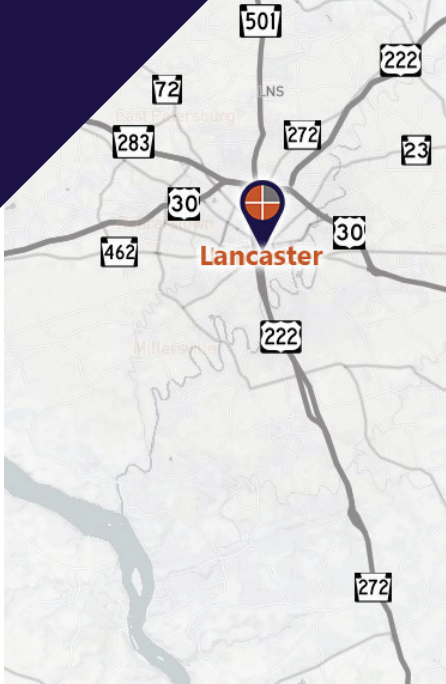


FOR LEASE

Various professional office suites available in the Coho Building, located directly across the street from the Lancaster County Courthouse and next to the Hamilton Club.



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

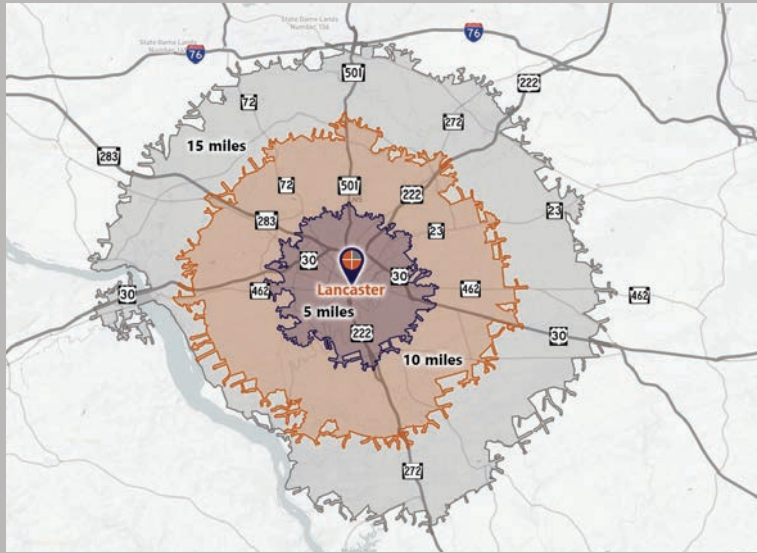
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COHO PROFESSIONAL OFFICE SUITES

DEMOGRAPHICS

Variable	53 N. Duke St. Lancaster, PA			
	Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	151,084	289,621	428,598	
Population Density (Pop per Sq. Mile)	2,965.1	1,309.8	898.2	
Total Daytime Population	175,557	309,804	435,508	
Daytime Population Density (Pop per Sq. Mile)	3,445.4	1,401.1	912.7	
Total Households	59,413	111,306	165,040	
Population: Compound Annual Growth Rate 2023-2028	0.22%	0.24%	0.17%	
Per Capita Income	\$38,840	\$42,287	\$40,581	
Average Household Income	\$98,862	\$109,435	\$104,992	
Total (SIC01-99) Businesses	7,061	11,941	17,202	
Total (SIC01-99) Employees	117,862	187,354	250,610	
Banks (SIC60-61) Business	156	220	286	
Legal Services (SIC81) Business	189	233	272	
Finance/Insurance/Real Estate (SIC60-67) Business	827	1,168	1,454	

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Superior location situated immediately adjacent from the Lancaster County Courthouse and beside the Hamilton Club. The Coho Office Building offers office suites ranging in sizes from 142 ± SF to 5,200 ± SF. This is a great location for law offices, mental health professionals, insurance office, staffing/employment office, title company, engineering office, architectural firm, call center, massage therapy, and many other great professional uses. The area has many great benefits with an abundance of shopping and dining destinations in downtown Lancaster.

Property is equipped with many great features such as, elevator access to all floors in the building, and upon entering the building a common lobby accessible from the Duke St. entrance. There are common area restrooms on each floor, bicycle storage located on the first floor, and file storage available in the basement. The building is one (1) block south of the Duke Street Parking Garage. There is a private parking lot and indoor parking garage on-site that may have spaces available (*inquire for further details*).

