



**FOR**

*Lease*

**OFFICE SPACE**

128 E GRANT ST  
SUITE 403  
LANCASTER, PA

CHARMING DOWNTOWN  
OFFICE **BUILDING**

**PPM**  
*real estate*

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

info@ppmproperties.com  
www.ppmproperties.com

# SUITE 403

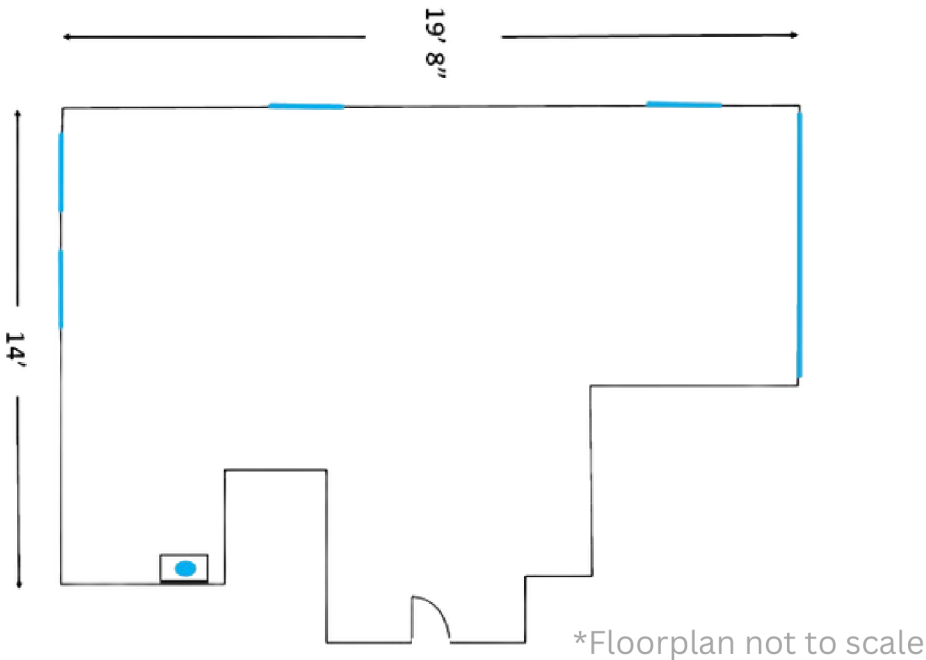
**±450 sq. ft. on the 4th floor**

Zoning Central Business District

Walk Score 98/100 - Walker's Paradise

Building Mutli-tenant office space

Additional Amenities  
Top floor views  
Vaulted ceilings with sky lights  
Windows on 3 sides  
Sink within space (keep or remove)  
Access to shared kitchenette & restrooms



**RENT: \$750/MONTH MODIFIED GROSS LEASE**

Rent includes CAM, taxes, water, sewer and trash.  
Tenant pays electric, internet, interior janitorial and liability insurance.

Landlord will install carpet for qualified tenant.

