

CORNER
COMMERCIAL
RETAIL SPACE

102 & 110 W KING ST
LANCASTER, PA



FOR *Lease*

NEWLY RENOVATED
MIXED USE **BUILDING**

PPM
real estate

233 N. Duke St.
Lancaster, PA 17602
(717) 394-3374

info@ppmproperties.com
www.ppmproperties.com

102 W KING STREET

±2,430 sq. ft. on the 1st floor

Zoning	Central Business District
Walk Score	99/100 - Walker's Paradise
Visibility	Exposure to 22,000+ vehicles per day
Entrances	3 Suite entrances including on by the residential lobby for built-in patrons
Signage	Signage opportunity on 2 streets
Building	76 Residential units on upper floors and 2 first floor commercial units
Additional Amenities	Potential for outdoor seating Incredible windows for natural light Excellent signage/visibility One existing restroom
Liquor License	Landlord may have an R liquor ilcense for a Tenant to utilize. Inquire for details

RENT DETAILS

Rent \$18.00 PSF NN \$3,645.00 /mo.

Taxes \$3.17 PSF \$ 642.01 /mo.

Total Monthly: \$4,287.01 / mo.

Rent includes CAM and water/sewer for non-restaurant use.
Trash shall be determined based on Tenant's use

Tenant pays separately metered electric and gas. Landlord
may sub-meter water depending on use