Lease terms are flexible. Tenant pays phone, cable and internet. Some suites include electric.

PROPERTY DETAILS

- Total Building Size:.....36,000 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:.....0.46 Acres
- Parking:.....Indoor Parking Garage - 20 spaces, Exterior On-Site - 13 spaces, & Street Parking
- Year Built/Renovated:.....1880/1993
- Elevators:.....Passenger & Freight Elevators
- Sprinklers:.....Yes
- Electric:.....220 volt, 3-phase
- Construction:.....Masonry/Brick
- Heating:.....Heat Pump, Gas
- Cooling:.....Central Air
- Water/Sewer:.....Public

SUITES AVAILABLE

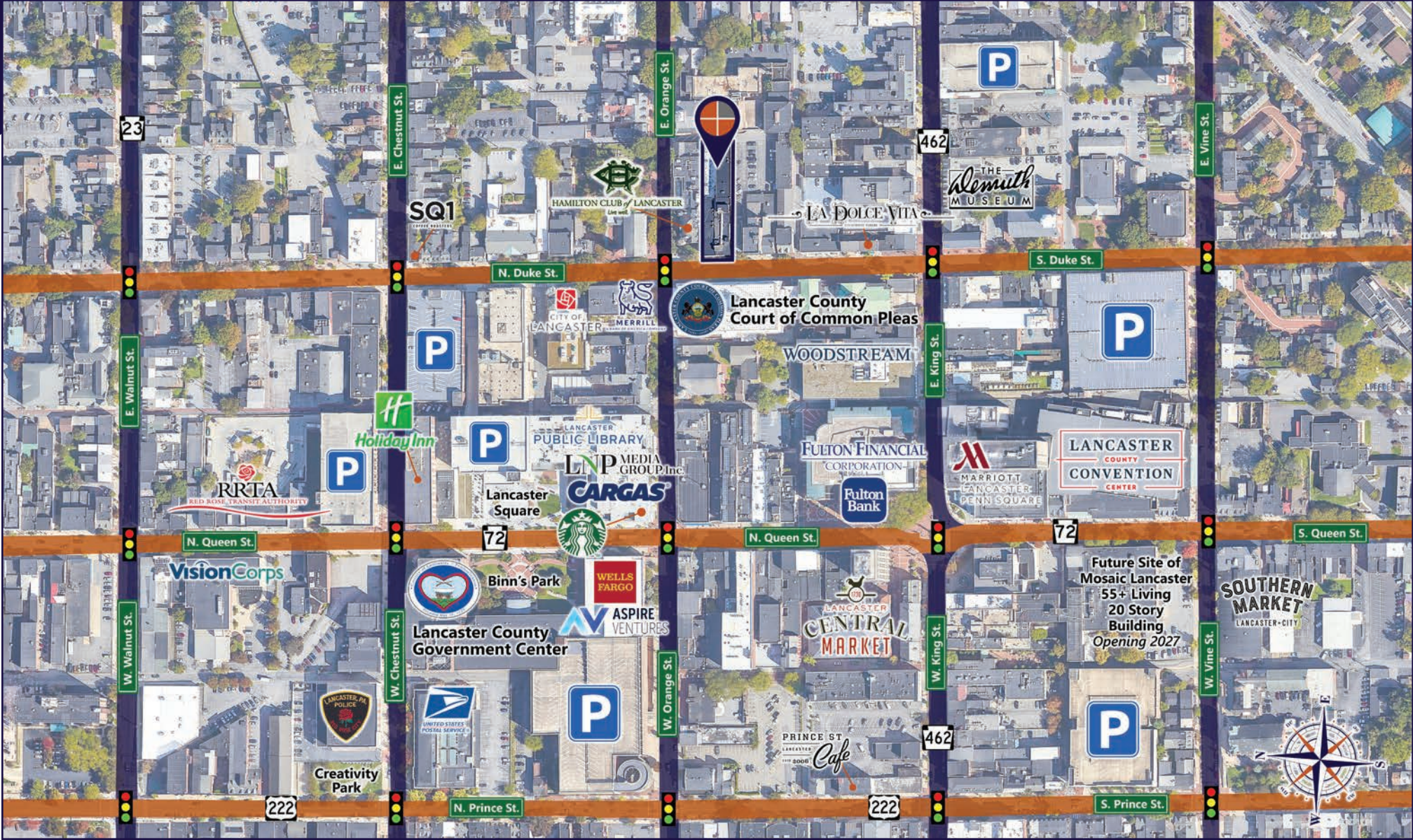
LOCATION	SUITE #	SQ. FT.
First Floor	Suite 4A-B	263 ±
First Floor	Suite 4C	142 ±
First Floor	Suite 6	272 ±
Third Floor	Suite 311	570 ±
Third Floor	Suite 315	1,014 ±
Third Floor	Suite 319	772 ±
Third Floor	Suite 319A	254 ±
Third Floor	Suite 320	5,200 ±
Fourth Floor	Suite 402	465 ±

