

AVAILABLE FOR LEASE
7,200 SF PROFESSIONAL OFFICE SPACE
Lancaster, PA



LOCATION: 108 Foxshire Drive, Manheim Township, Lancaster, PA 17601
Distances to: Route 30: ± 0.6 miles Route 283: ± 0.9 miles
Route 222: ± 2.5 miles PA Turnpike: ± 18.1 miles

BUILDING SIZE: 7,200 rentable square feet

ZONING: **B1 - Business District:** allows a wide variety of uses, including offices, professional and medical/ dental, community facilities, municipal uses among others.

FIRST FLOOR: **3,600 SF:** Twelve (12) offices, three (3) conference rooms, reception area and lunch room.

SECOND FLOOR: **3,600 SF:** Nine (9) offices, one (1) conference room, open office area for cubicles and mail and copy room.

GROUND FLOOR: **2,800 SF:** Large open multi-purpose area, kitchenette and two (2) storage areas.

COMMENTS:

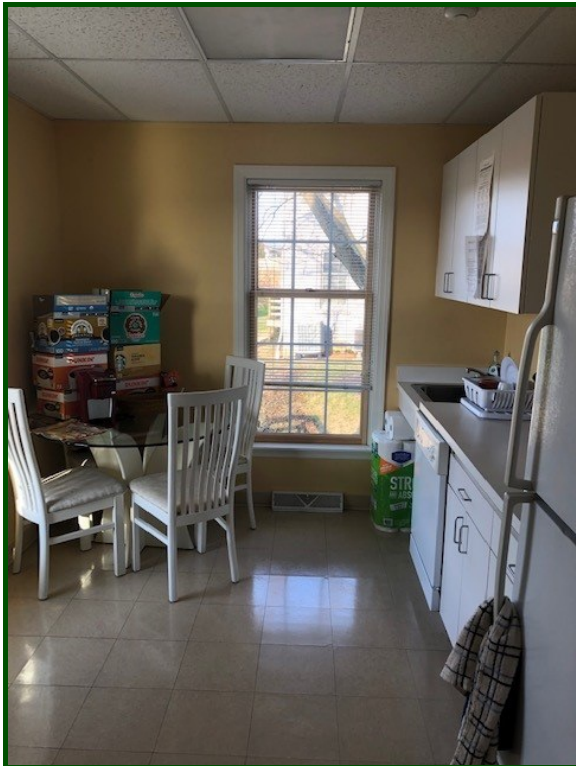
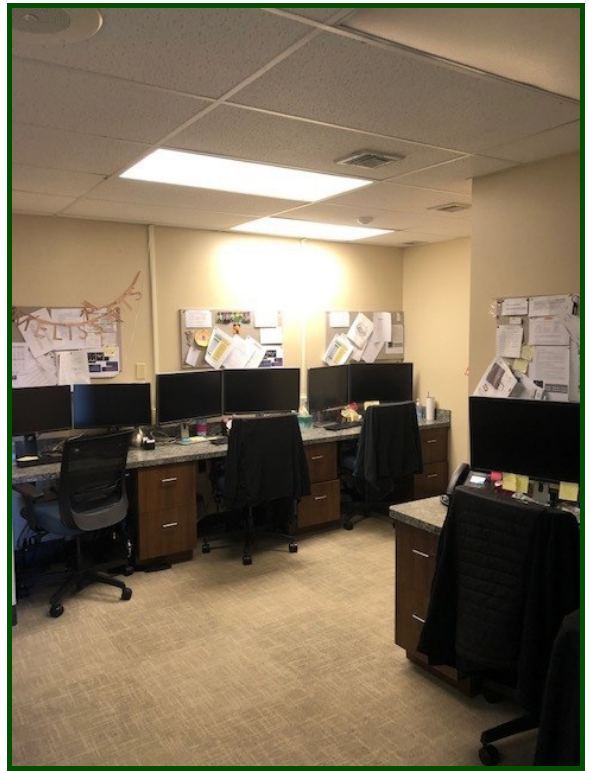
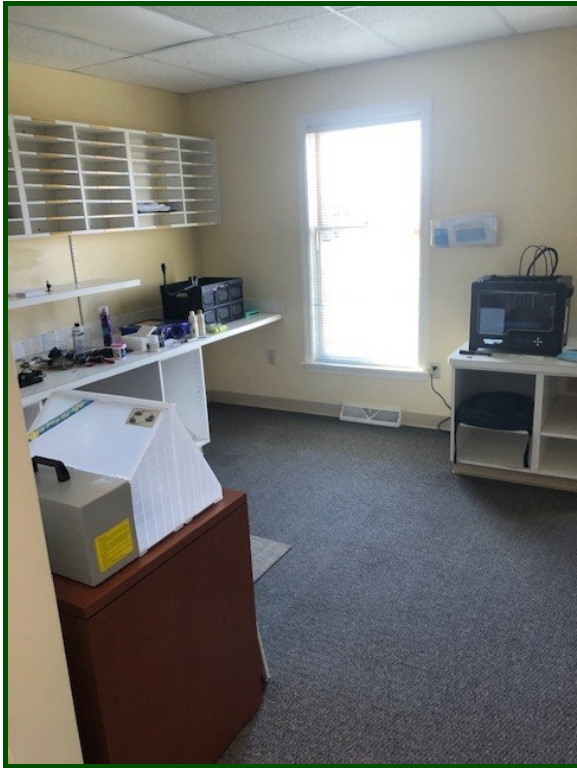
- Built in 1989
- 0.7 Acres
- 24 Parking spaces
- Elevator to all three (3) levels
- Public water and sewer
- HVAC: heat pumps
- Sprinkler system in ground floor
- Security system