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com



102 W KING STREET

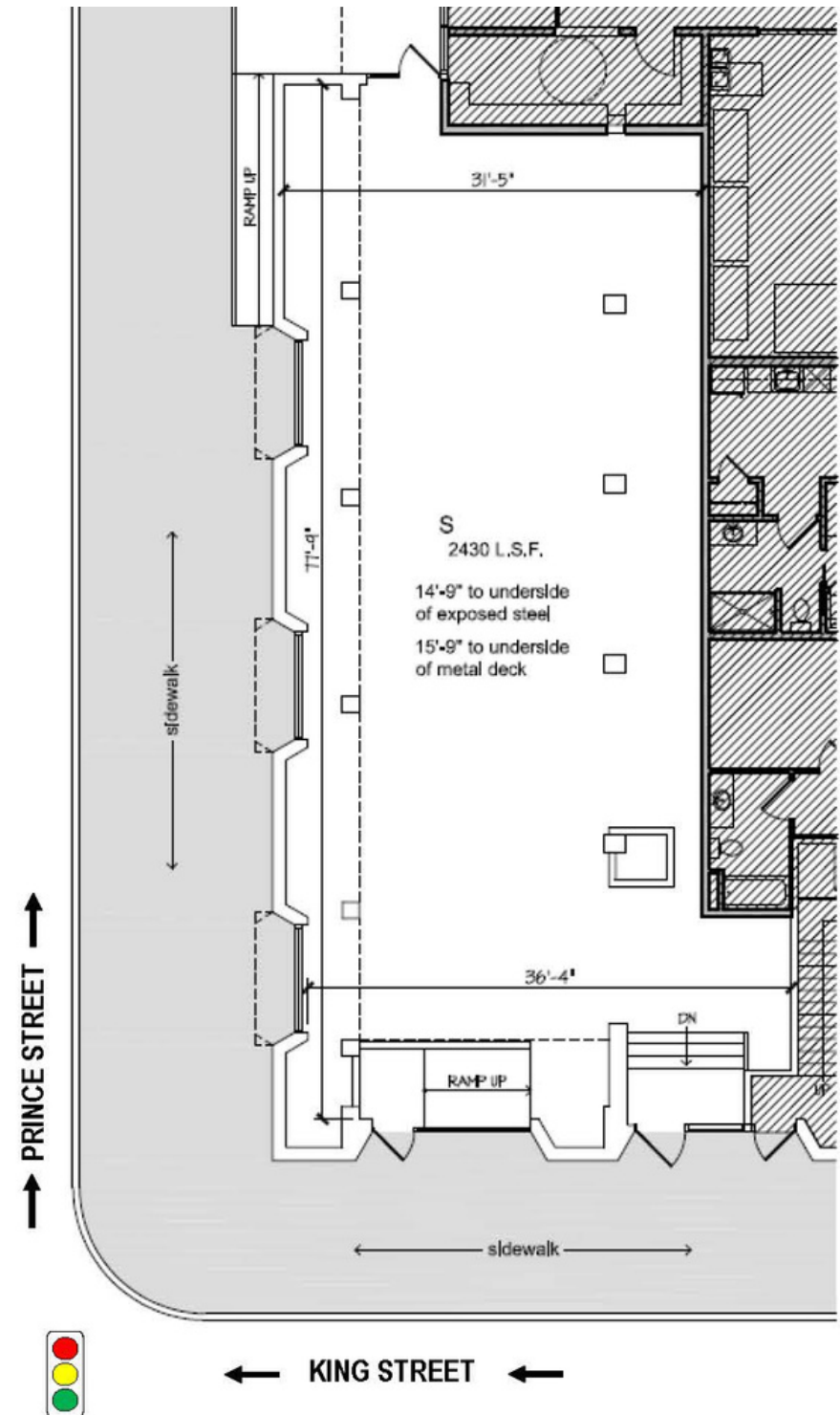
King & Prince



DELIVERY CONDITIONS

Landlord shall complete the following prior to delivery:

- All walls paint ready
- Smooth floor ready for Tenant's finish
- All mechanical systems and lighting in good working order
- Final cleaning



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

PPM
real estate

110 W KING STREET

±3,764 sq. ft. on the 1st floor

Zoning	Central Business District
Walk Score	99/100 - Walker's Paradise
Visibility	Exposure to 22,000+ vehicles per day
Entrances	Multiple suite entrances to choose ideal layout
Signage	Signage opportunity on 2 streets
Building	76 Residential units on upper floors and 2 first floor commercial units
Additional Amenities	Potential for outdoor seating Incredible windows for natural light and marketability Building maintenance staff onsite
Liquor License	Landlord may have an R liquor ilcense for a Tenant to utilize. Inquire for details

RENT DETAILS

Rent	\$14.00 PSF NN	\$4,391.33 /mo.
Taxes	\$3.22 PSF	\$ 1,010.26 /mo.
Total Monthly:		\$5,401.60 / mo.

Rent includes CAM and water/sewer for non-restaurant use.
Trash shall be determined based on Tenant's use

Tenant pays separately metered electric and gas. Landlord may sub-meter water depending on use.

