

# LEASE

## PROFESSIONAL OFFICE SPACE



**Location:** 351 Sprecher Road, Pequea Township, Lancaster, PA 17603.

**Available:** 9,000 Rentalable Square Feet on three floors (no elevator).

**Rent:**

|               |                 |
|---------------|-----------------|
| Lower level:  | \$ 12 PSF Gross |
| First Floor:  | \$ 14 PSF Gross |
| Second Floor: | \$ 13 PSF Gross |

**Landlord Pays:** CAM, taxes, insurance, trash, snow removal, lawn and landscape care, HVAC and electric.

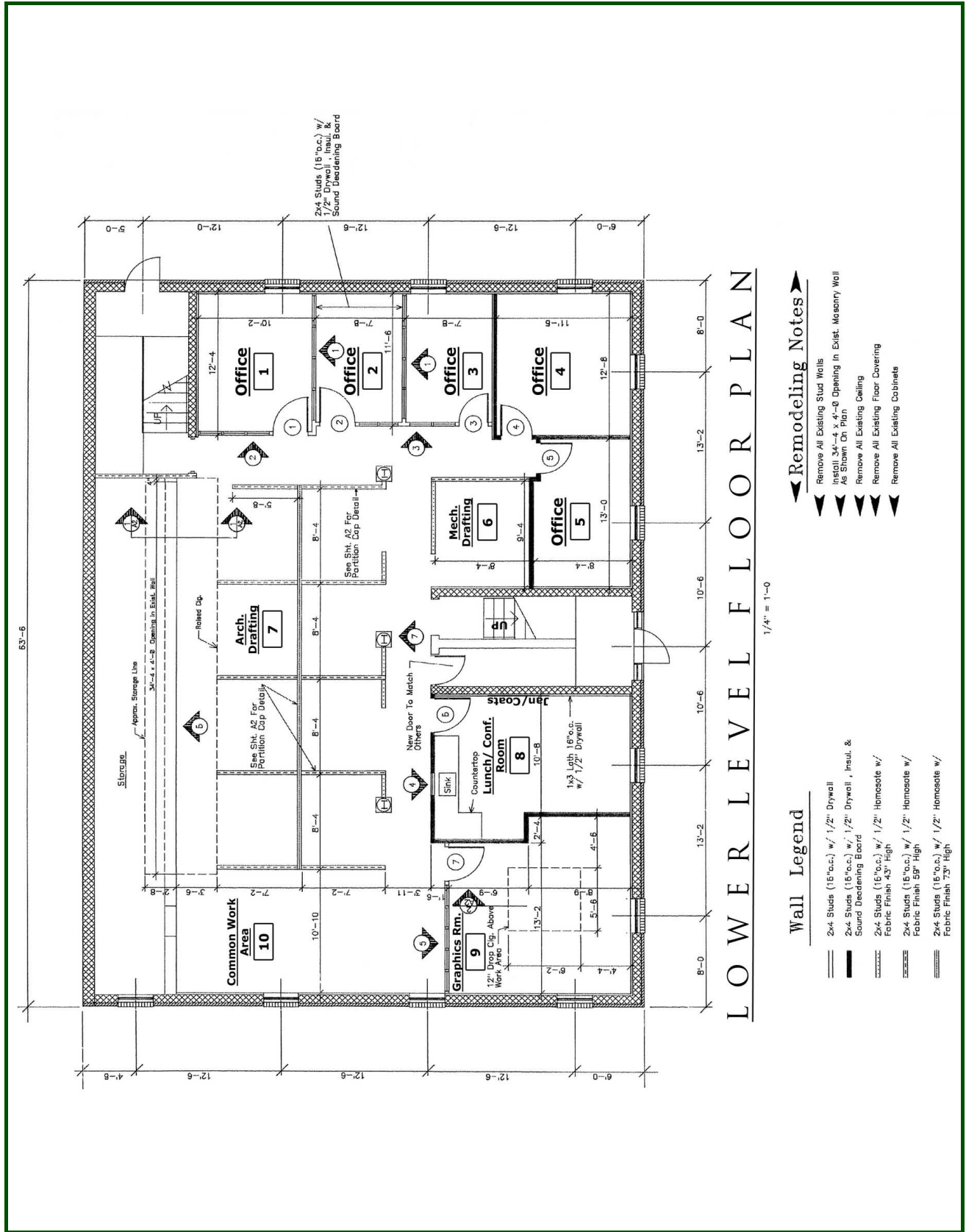
**Tenant Pays:** Data and telephone line expense, and space janitorial.