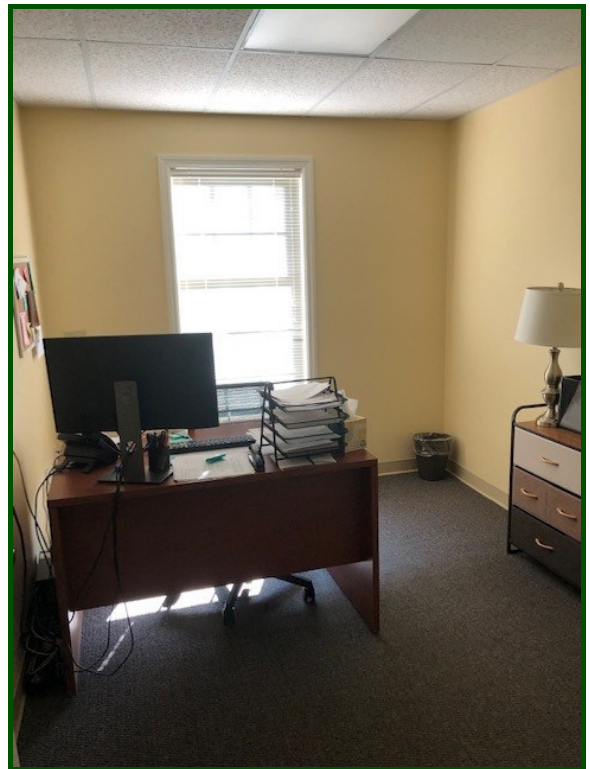
LEASE PRICE: \$ 18.50 PSF NNN

ESTIMATED ANNUAL TAX, INSURANCE AND CAM EXPENSES

LAWN / SNOW:	\$ 4,500	
ELEVATOR:	\$ 1,200	
SPRINKLER / FIRE EXTINGUISHERS:	\$ 300	
HVAC SERVICE CONTRACT:	\$ 2,000	
PEST CONTROL:	\$ 500	
TRASH REMOVAL:	\$ 1,800	
REAL ESTATE TAXES:	\$ 21,730	
INSURANCE:	\$ 1,600	-----
TOTAL:	<u>\$ 33,630</u>	For 7,200 SF - \$ 4.67/ SF (Not included: utilities, janitorial, and security)

