



FOR LEASE

New Construction
Delivery Q1 2024

Professional
Medical
Retail / Service
Zoned B2

First Floor Available
±3,867 Sq. Ft.

Listing Contacts
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233 North Duke Street
Lancaster PA 17602

1860 Oregon Pike

Manheim Township, Lancaster PA 17601

PPM
inc.
real estate

1860 Oregon Pike, Lancaster PA



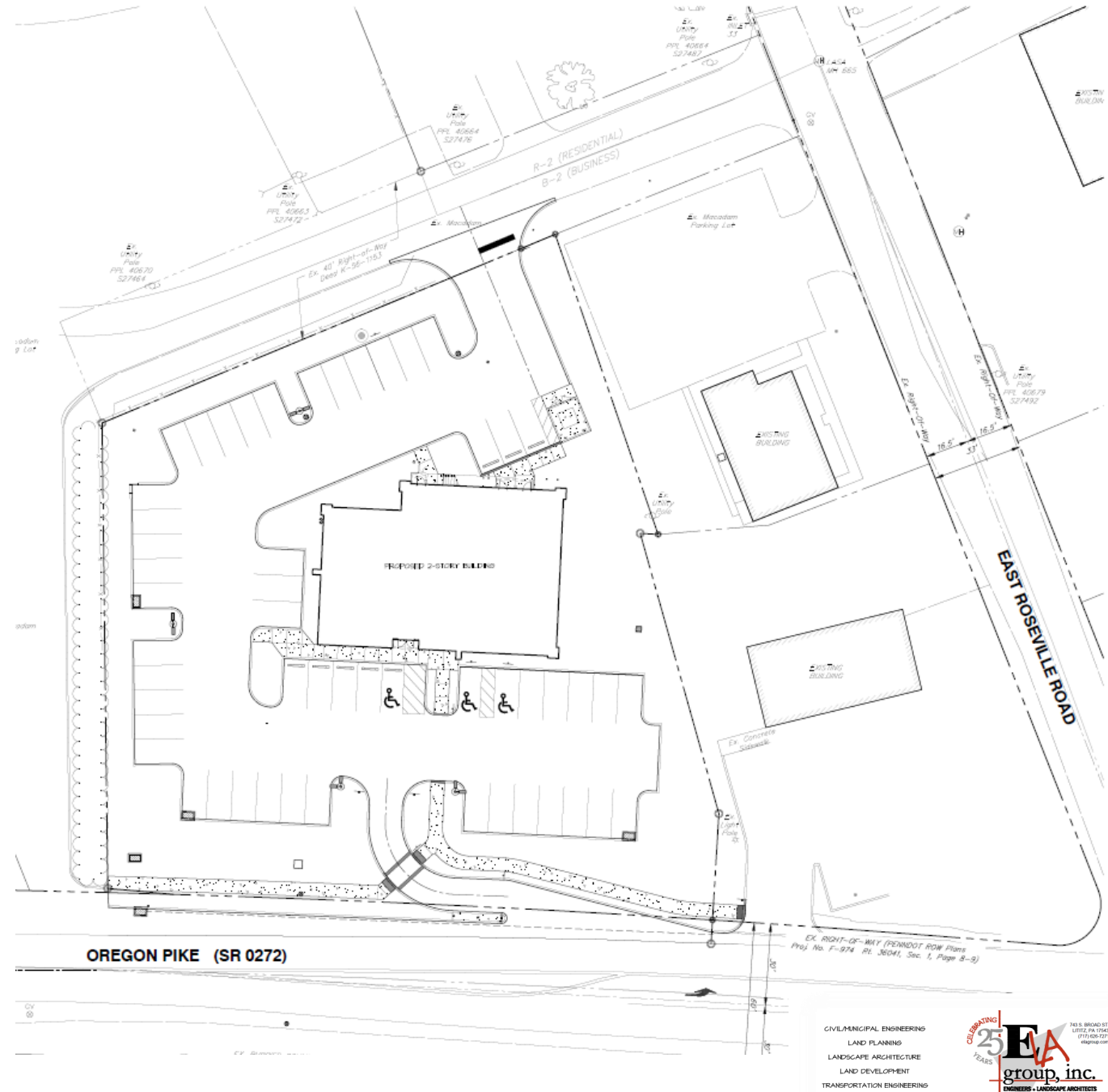
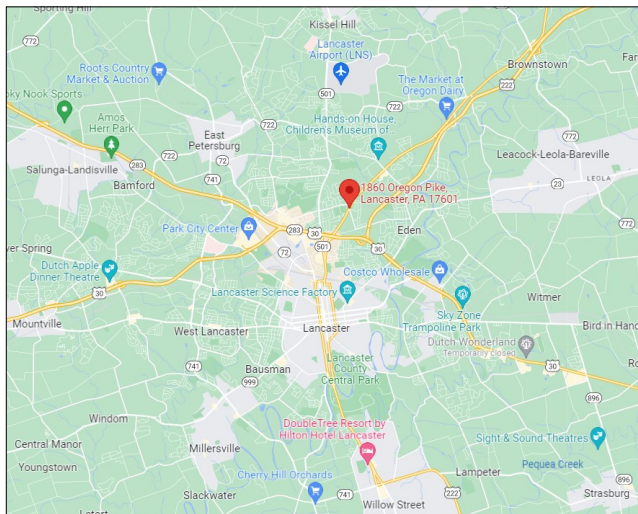
Delivery Q1 2024