TRAFFIC COUNTS

- N. Duke St.:.....8,989 VPD
- E. Orange St.:.....9,628 VPD
- E. King St./Route 462:.....7,650 VPD

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ESTABLISHED REGIONAL AREA MAP



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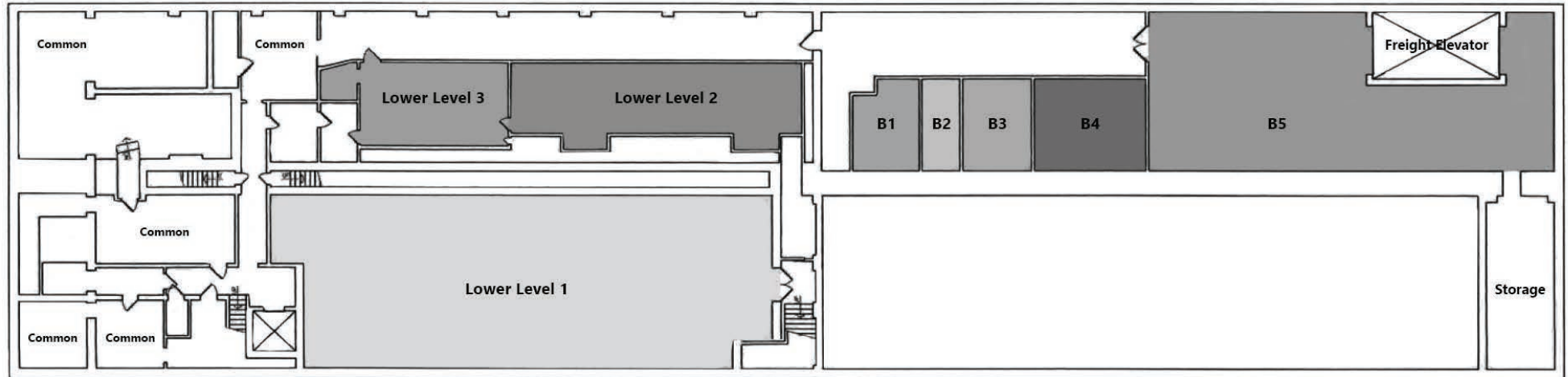
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FIRST FLOOR & BASEMENT FLOOR PLANS