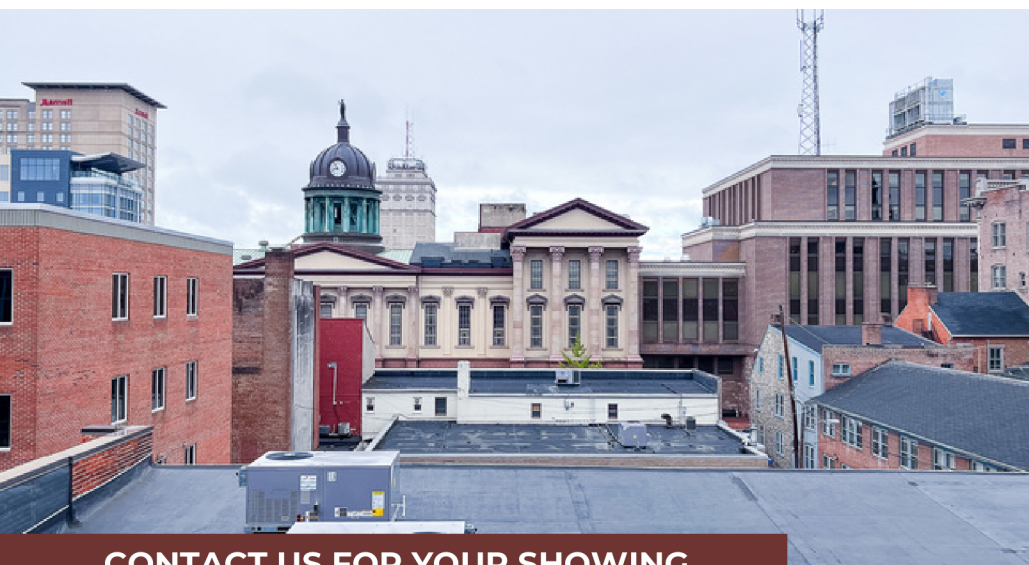
**CONTACT US FOR YOUR SHOWING**

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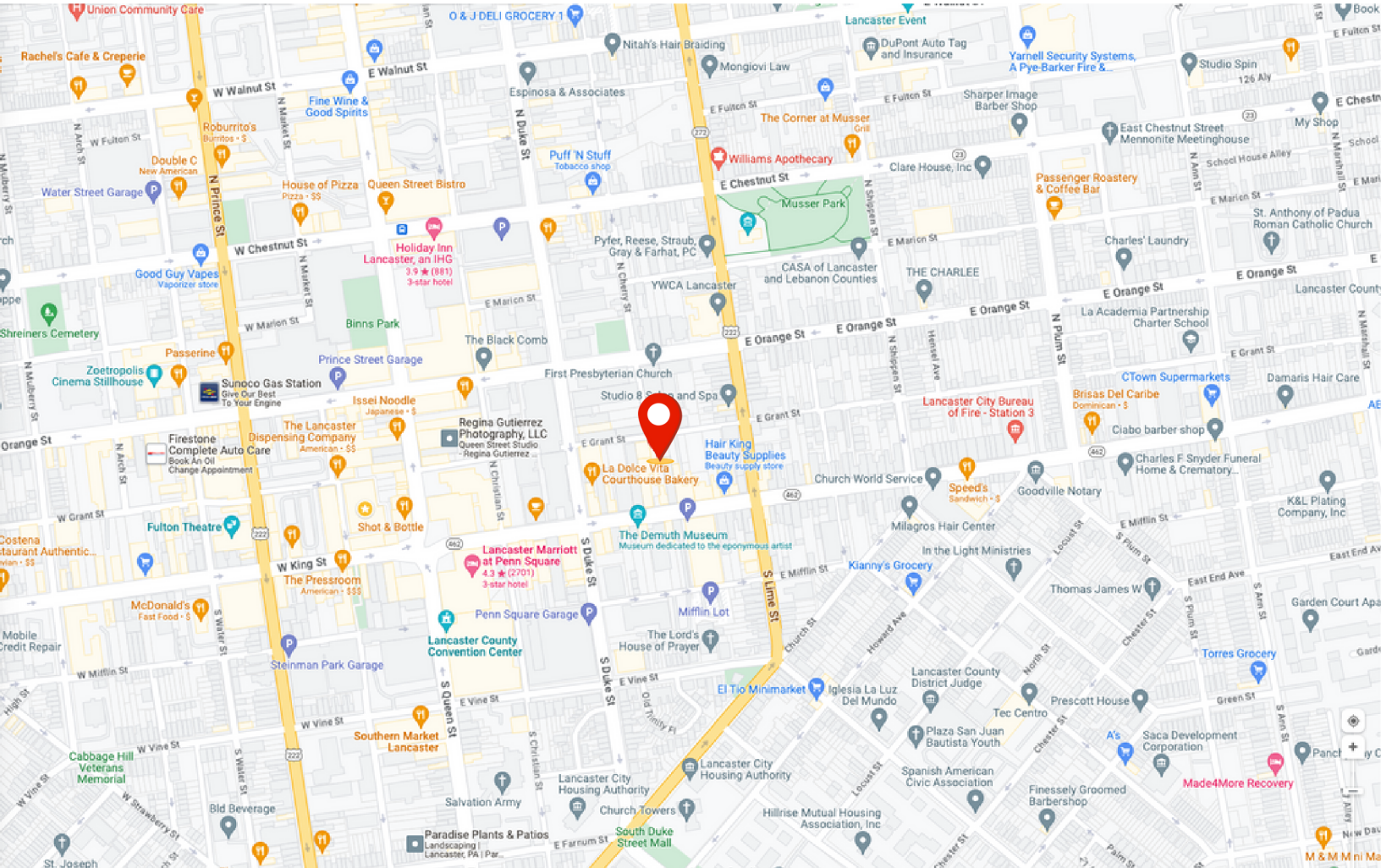
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# LOCATION HIGHLIGHTS



- ONE BLOCK FROM PENN SQUARE
- VIEW OVERLOOKING LANCASTER COUNTY COURTHOUSE
- QUINTESSENTIAL LANCASTER CHARM
- PARKING IN NEARBY GARAGES

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## 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



## 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](http://ppmproperties.com) to learn more  
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**Tracy Lin Horst**  
Owner | Broker of Record  
[Tracy@ppmproperties.com](mailto:Tracy@ppmproperties.com)



**Corinn Kirchner**  
Owner | Associate Broker  
[Corinn@ppmproperties.com](mailto:Corinn@ppmproperties.com)



**Alex (Alexandra) Ebert**  
Real Estate Agent  
[Alex@ppmproperties.com](mailto:Alex@ppmproperties.com)



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