

For Lease

717.293.4477



1837 WILLIAM PENN WAY  
SUITE 101  
LANCASTER, PA 17601

- Property Information Sheet
- Location Maps
- Aerial Photo/Tax Map
- Zoning Ordinance
- Floor Plans



▶ *Greenfield Corporate Center*



*1837 William Penn Way  
Suite 101  
Lancaster, PA 17601*

**Available Square Feet**

2,200 square feet

**Lease Rate**

\$8.95/SF N/N/N

**Description**

2,200 square feet of historic office space situated in a beautiful location. Part of the original Landis Estate. Private offices, reception area and conference rooms

**BUILDING INFORMATION**

**BLDG - 162**

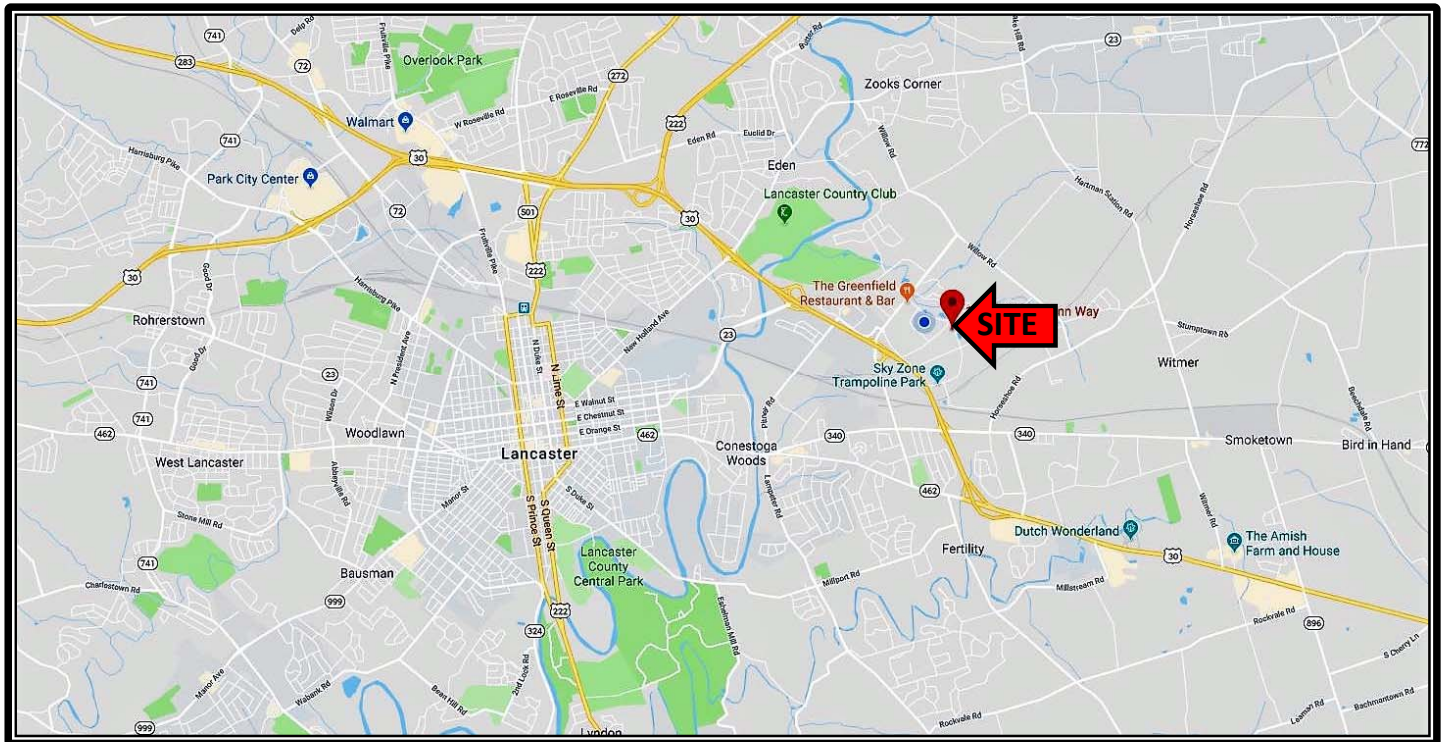
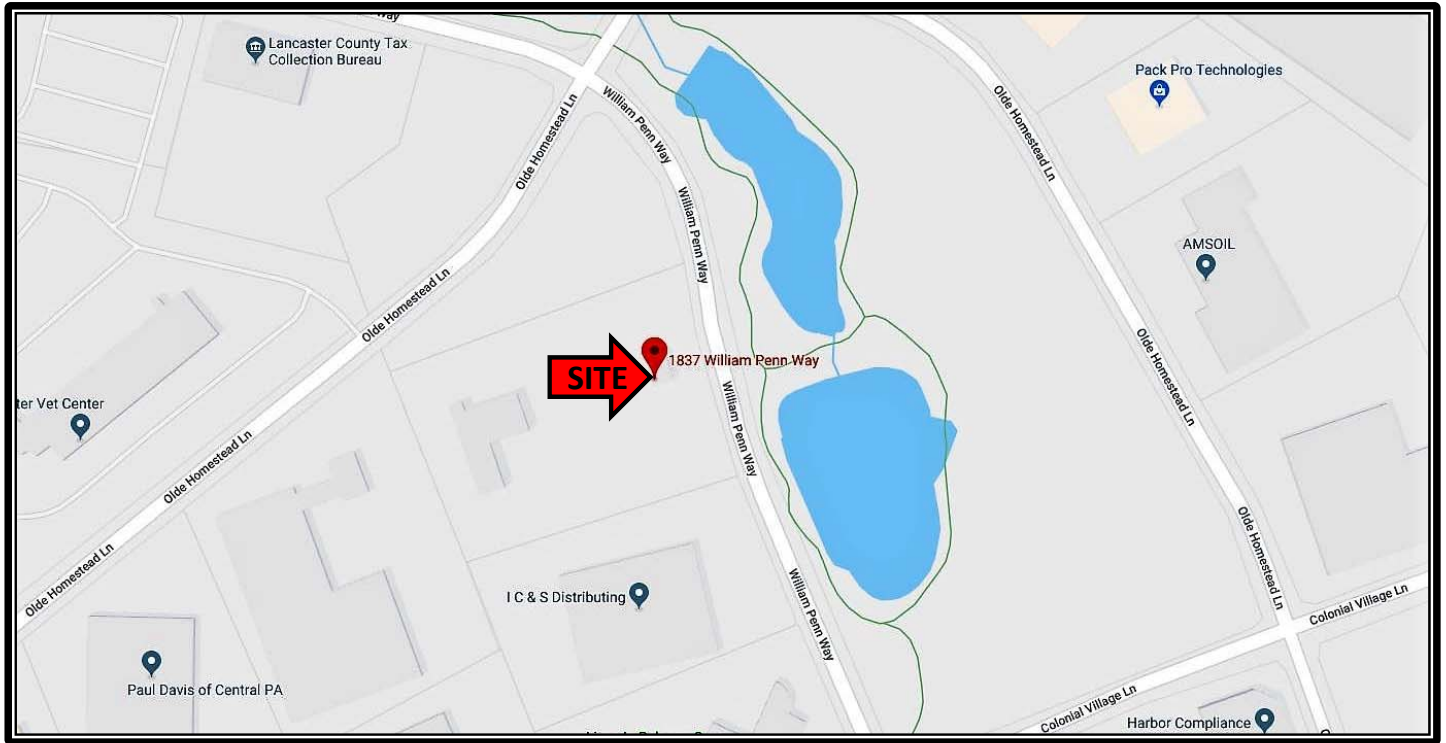
|                       |  |
|-----------------------|--|
| Available Square Feet | 2,200 square feet                        |
| Office Square Feet    | 2,200 square feet                        |
| Construction          | Brick                                    |
| Year Constructed      | 1848, historic renovation 1973           |
| Condition             | Excellent                                |
| Stories               | Two (2) stories                          |
| Ceiling Height        | 8 – 9 feet                               |
| Flooring              | Mix of wood and carpet                   |
| Lighting              | Fluorescent and recessed                 |
| Electric              | 120 volt, 220 volt, 3-phase, 50-200 amps |