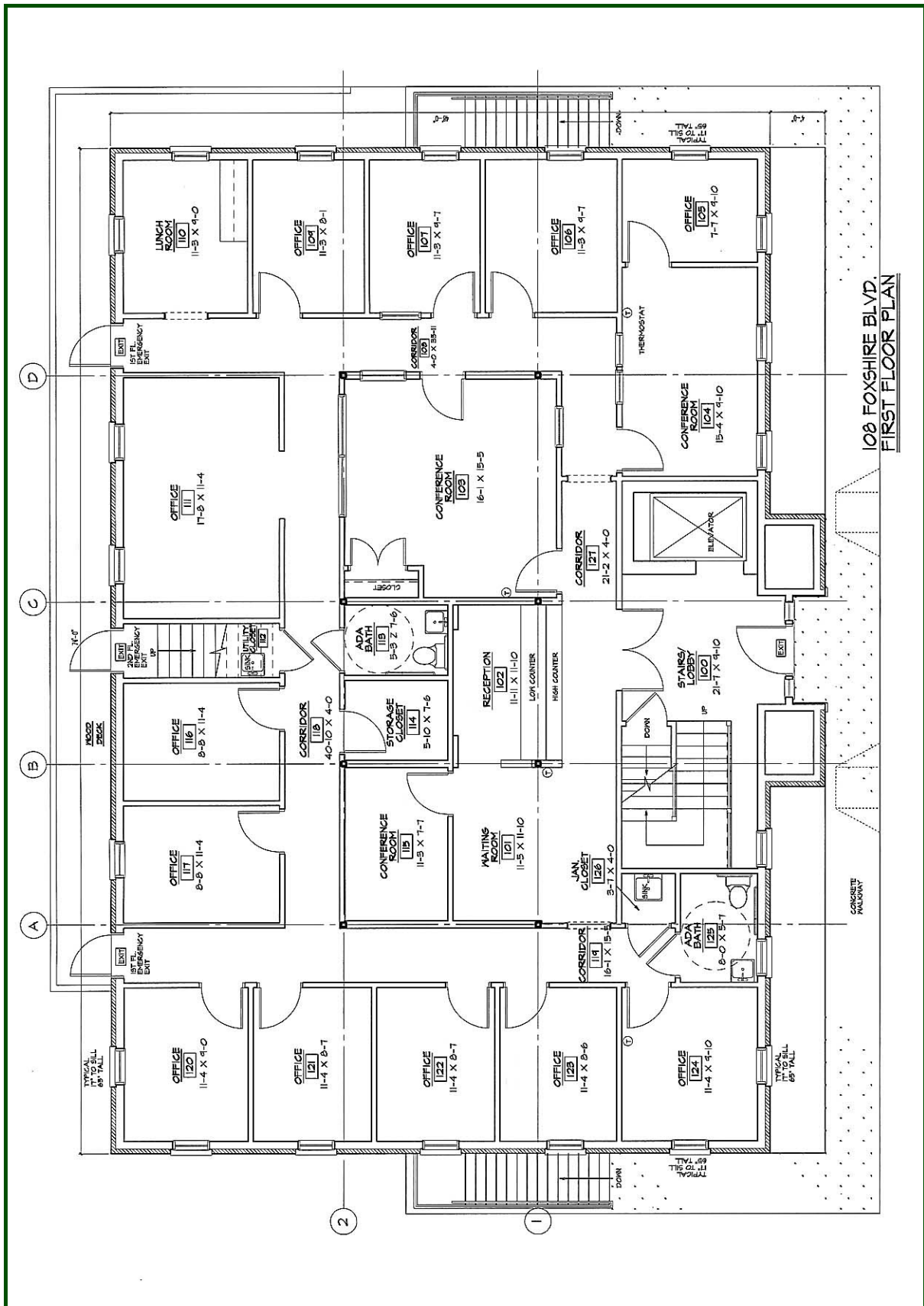




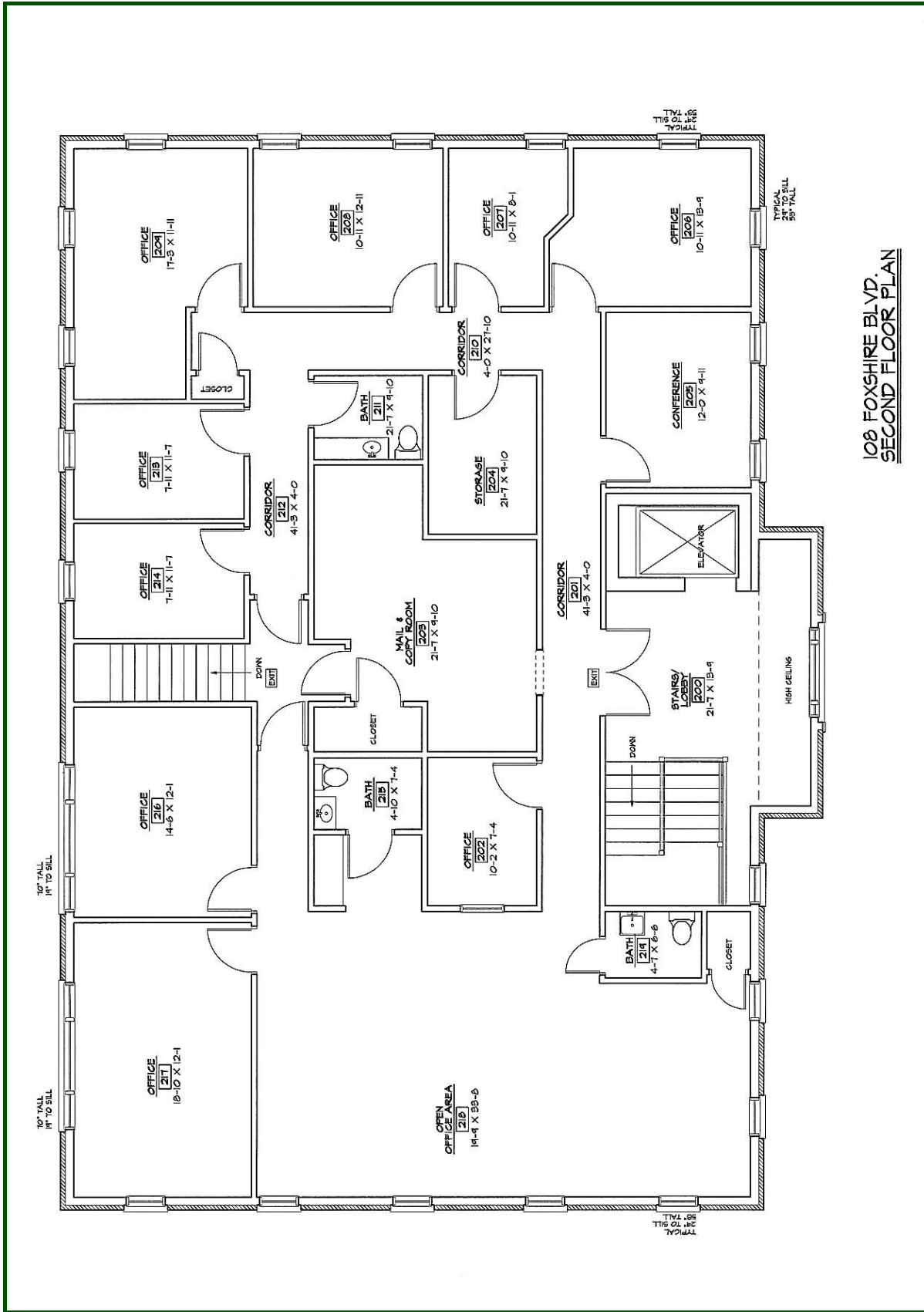




