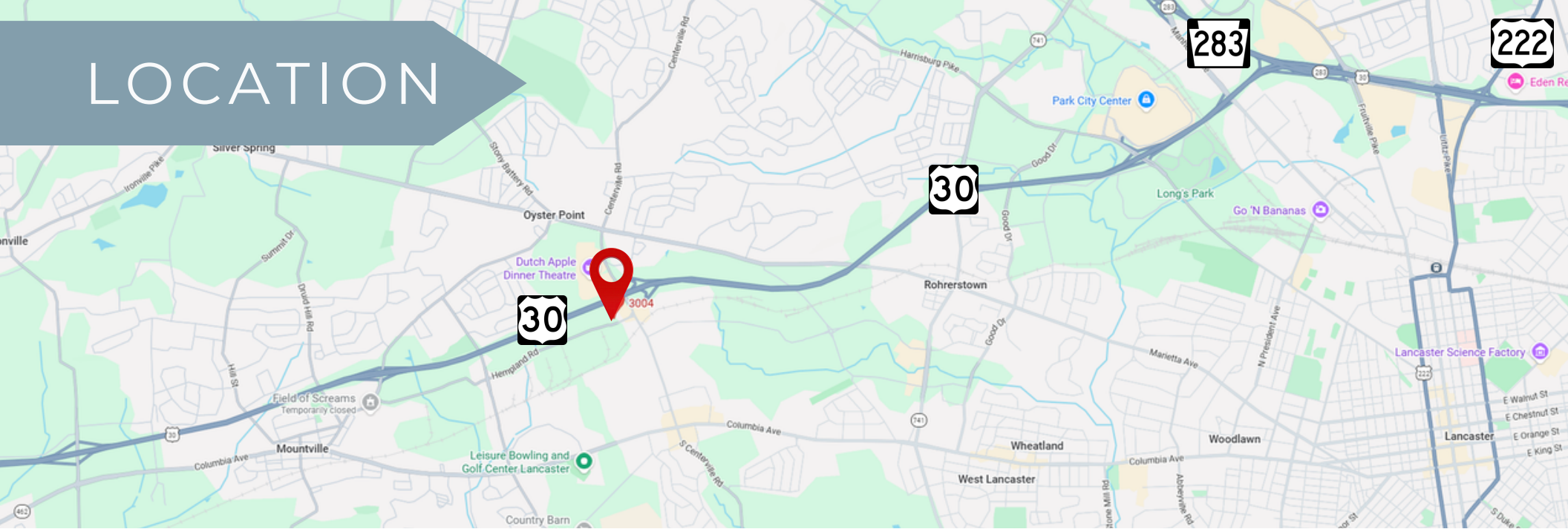
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LOCATION



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PPM
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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
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.

LISTING AGENTS FOR THIS PROPERTY



Alex (Alexandra) Ebert
Listing Agent | Primary Contact
Alex@ppmproperties.com



Shade Foreman
Client Care Specialist
Shade@ppmproperties.com



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