First Floor Plan

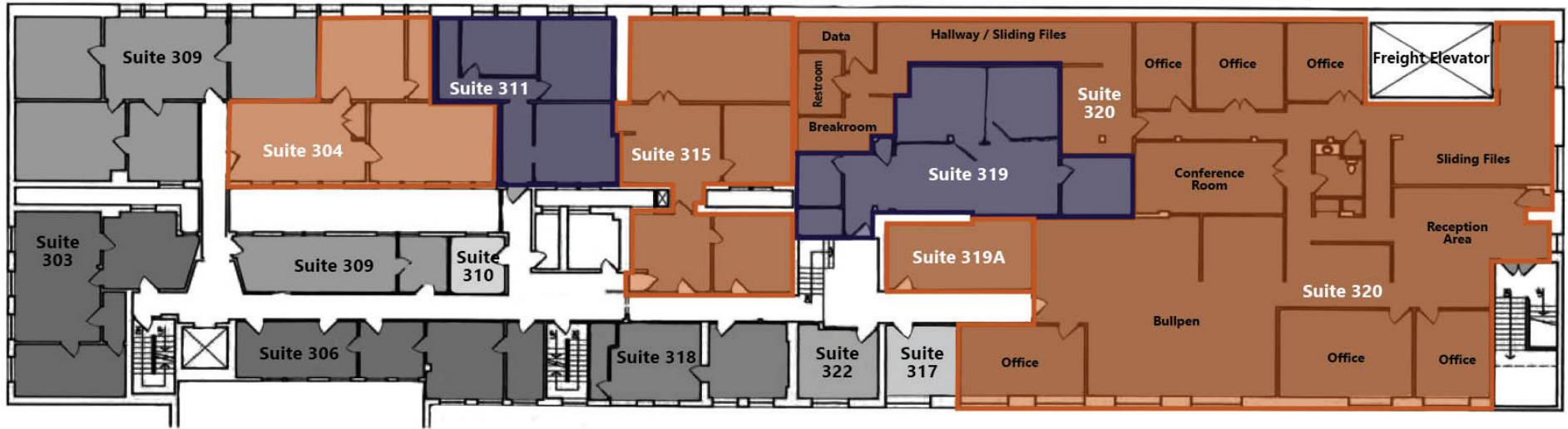


Basement Floor Plan

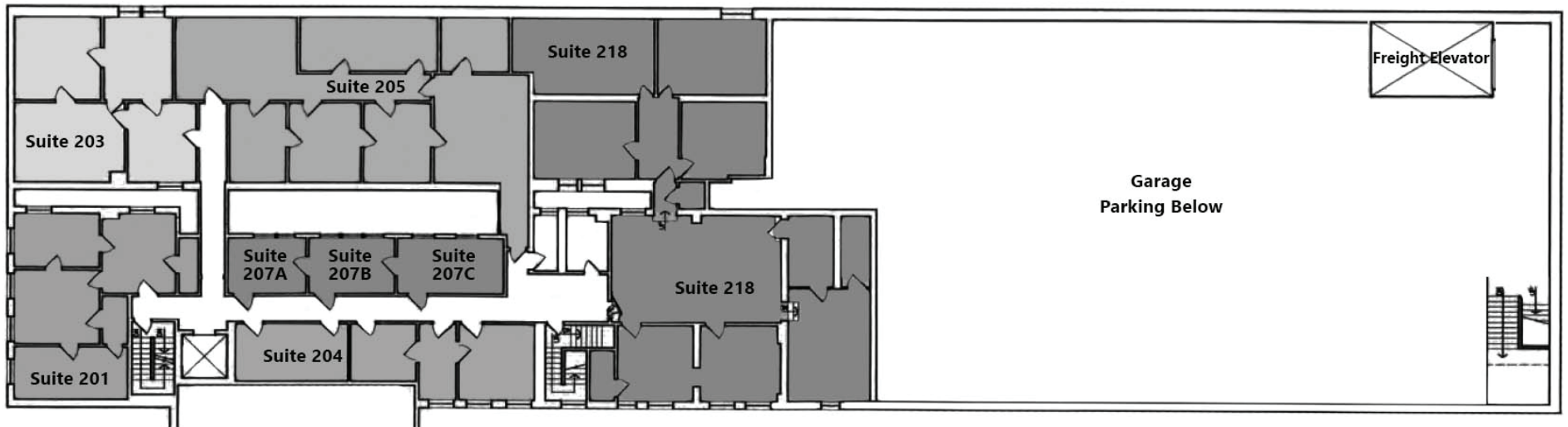
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SECOND & THIRD FLOOR PLANS