**Parking:** Over 50 spaces on site (8 per 1,000 sf).

**Space Configuration:** Multiple private offices and conference rooms and staff work spaces.

**Fit Out:** Many built-in file cabinets, counters and desks.

# LOWER LEVEL FLOOR PLAN



## LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

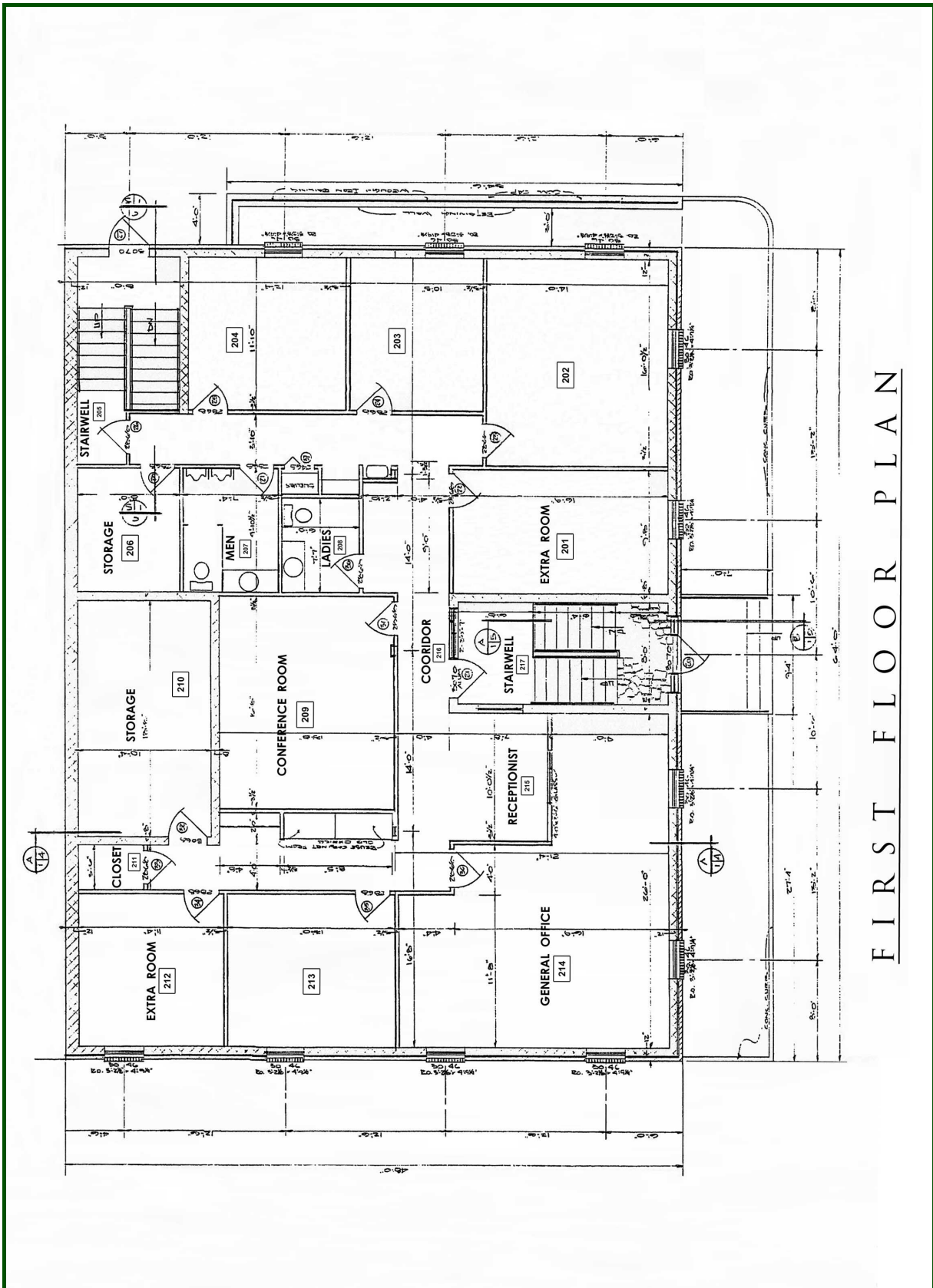
### Wall Legend

- ==== 2x4 Studs (16"o.c.) w/ 1/2" Drywall
- ==== 2x4 Studs (16"o.c.) w/ 1/2" Drywall, Insul. & Sound Deadening Board
- ==== 2x4 Studs (16"o.c.) w/ 1/2" Homosote w/ Fabric Finish 43" High
- ==== 2x4 Studs (16"o.c.) w/ 1/2" Homosote w/ Fabric Finish 59" High
- ==== 2x4 Studs (16"o.c.) w/ 1/2" Homosote w/ Fabric Finish 73" High