Christman Periodontics, will occupy the second floor of the building

49 Shared Parking Spaces

Visibility to 19,000 Vehicles Per Day

Zoned B-2 Business District



Suite Details

- ±3,867 Sq. Ft.
- Building lobby offers 2 suite entry doors
- One rear entrance from parking lot
- Abundant windows
- 11' Ceilings if finished with exposed ceiling
- 8'-9' Ceilings with drop ceiling installed
- Sprinklered & ADA Accessible
- Gas heat and central air

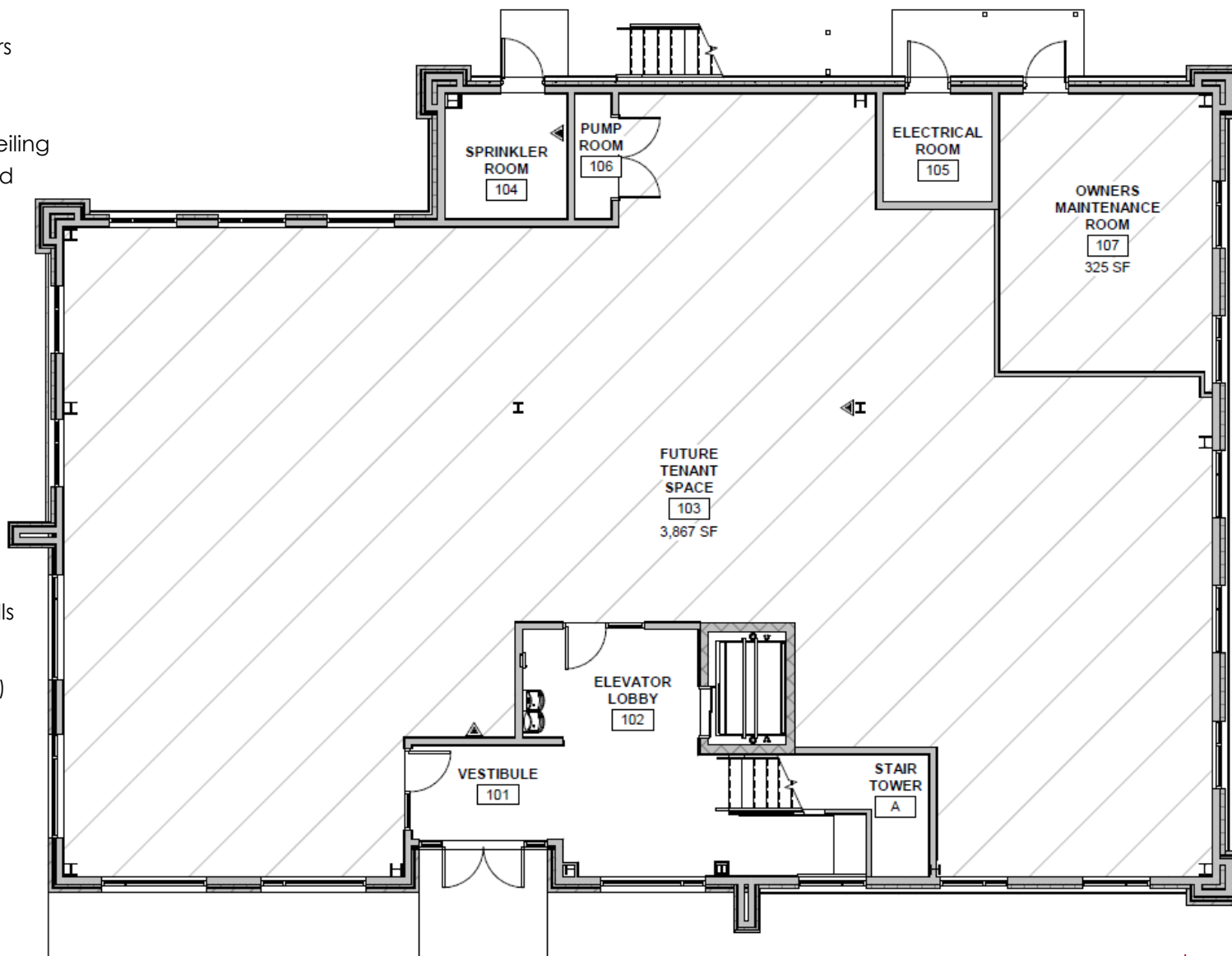
Delivery

Warm Vanilla Shell Delivery

- Concrete floor ready for finish
- 2 Finished ADA restrooms
- Prime and paint exterior walls
- Finished ceiling 2x4 lay in tiles
- Sprinkler system installed
- Fire alarm system
- Electric receptacles on perimeter walls
- Finished building lobby
- HVAC System (Tenant to finish ductwork)