Third Floor Plan

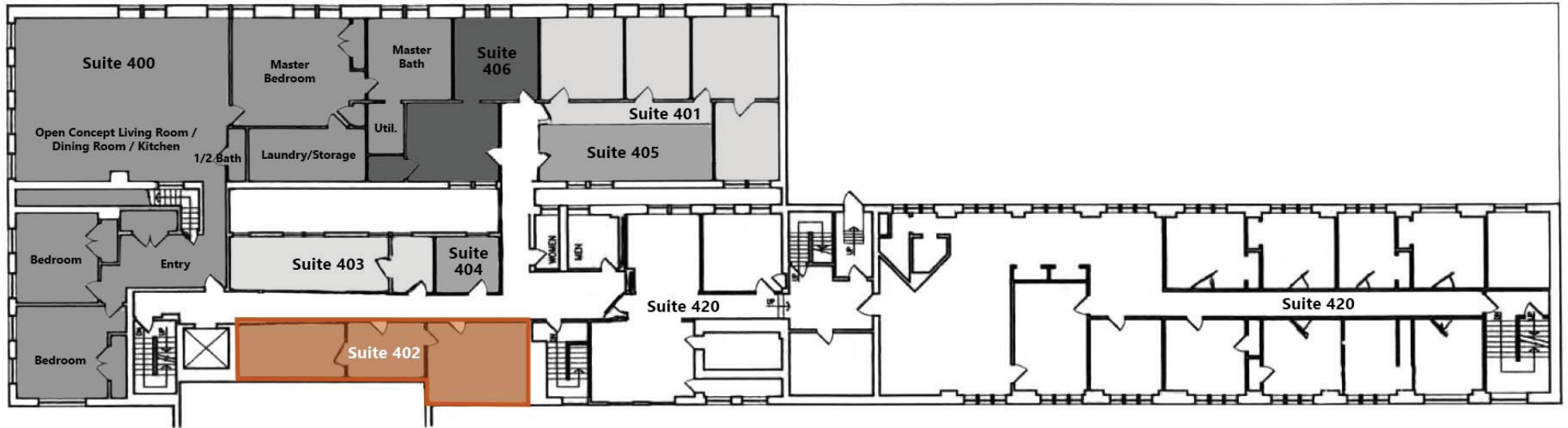


Second Floor Plan

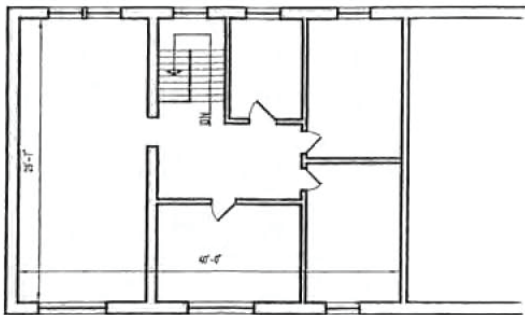
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FOURTH & FIFTH FLOOR PLANS



Fourth Floor Plan



Fifth Floor Plan (Part of Suite 420)

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EXTERIOR & COMMON AREA PHOTOS



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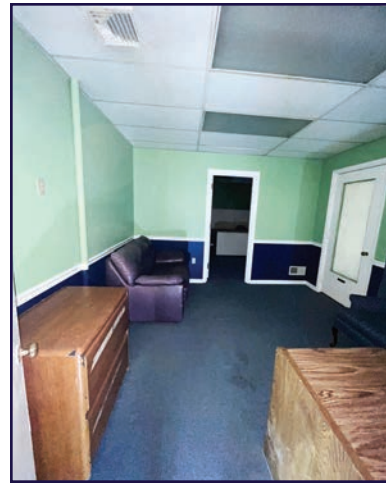
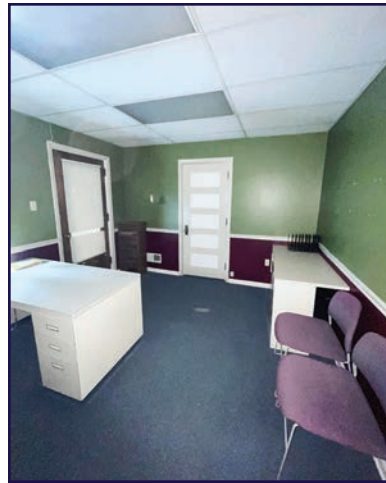
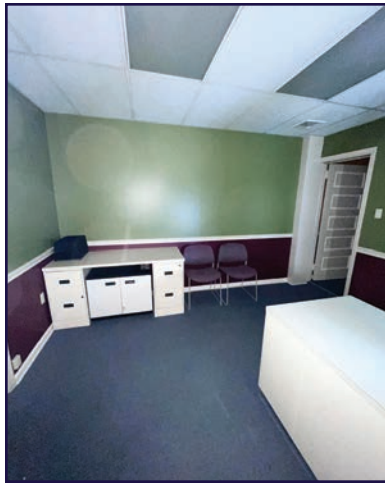
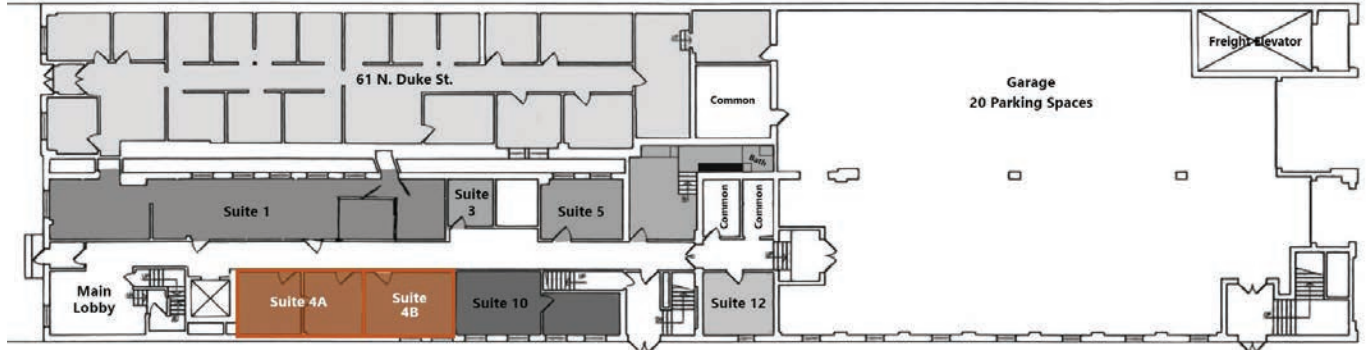
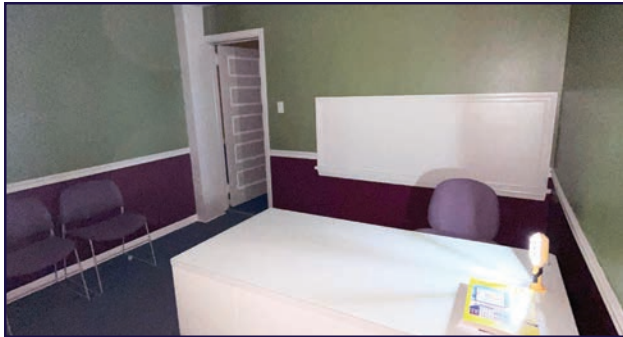


