

**FOR SALE OR LEASE**

**FIRST FLOOR  
OFFICE SUITE IN  
WEST LANCASTER**

**LOCATED AT  
SIGNALIZED THE  
INTERSECTION OF RT 30  
& ROHRERSTOWN RD**

**±2,685 Sq. Ft.  
COMMERCIAL CONDO  
WITH EXCELLENT SIGNAGE**

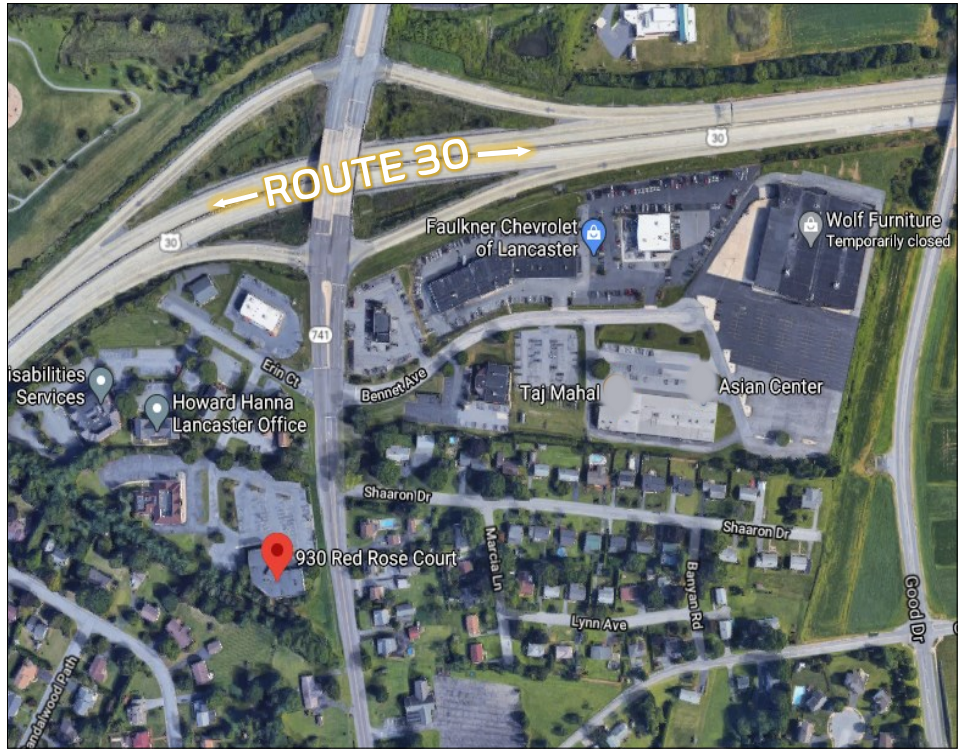
**\$375,000 | \$12.25 PSF NNN**

*Listing Contacts*  
Corinn Kirchner  
Alex (Alexandra) Ebert  
Tracy Horst

**Office 717-394-3374**  
[info@ppmproperties.com](mailto:info@ppmproperties.com)  
[www.ppmproperties.com](http://www.ppmproperties.com)  
233 N. Duke St., Lancaster PA 17602

