

Office Space For Lease

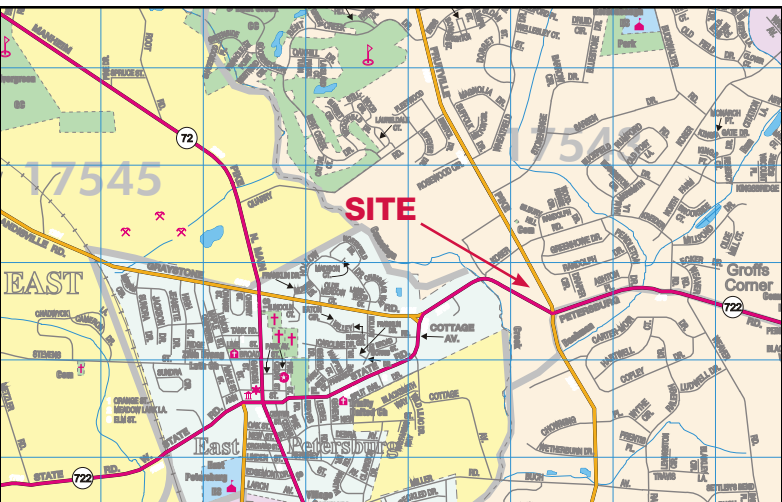
Richmond Square

609 Richmond Drive, Lancaster, PA 17601



List Price:

Base Lease: \$21-\$22.50/SF NNN



Building Information:

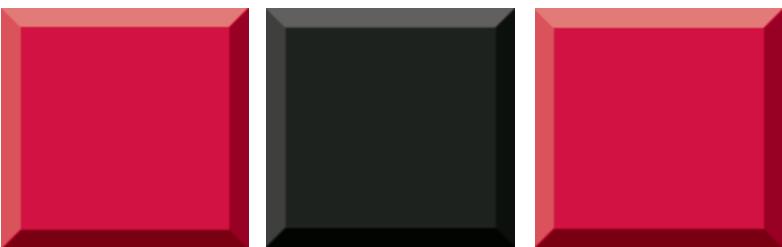
Total Building Area:	20,418 SF
Available Units:	2,125 SF - 20,418 SF
Year Built:	2009
Construction:	Masonry
Roof:	Flat
Ceiling Height:	8 - 10 Ft
No. of Floors:	Two (2)
HVAC:	Gas Fired Heat with Central A/C
Electric:	50-200 Amps
Handicap Access:	Yes
Sprinkler:	Yes
Elevator:	Yes

Site Information:

Lot Size:	1.29 Ac
County:	Lancaster
Township:	Manheim Township
Tax Parcel ID:	39010J711
Zoning:	PRD
Water & Sewer:	Public
Gas:	UGI
Parking:	100+ Spaces On-Site

Comments:

This 20,000+ SF Class A office building is part of a high profile mixed-use development in Manheim Township. Planned are a bank, convenience store, restaurants, high-end specialty shops and 266 residences. Several suite sizes available. Included are one (1) indoor parking space per 1,000 SF leased space and \$40 per SF tenant improvement allowance.



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Commercial Real Estate Services, Worldwide

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.



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