SUITES 4A-B & C | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- Two (2) Separate/Individual Office Suites
- Suite 4A-B: 263 ± SF
- Suite 4C: 142 ± SF
- Can be combined into One (1) Suite: 405 ± SF



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SUITE 6 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 272 ± SF
- Open Area Space
- Stairs leading up to the following:
 - Private In-Suite Bathroom with Shower
 - Kitchenette Area



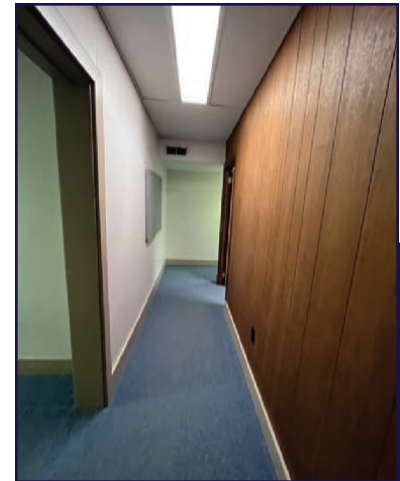
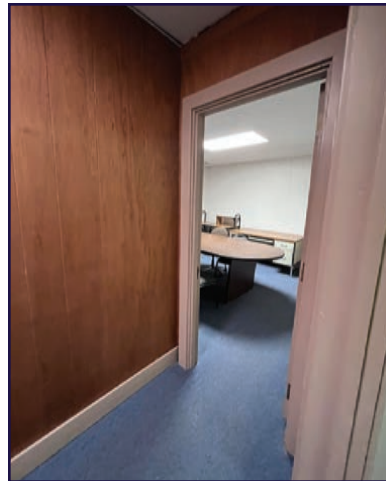
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SUITE 311 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 570 ± SF
- Three (3) Private Offices
- Small Storage Area at Back of Suite



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SUITE 315 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 1,014 ± SF
- Waiting/Reception Area
- Two (2) to Three (3) Private Offices
- Bullpen/Conference Room