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

**930 Red Rose Court, Suite 102**  
Lancaster PA 17603

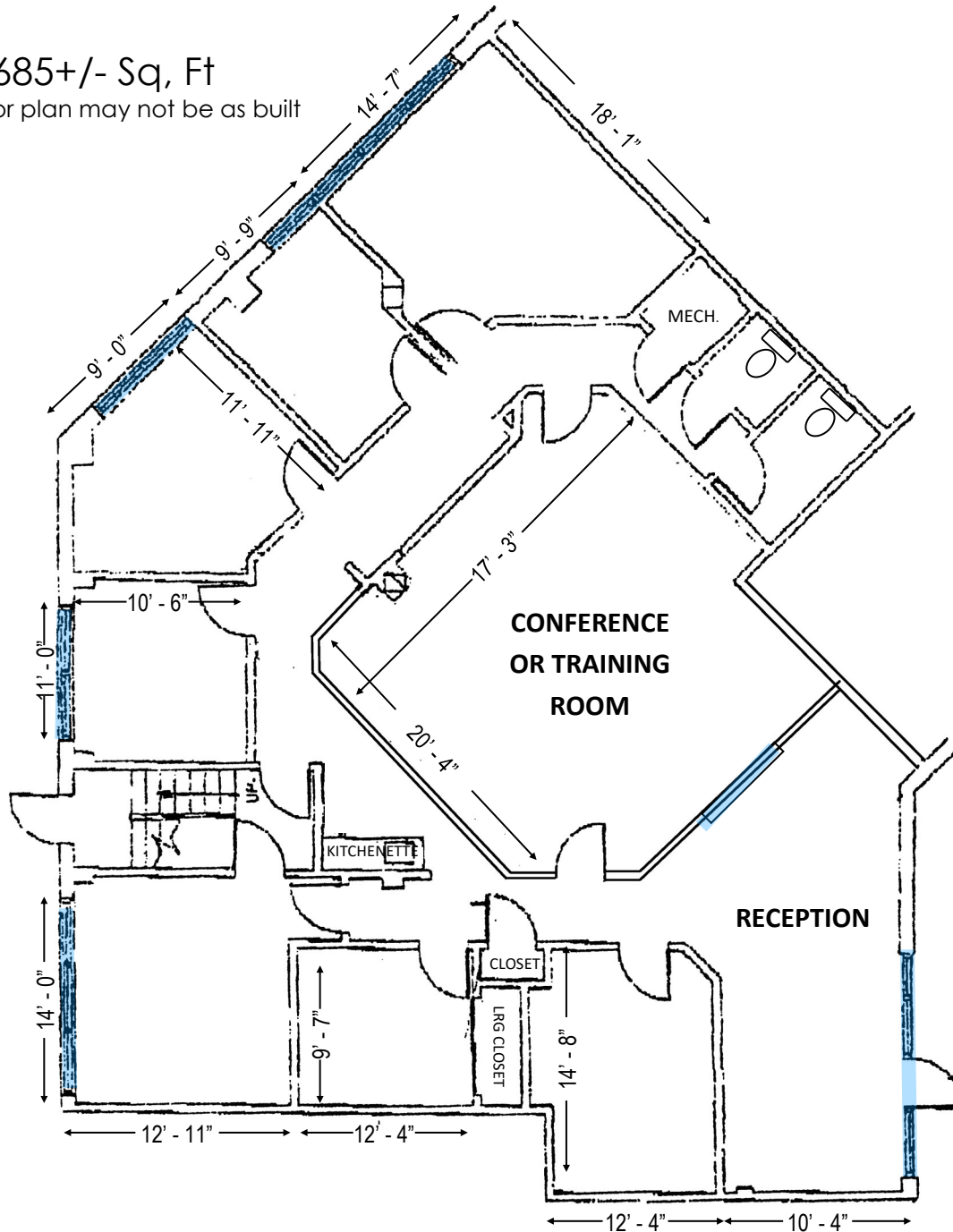




# 930 Red Rose Court, Suite 102 FLOOR PLAN

2,685+/- Sq, Ft

Floor plan may not be as built



## FEATURES

- ◇ Full glass direct entrance from exterior
- ◇ Welcoming reception area
- ◇ 7 Offices
- ◇ Large Conference room or workstation area (can be split into 2 rooms)
- ◇ Kitchenette & 2 Private restrooms
- ◇ 5 offices have large windows with views of landscaping
- ◇ Heat pump + central air controlled by Tenant (4 zones)



**PROPERTY DETAIL**

**DESCRIPTION** A 3-story building with 8 commercial condos comprised of professional medical offices. The building's stately entrance is welcoming to a common lobby on each floor

**SQ. FT.** 2,685 ± Sq. Ft.

**ZONED** Regional Commerce Zoning in East Hempfield Twp

**AMENITIES** ADA access and elevator to each floor  
 Excellent signage and building directories in lobby and on each floor  
 Professionally managed Condo Association  
 Plenty of parking in the onsite lot, shared/unreserved

**SALE PRICE** \$375,000  
 Parcel ID: 290-46237-1-0102

<b>LEASE PRICE</b>	Base Rent	\$12.25 PSF		\$2,740.94/mo.
	CAM/Condo Fee:	\$ 3.48 PSF		\$ 810.14/mo.
	RE Taxes:	\$ 2.29 PSF		\$ 511.60/mo.
	Total Monthly:			\$4,062.68

*Tenant Pays Electric, phone/internet & suite janitorial*

*Condo Fee includes Water/sewer, trash, insurance, snow, grounds, elevator, exterior window cleaning, fire alarm system, common area cleaning*

*Improvements: Landlord open to Tenant Improvements and for a qualified Tenant and lease, will amortize the cost of improvements over the Lease term.*

**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.*

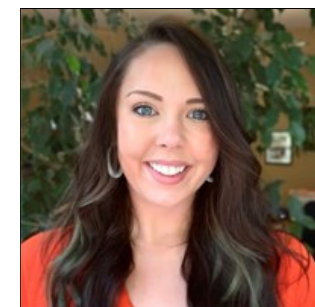
*Please visit [www.ppmproperties.com](http://www.ppmproperties.com) to learn more*



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

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