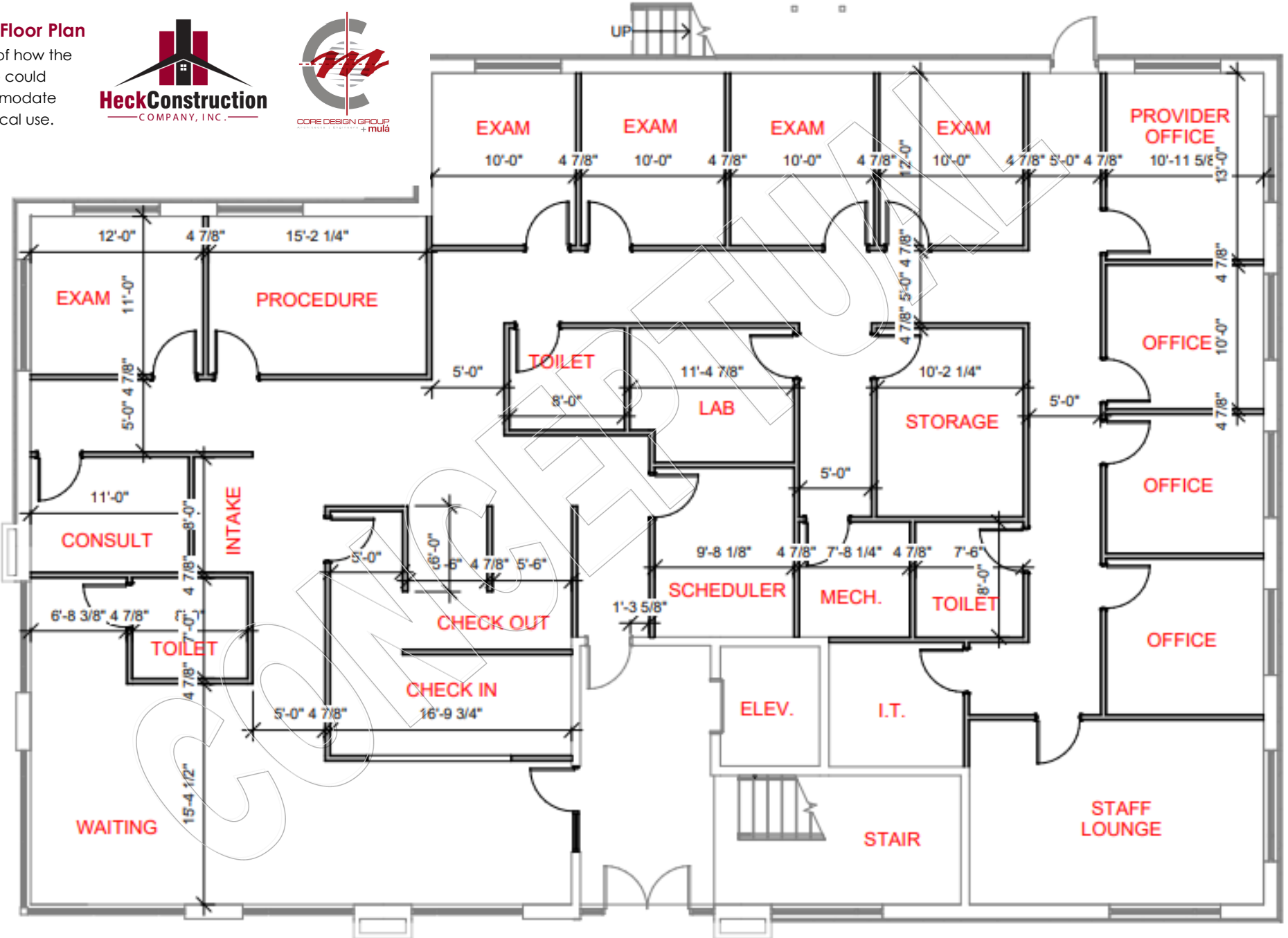
Property Highlights

- Excellent signage/visibility
- Prime location along route 272 close to route 30
- Rare opportunity to design your floor plan to optimize space
- If Tenant employs Landlord's contractor, delivery is anticipated in Fall 2023



Concept Floor Plan

Example of how the space could accommodate a medical use.



1860 Oregon Pike

DETAIL & LEASE PRICING

LEASE PRICING

SQ. FT.: ±3,867

RENT

Base Rent	\$25.00 psf or \$8,056.25/ month
Estimated NNN	\$ 5.52 psf or \$1,778.82/ month
Estimated Total	\$9,835.07 per month

Estimated NNN includes: Taxes, Insurance, common electric, groundskeeping, snow removal, fire alarm system expenses, sprinkler system expenses.

Tenant pays: Electric, gas, water/sewer & HVAC maintenance/repairs.

Zoning: B-2 Business District Zoning in Manheim Township
This zone allows for a multitude of uses including

Professional Office	Medical/Dental
Bank/Financial Institution	Personal Service Business
Retail	



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

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.

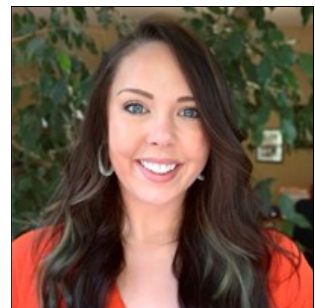
Please visit www.ppmproperties.com to learn more



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