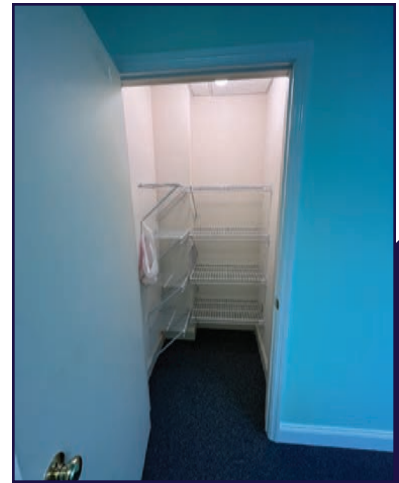
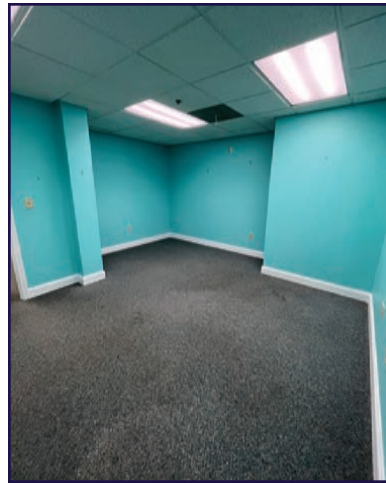
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SUITE 319 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

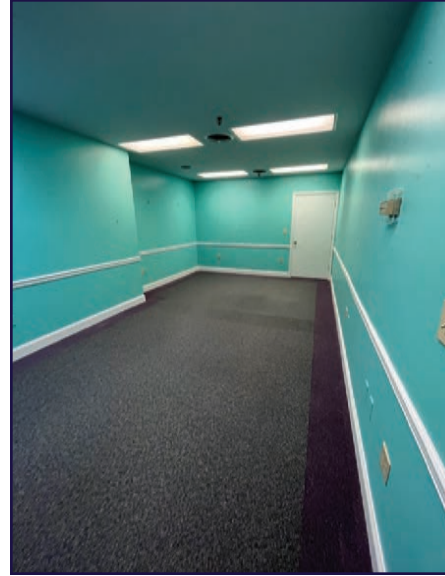
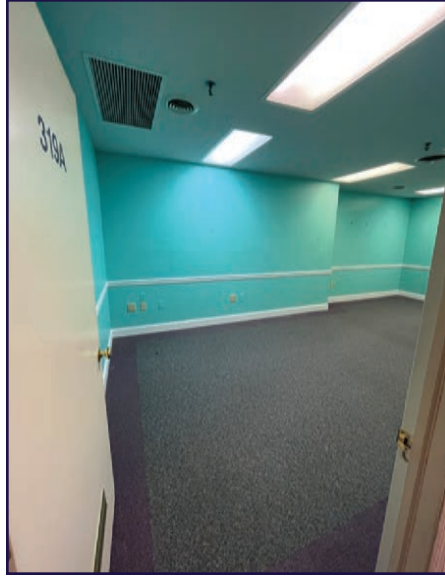
- 772 ± SF
- Large Open Area
- Three (3) Private Offices
- Private In-Suite Bathrooms



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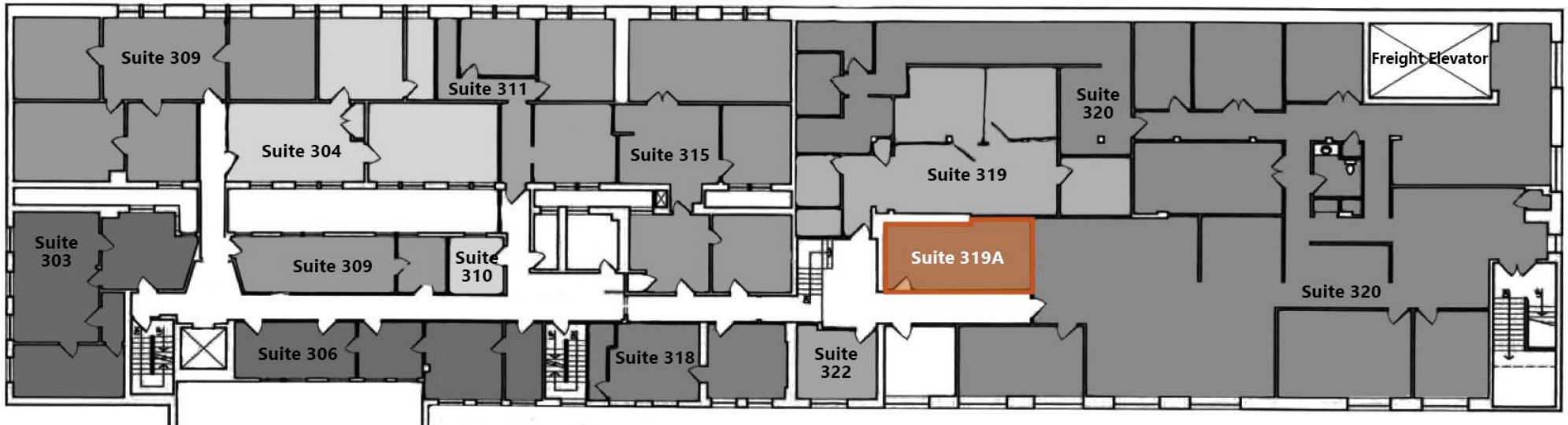