Taxes are reconcilable per actual expense, based on Tenant's proportionate share



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

infoeppmproperties.com

PPM
real estate

110 W KING STREET

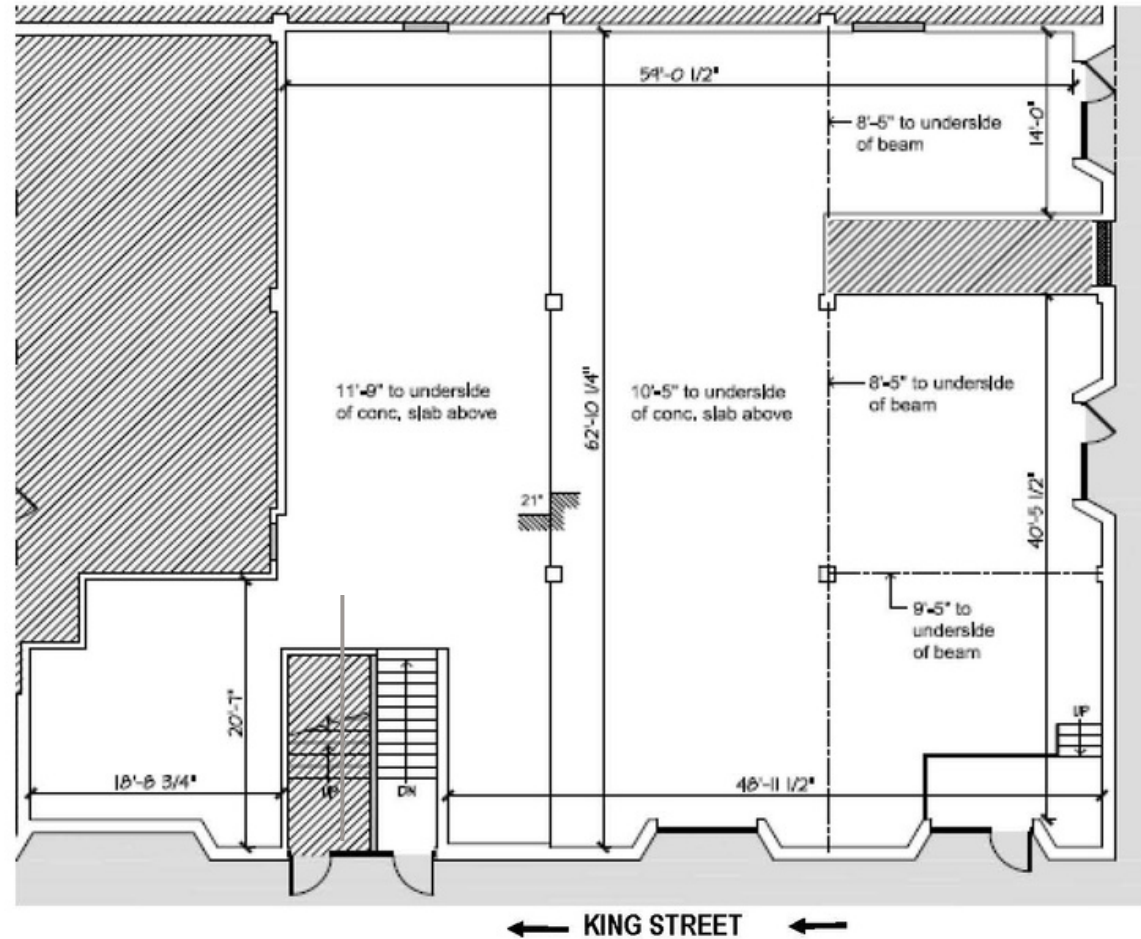


DELIVERY CONDITIONS

Landlord shall complete the following prior to delivery:

- Install ADA restrooms in a feasible location
- Ceiling sprayed white
- All walls (block, drywall or plaster) paint-ready
- Basic LED lighting package for standard office/retail use
- HVAC System sized for standard office/retail use (no ductwork)
- Smooth floor ready for Tenant finish
- If ADA access is required by code, Landlord shall provide ramp or lift
- Demo of existing entrance stair/landings, if desired by Tenant

Water & King



CONTACT US FOR YOUR SHOWING

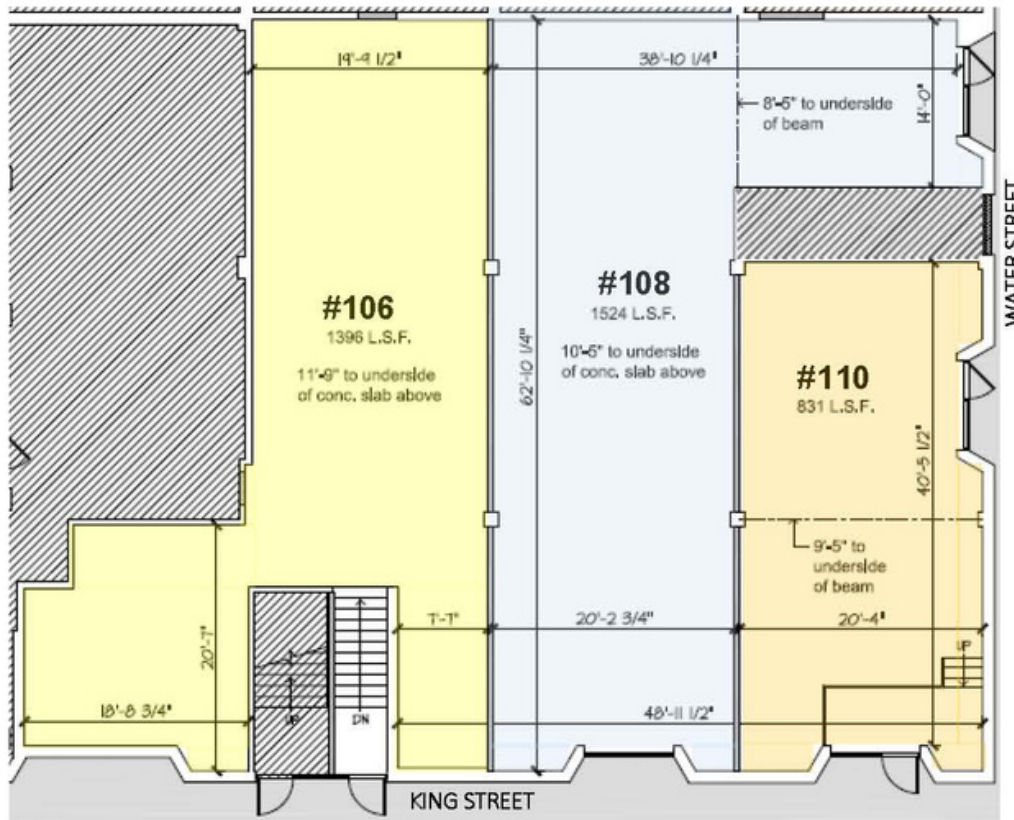
(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