### Remodeling Notes

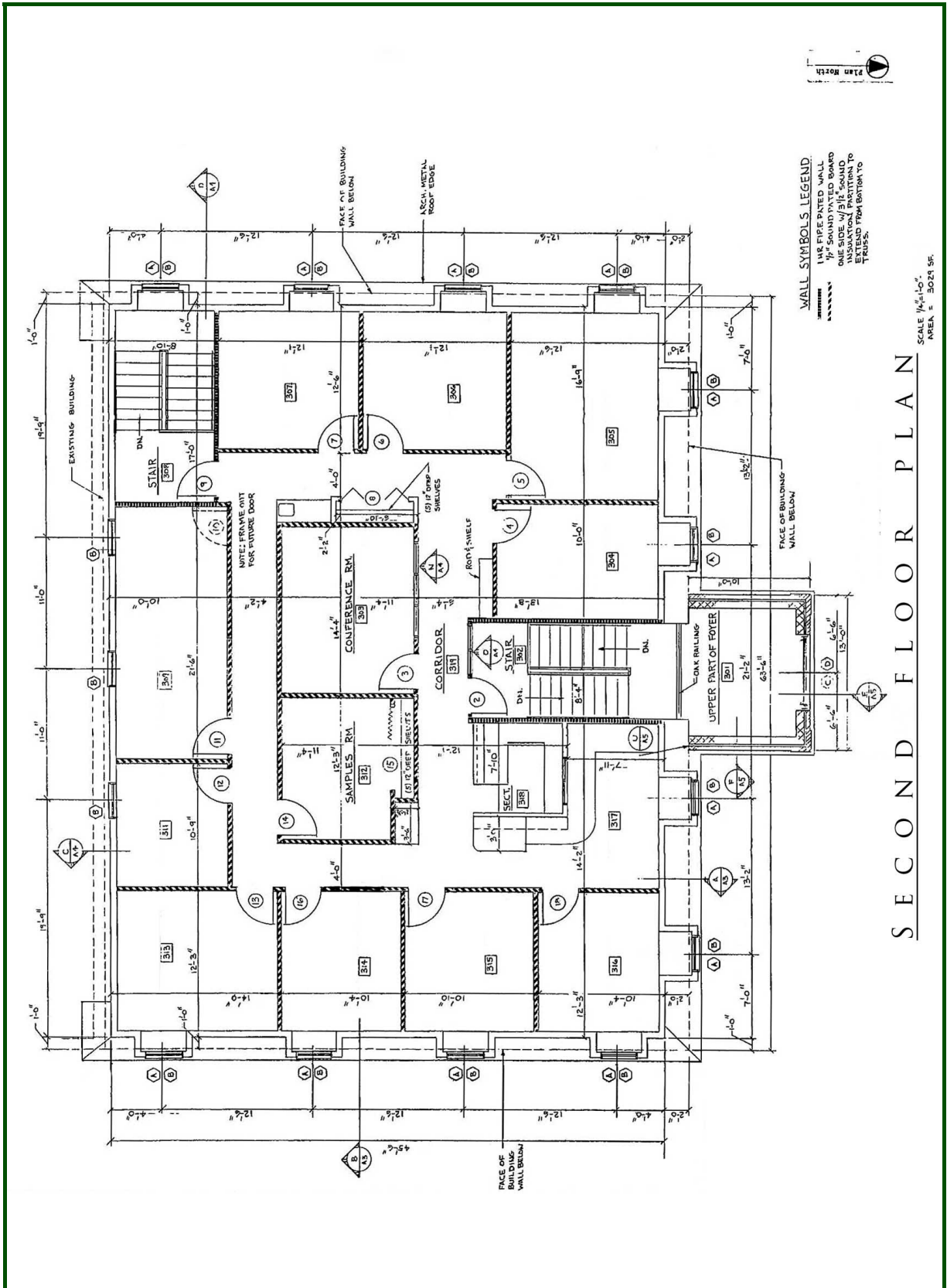
- Remove All Existing Stud Walls
- Install 3x4-4 x 4'-0 Opening in Exist. Masonry Wall As Shown On Plan
- Remove All Existing Ceiling
- Remove All Existing Floor Covering
- Remove All Existing Cabinets