FIRST FLOOR PLAN

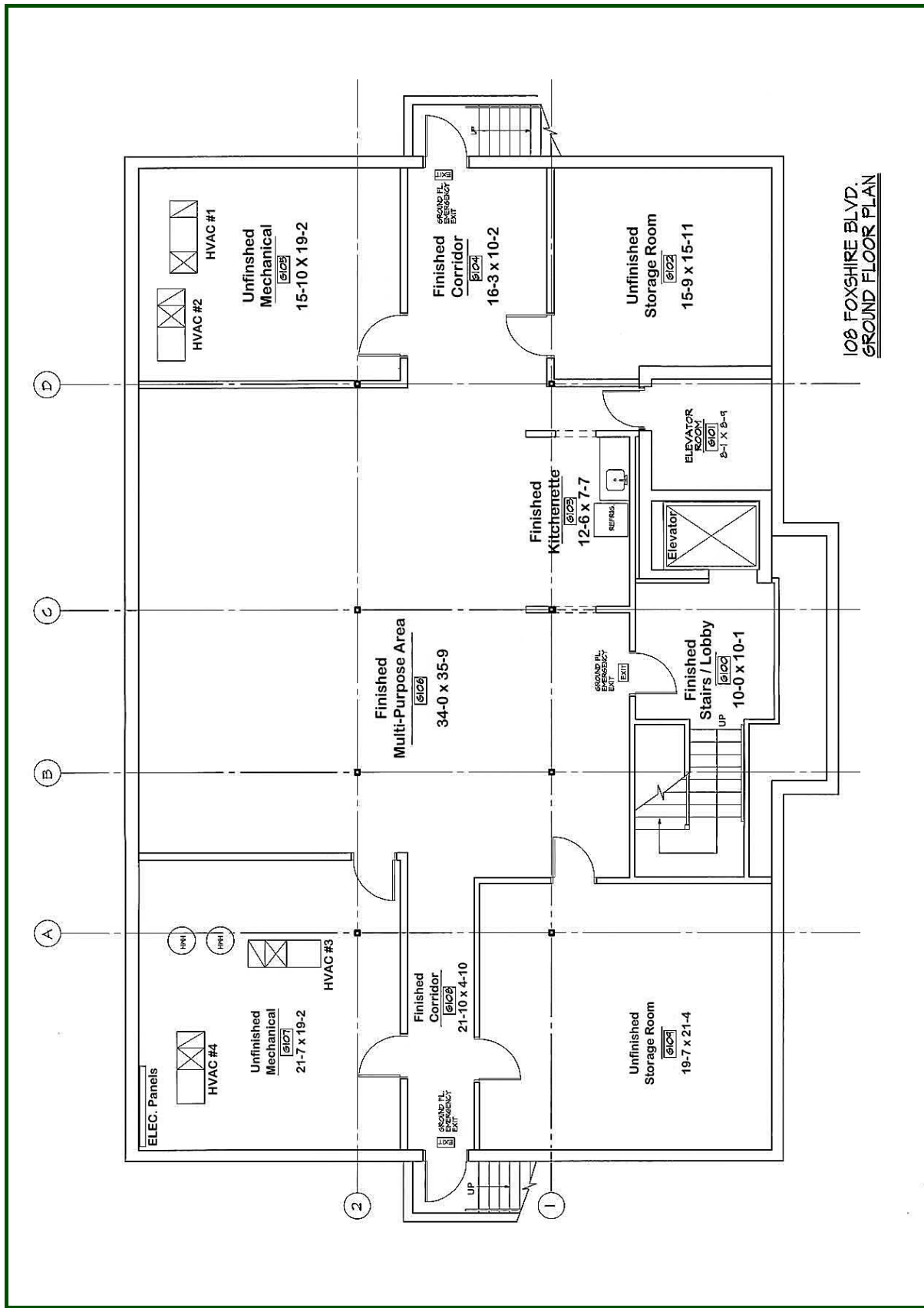


SECOND FLOOR PLAN



