

# FOR LEASE

Beautiful historic  
professional building just off  
Main Street in Mount Joy

Abundant parking  
Walkable to many  
eateries and amenities

**3,175± Sq. Ft.**

Onsite Parking  
Private offices  
Open Layout  
Kitchenette  
Freshly Painted

*Listing Contacts*

Corinn Kirchner  
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Tracy Horst

**Office 717-394-3374**

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[www.ppmproperties.com](http://www.ppmproperties.com)

233 N. Duke St., Lancaster PA 17602

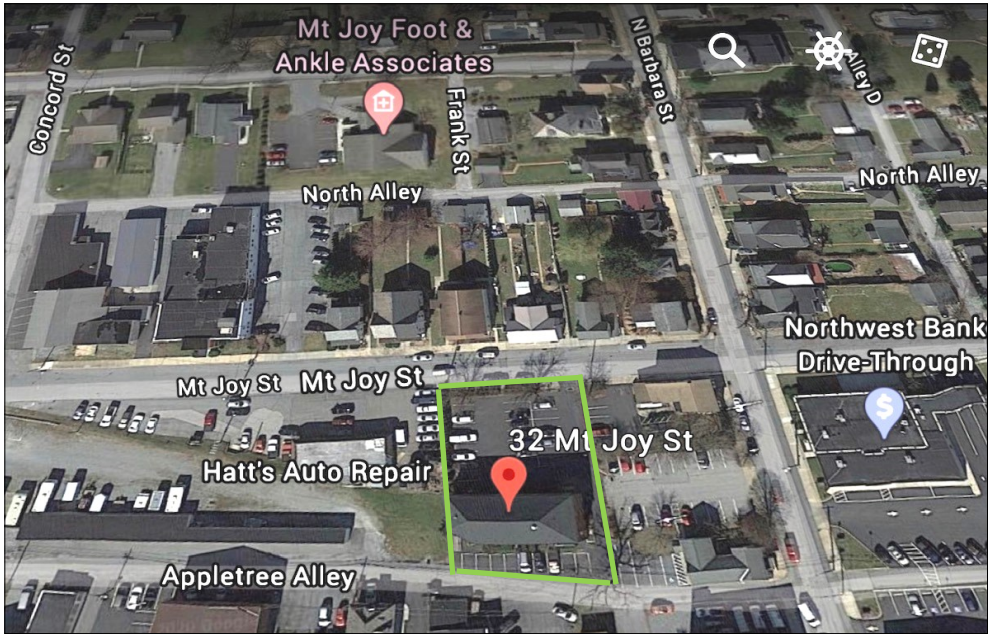
**32 Mount Joy Street, Suite 200**

Mount Joy, Pa 17522

**PPM**  
*inc.*  
*real estate*



# 32 Mount Joy Street, Suite 200

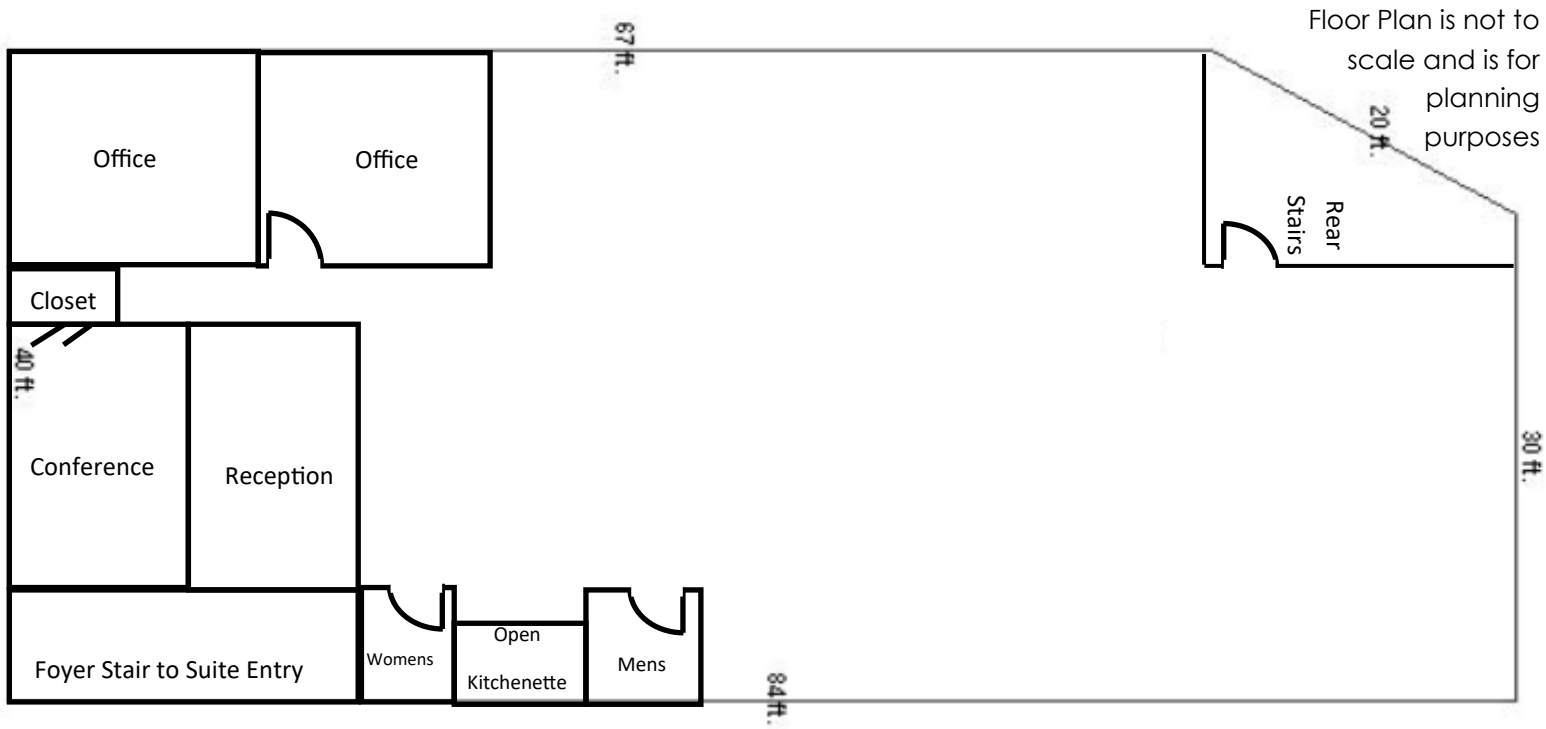








# 32 Mount Joy Street, Suite 200



PROPERTY DETAIL

BUILDING / SUITE AMENITIES

- ⇒ Welcoming building lobby
- ⇒ Suite is located on the 2nd floor with reception area
- ⇒ 2-3 Private Offices + Conference Room
- ⇒ Kitchenette and 2 restrooms in suite
- ⇒ Signage available
- ⇒ Building has 2 entrances for easy parking or walkability
- ⇒ Property recently refreshed with fresh interior and exterior paint

**Parking** 32 Onsite parking spaces, shared/unreserved

**Zoned** Central Business District

**HVAC** Central air and gas heat

Sq. Ft.: 3,275+

Base Rent	\$8.50 psf or \$2,319.79 /month
NNN 2022	\$2.00 psf or \$ 545.83 /month
<b>Total</b>	<b>\$2,865.62/ month</b>

**Tenant pays** electric, gas, phone/internet and trash (\$143 every 6 months for borough trash service)

**NNN Includes** taxes, water/sewer, landscaping, snow, common area cleaning + insurance.

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.

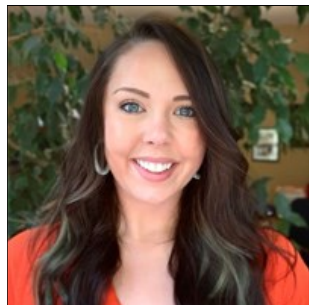
Please visit [www.ppmproperties.com](http://www.ppmproperties.com) to learn more



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