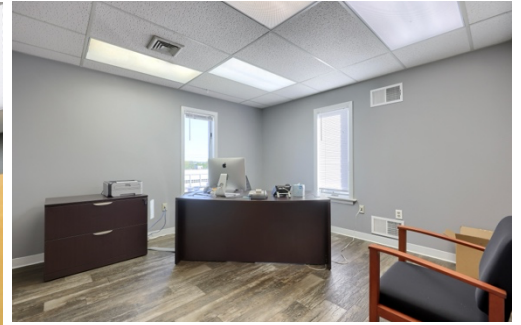


# FOR LEASE

2,845 SF Office Space in East Hempfield Township  
Impressive, high visibility location, just off Rte. 30

951 Rohrerstown Rd, Suite 202, Lancaster, PA



**SABLE**  
Commercial Realty

See more properties here:  
**SableCommercialRealty.com**  
245 Butler Avenue, Suite 220  
Lancaster, PA 17601  
**717-399-9361**

FOR MORE INFORMATION, CALL:  
**Karen Geisenberger**  
**717-208-3644 Direct**

## Location, Location, Location... Affordable Lease Rate

This professional building is just a stone's throw from the LGH Penn Medicine Health Campus, and minutes from other hospitals, medical practices and outpatient pavilions. You couldn't ask for a better location: Just off the Rohrerstown Road exit of Rt. 30, it is centrally located and easy to reach from anywhere in Lancaster County. Zoned "Regional Commerce Center" in East Hempfield Township, the zoning allows a broad variety of uses: Medical, office, retail, commercial, institutional, mixed use, and many others. The site has incredible visibility from Rohrerstown Road. A generous 10' x 20' monument sign provides room to display your brand. The sign can't be missed by the 21,000+ vehicles per day passing by. A signalized intersection makes for easy access, and plenty of parking is available.

## FEATURES:

- 2,845 SF of nicely finished office space
- 4 private offices
- Conference room & Kitchenette
- Private restroom
- Located on the 2<sup>nd</sup> Floor
- 66 paved parking spaces
- Regional Commerce Center zoning allows a broad variety of commercial uses
- Huge monument sign on Rohrerstown Rd
- Site visible to over 21,000 vehicles/ day
- Easy on/off Rt.30

**FOR LEASE: \$11.00/SF, NNN**

Information herein is deemed reliable but not guaranteed. Please verify all facts prior to signing lease; Neither Landlord or Broker shall be liable for any errors or omissions. Please note: our co-Broker compensation policy requires Tenant's Agents to arrange and attend initial showing and all follow up showings in order to receive co-broke fee. Tenants who intend to be represented by a Tenant Rep. Agent must have their Agent contact us in advance to arrange the first showing or agent may potentially forfeit their ability to receive a co-broke fee.