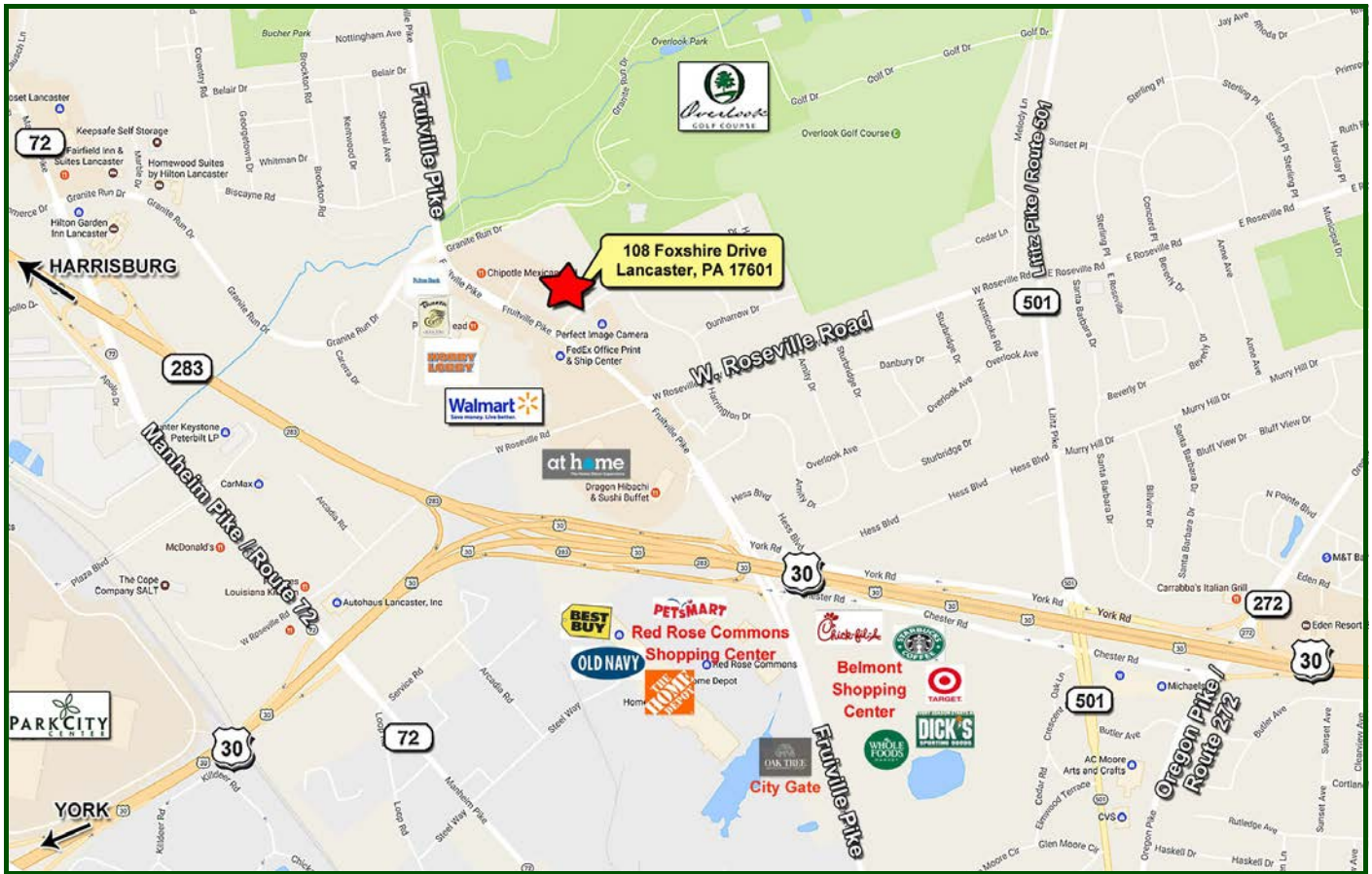
**108 FOXSHIRE BLVD.
SECOND FLOOR PLAN**

GROUND FLOOR PLAN



108 FOXSHIRE BLVD.
GROUND FLOOR PLAN

Local Map



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