# FIRST FLOOR PLAN

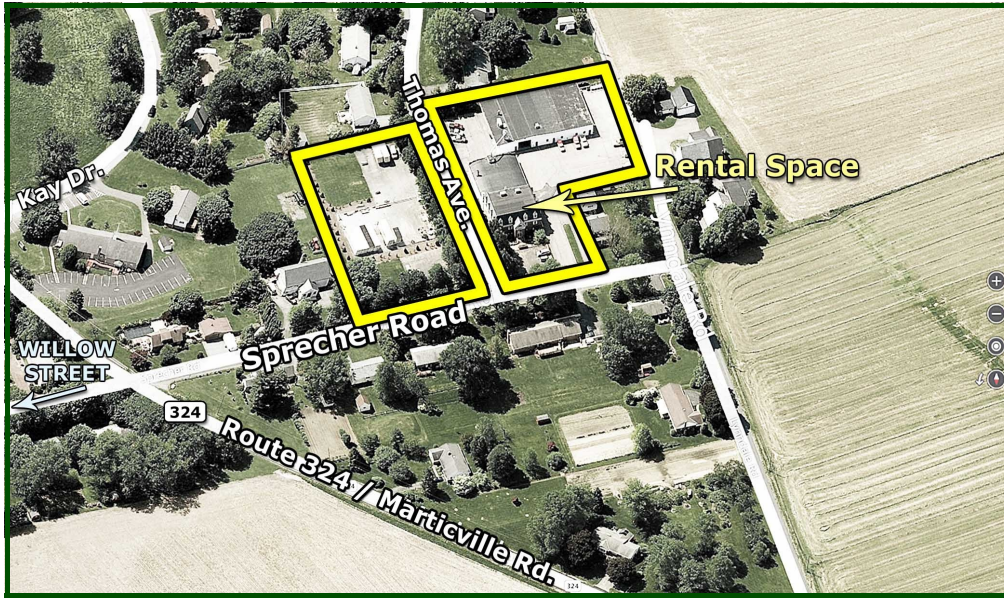


FIRST FLOOR PLAN

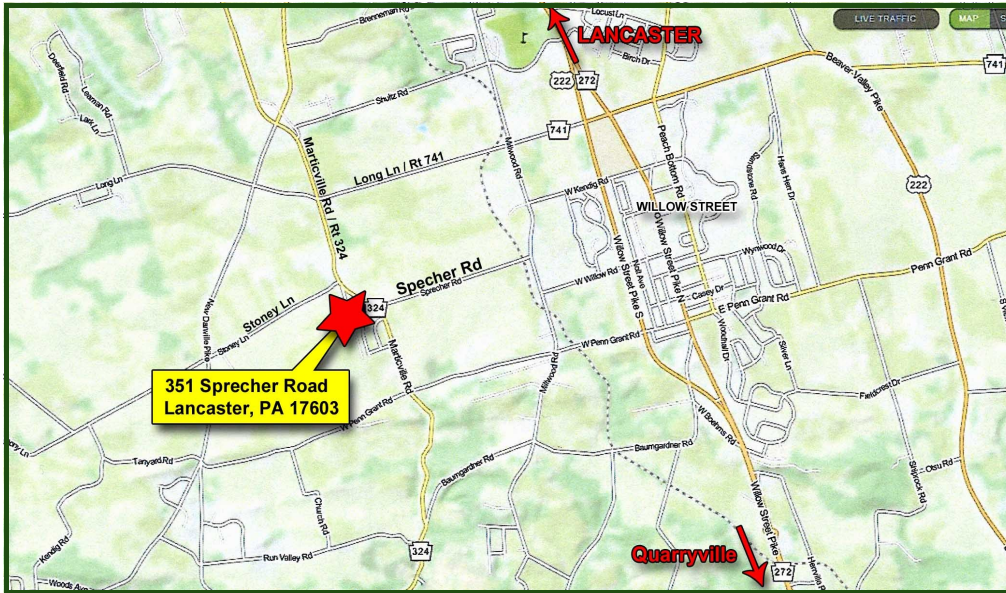
# SECOND FLOOR PLAN



## AERIAL



## LOCAL MAP



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