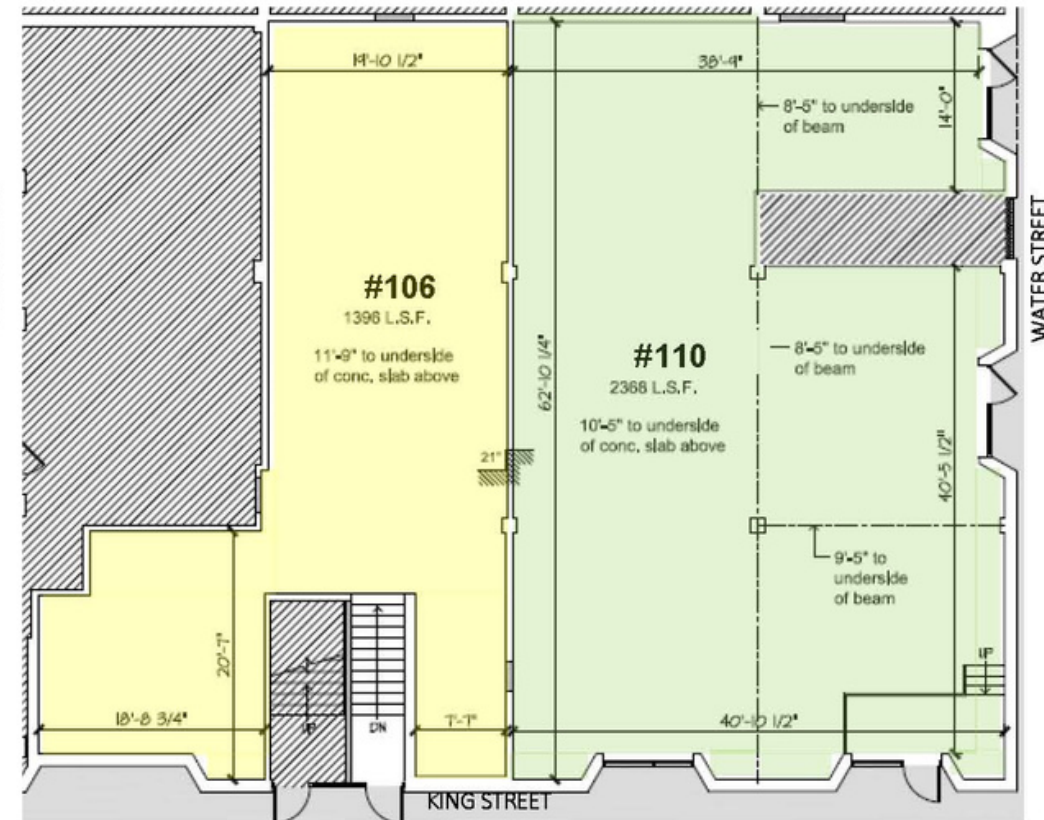
info@ppmproperties.com

PPM
real estate

TAKE IT ALL OR JUST WHAT YOU NEED



SUBDIVIDE INTO 3 SUITES



SUBDIVIDE INTO 2 SUITES

SUBDIVIDING OPTIONS

#106	±1,396 sq. ft.	Entrance from King Street	\$12.00 PSF + \$3.22psf in Taxes
#108	±1,524 sq. ft.	Entrance from King and/or WaterStreet	\$14.00 PSF + \$3.22psf in Taxes
#110	±831 sq. ft.	Entrance from King and/or WaterStreet	\$16.00 PSF + \$3.22psf in Taxes
#110	±2,368 sq. ft.	Entrance from King and/or WaterStreet	\$16.00 PSF + \$3.22psf in Taxes

ADDITIONAL NOTES

- Landlord will supply one restroom and HVAC to each suite
- Additional Delivery Conditions listed on the prior page shall be completed
- Utilities may be shared and paid for proportionally by each Tenant, or sub-metered