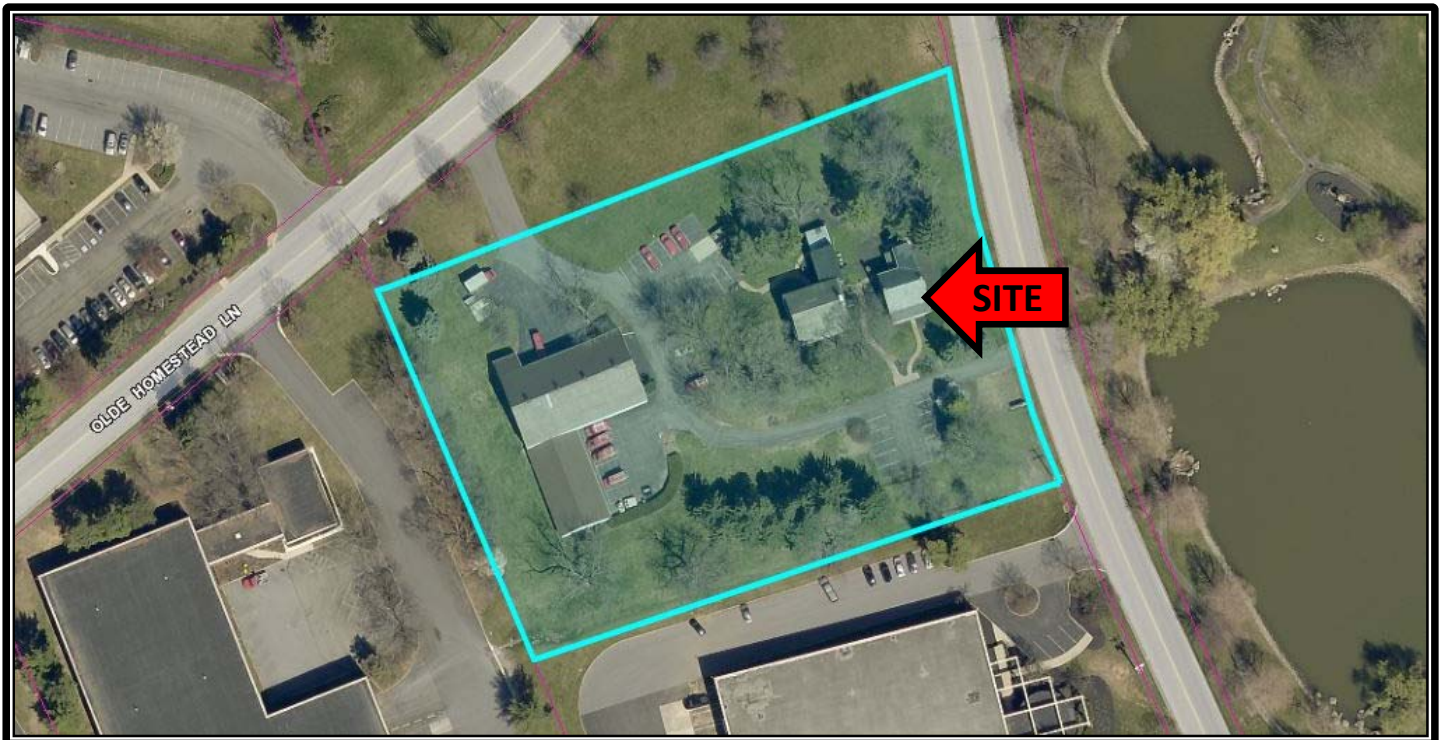
|                     |   |
|---------------------|---|
| HVAC                | Forced air split system, two (2) AC units<br>Gas boiler – hot water |
| Restrooms           | Two total, one on each floor  |
| Windows             | Open and close  |
| Walls               | Plaster   |
| Roof                | Slate and asphalt shingle   |
| Water               | Public – Lancaster City Water Authority                             |
| Sewer               | Public – East Lampeter Township                                     |
| Parking             | Ten on site parking spaces  |
| Zoning              | Business Park Zoning  |
| Tax Account Parcel# | 310-77172-0-0000  |
| Municipality        | East Lampeter Township  |
| County              | Lancaster County  |