SUITE 319A | SPACE OVERVIEW & PHOTOS



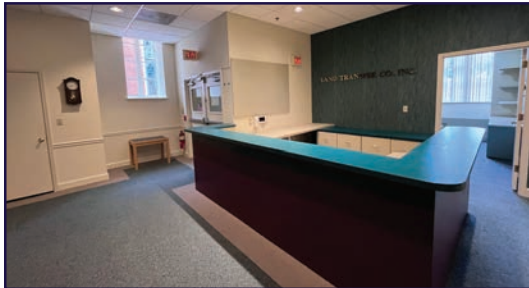
SPACE OVERVIEW

- 254 ± SF
- Large Open Office Suite



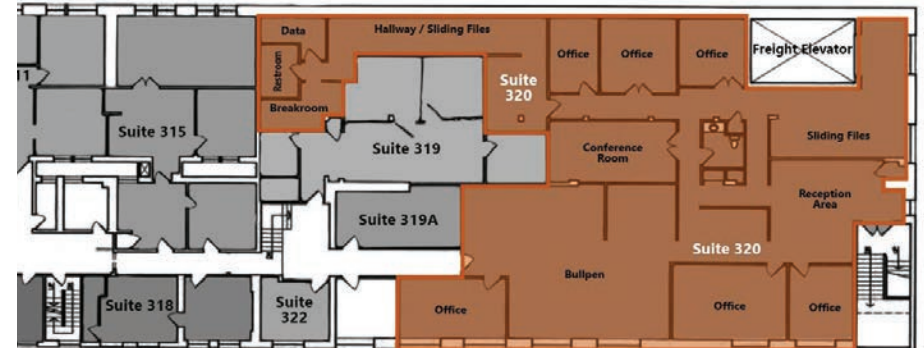
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SUITE 320 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 5,200 ± SF (suite can be subdivided)
- Private entrance from parking lot into reception area. Second entrance accessible via interior of building/elevators.
- Multiple Private Offices
- Conference Room & Data Room
- Sliding File Storage Areas
- Private In-Suite Restrooms
- Kitchen / Breakroom
- Access to the Freight Elevator



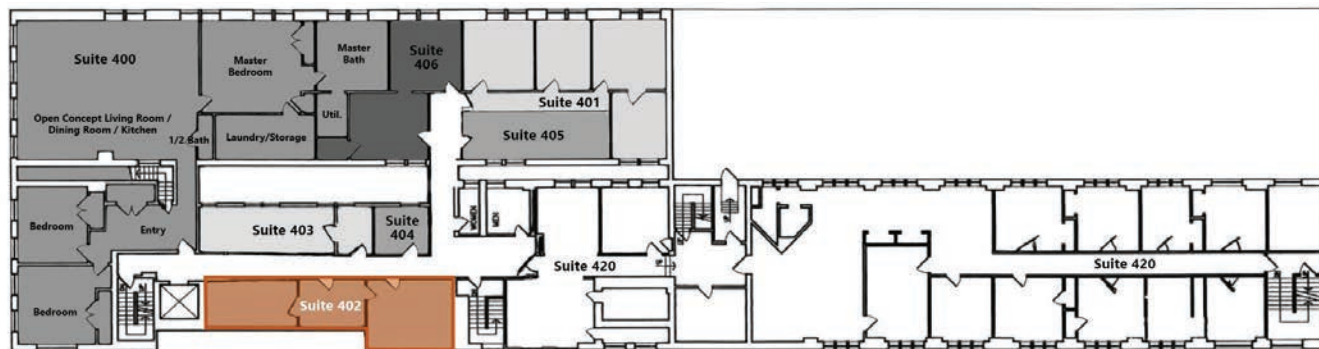
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SUITE 402 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 465 ± SF
- Two (2) oversized, private offices.
- Reception/Waiting Room
- Beautiful window views from every room.
- Can be subdivided into two (2) suites, one with two rooms & the other with one private office.



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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