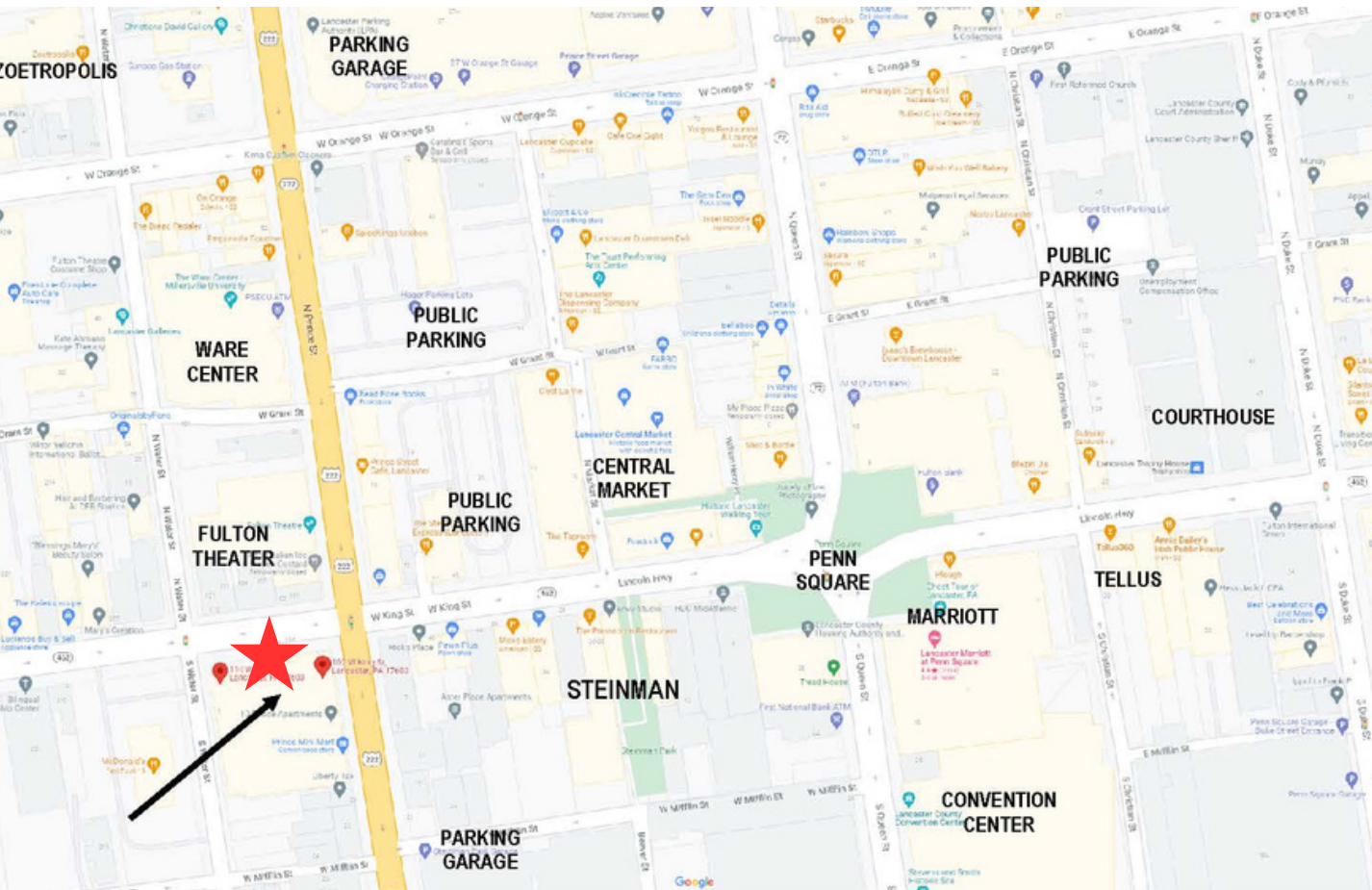
CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

LOCATION HIGHLIGHTS & PARKING OPTIONS



JUST SHORT A WALK TO...

- LANCASTER CENTRAL MARKET
- FULTON THEATER
- C'EST LA VIE
- PRINCE ST. CAFE
- THE PRESSROOM
- SHOT & BOTTLE
- PLOUGH
- NEW HOLLAND COFFEE CO
- LANCASTER COUNTY COURTHOUSE
- LANCASTER COUNTY CONVENTION CENTER
- SA LA THAI
- HIMALAYAN GRILL
- ISSEI NOODLE
- ROLLED COLD CREAMERY

- ONE BLOCK FROM PENN SQUARE
- NEWLY RENOVATED MIXED USE BUILDING WITH OVER 70 HIGH-END RESIDENTIAL UNITS ABOVE
- PLENTY OF PARKING ON STREET AND IN NEARBY GARAGES

CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com



ABOUT PPM REAL ESTATE, INC.



FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.



Tracy Lin Horst
Owner | Broker of Record
Tracy@ppmproperties.com



Corinn Kirchner
Owner | Associate Broker
Corinn@ppmproperties.com



Alex (Alexandra) Ebert
Real Estate Agent
Alex@ppmproperties.com