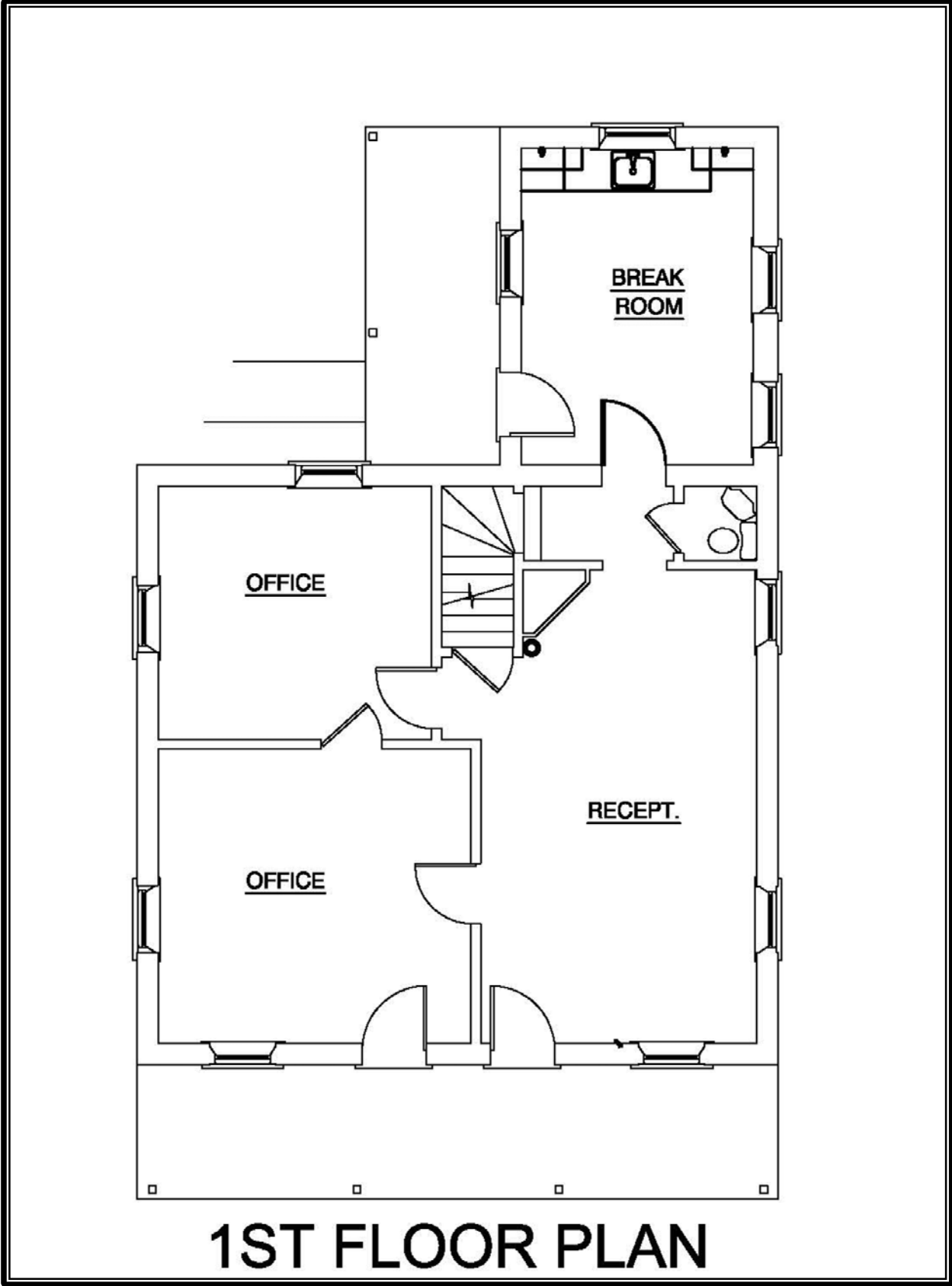
**LEASING INFORMATION**

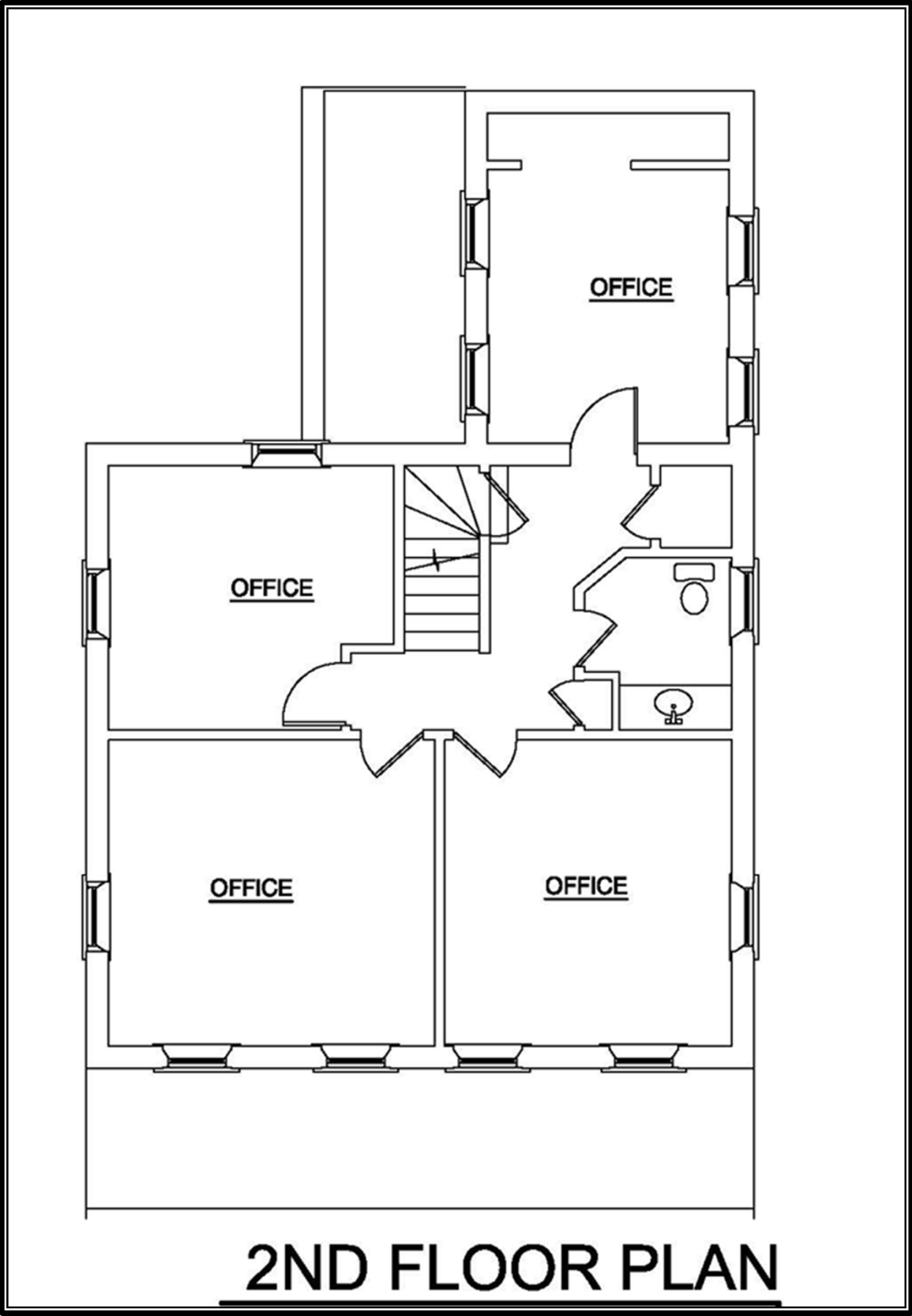
|                       |   |
|-----------------------|---|
| Square Feet Available | 2,200 square feet   |
| Lease Rate            | \$8.95/SF N/N/N   |
| Annual Rent           | \$19,690  |
| Monthly Rent          | \$1,641   |
| CAM                   | \$5.26/SF   |
| Annual CAM            | \$11,572  |
| Monthly CAM           | \$965   |
| Comments              | The meticulously manicured grounds, open expanse of land and walking trails at Greenfield Corporate Center will offer your employees pleasant places to walk or to take a break over lunch. Many nearby restaurants will give your employees choices for breakfast, lunch and dinner. Isaac's Restaurant & Deli, Bruno's at Greenfield, The Greenfield Restaurant, McDonald's, and Subway, all within a short drive. Costco Wholesale is located within a short drive and has inexpensive lunches. It is often frequented during lunch or after work hours for a quick meal or discount shopping. |

*Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.*













1853 William Penn Way  
Lancaster, PA 17601

717.291.2284  
FAX 717.293.4488  
1.800.638.4414

5000 Ritter Road  
Suite 201

Mechanicsburg, PA 17055  
717.697.2422  
FAX 717.697.0870  
1.800.213.0094

525 Highlands Boulevard  
Suite 107

Coatesville, PA 19320  
610.380.8437  
FAX 610.380.0583

11020 David Taylor Drive  
Suite 130  
Charlotte, NC 28262  
704.688.0800  
FAX 704.688.0801

6497 Parkland Drive  
Suite E  
Sarasota, FL 34243  
941.756.5599  
FAX 941.758.7614

*Information furnished regarding property for rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.*