

NOW *Leasing*

**233-235 NORTH DUKE STREET
LANCASTER, PA 17602**

CENTRAL BUSINESS DISTRICT
ONSITE PARKING
EXCELLENT VISIBILITY



DOWNTOWN LANCASTER
COMMERCIAL
Space

PPM
inc.
real estate

233 N. Duke St.
Lancaster, PA 17602
(717) 394-3374
info@ppmproperties.com
www.ppmproperties.com

235 NORTH DUKE STREET, SUITE 101



FIRST FLOOR SPACE

±500 sq. ft.

Includes 1 free onsite parking space

FEATURES & AMENITIES

- Two room suite
- 1 Reserved parking space + easy street parking
- Decorative fireplaces
- Built in storage
- Signage on North Duke Street
- Common restroom
- Shared front porch
- Public parking garage just 1/2 block away



RENT

- \$850/month Gross Lease
- Rent includes 1 assigned parking space behind building
- Rent includes all utilities, CAM & real estate taxes
- Tenant pays internet, suite janitorial & general liability insurance



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235 NORTH DUKE STREET, SUITE 201



SPACIOUS TWO ROOM OFFICE, 2ND FLOOR
±525 sq. ft.
Includes 1 free onsite parking space

FEATURES & AMENITIES

- Bright, inviting space
- 1 Reserved parking space + easy street parking
- Public parking garage just 1/2 block away
- Signage on North Duke Street
- Common restroom
- Decorative fireplaces
- Shared front porch



RENT

- \$950/month Gross Lease
- Rent includes all utilities, CAM & real estate taxes
- Tenant pays internet, suite janitorial & general liability insurance



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233 NORTH DUKE STREET, SUITE 300



BRIGHT & BEAUTIFUL 2 ROOM OFFICE

±525 sq. ft.

Includes 1 free onsite parking space

FEATURES & AMENITIES

- Abundant windows make this space warm and cheery
- Signage on North Duke Street
- Third floor office
- Kitchenette & private restroom in the suite
- Decorative fireplaces
- Storage closets
- Furnishings included or Landlord will remove furnishings
- Public parking garage just 1/2 block away



RENT

- \$895/month Gross Lease
- Option to add on wifi internet for \$80/month
- Rent includes all utilities, CAM & real estate taxes
- Tenant pays internet, suite janitorial & general liability insurance



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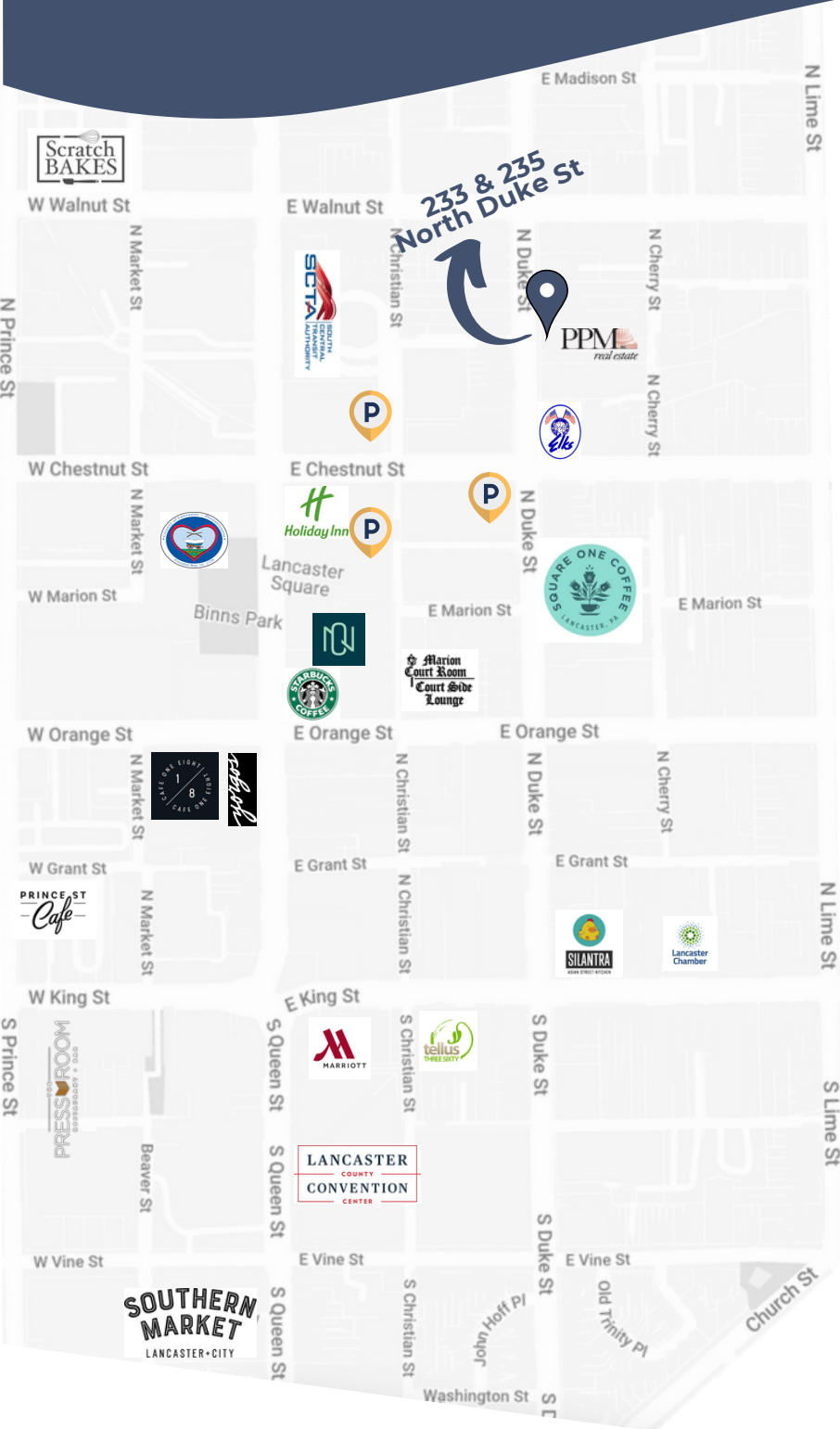
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LOCATION HIGHLIGHTS



PARKING

Onsite parking lots located behind buildings, accessed by Cherry Street. Spaces are assigned.

Metered street parking is readily available and usually several spaces are open in front of the buildings

Parking garages are as close as half a block away. Parking Authority monthly pass is \$75/month

SIGNAGE

Signage panels in front of buildings on Duke Street.

Signage directory in building foyer & at suite entrance

ZONING

Central Business District
Lancaster City

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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



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



Alex (Alexandra) Ebert
Real Estate Agent
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.

Owner is a licensed PA real estate agent. Agent is related to Owner.