

FOR SALE OR FOR LEASE

Located in the Codo 241
building at the corner
of North George St.
and North St.



Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

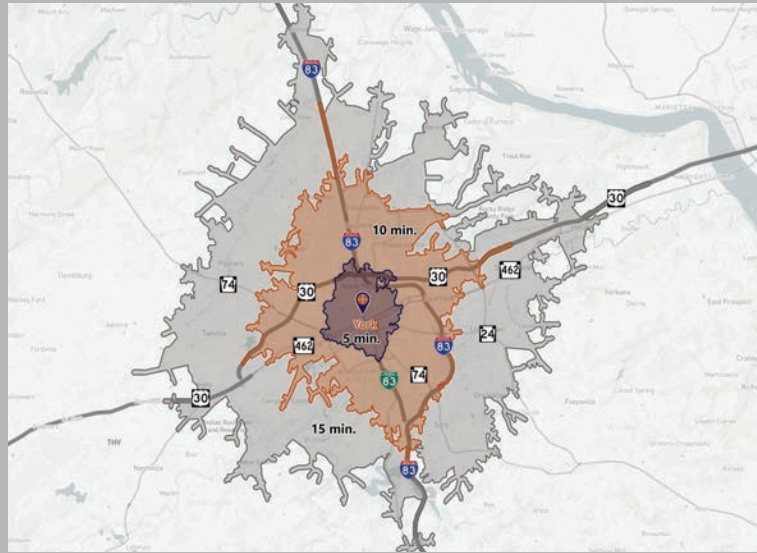


MODERN CLASS A OFFICE SPACE

DEMOGRAPHICS

Variable	231 North George St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	36,533	94,326	172,781
Population Density (Pop per Sq. Mile)	7,903.6	2,834.5	1,711.9
Total Daytime Population	39,159	110,878	188,224
Total Households	13,593	36,496	66,661
Per Capita Income	\$16,083	\$25,170	\$30,237
Average Household Income	\$42,902	\$64,943	\$77,570
Average Disposable Income	\$34,917	\$51,260	\$60,494
Total (SIC01-99) Businesses	1,603	4,324	6,594
Total (SIC01-99) Employees	26,338	73,542	108,799
Total (SIC01-99) Sales (\$)	\$2,154,141	\$10,575,985	\$16,840,235
Pop. Age 25+: High School Diploma	7,750	20,721	38,754
Pop. Age 25+: Associates Degree	2,120	6,530	12,107
Pop. Age 25+: Bachelors Degree	2,237	8,652	19,492

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Modern class A office space for sale or lease at Codo 241 in Downtown York. This architectural gem features a modern, open office layout beautifully integrated into the first floor of the historic York Auto Parts Building, now branded Codo 241, after undergoing complete redevelopment into a mixed use project comprised of luxury apartments/townhomes, a corner restaurant space, and professional office space all served by on-site secure parking at an outstanding flagship location at the corner of North George Street and North Street, the northern gateway to Downtown York's Central Business District.

The condo space is comprised of 8,980 SF of first floor office space and has access to 3,440 SF of limited common space in the basement (storage, meeting/training space, and fitness room). The first floor has an open floor plan with 22 built-in workstations, several "hoteling" work spaces, a reception area, six (6) conference/meeting rooms, a break room and a multi-purpose "work room". There's a visitors restroom as well as two employee restrooms that include showers. On-site parking is included (16 exclusive spaces in visitor's lot beside space, non-exclusive use of 20 spaces in gated lot behind building between 7:00 AM – 6:00 PM on weekdays, and exclusive use of 9 dedicated spaces in rear of property accessible from Court Street between 7:00 AM – 6:00 PM on weekdays). The space finishes feature exposed brick, high-ceilings with exposed wood beams and spiral ductwork, ample natural lights, and built-in work stations with partitions comprised of wood and corrugated metal.

PROPERTY DETAILS

- Sale Price: \$1,695,000
- Lease Rate: \$16.00/SF/NNN
- Lease Terms: Negotiable
- NNN Costs: \$7.25/SF
(CAM/Taxes/Insurance/Condo Fee)
- Total Condo Size: 8,980 SF
- Zoning: Central Business District
- Parking: On-Site, 45 Total Spaces
 - 16 Exclusive Spaces in Visitor's Lot
 - 20 Non-Exclusive Spaces in Gated Lot
 - 9 Exclusive Spaces in Rear of Property

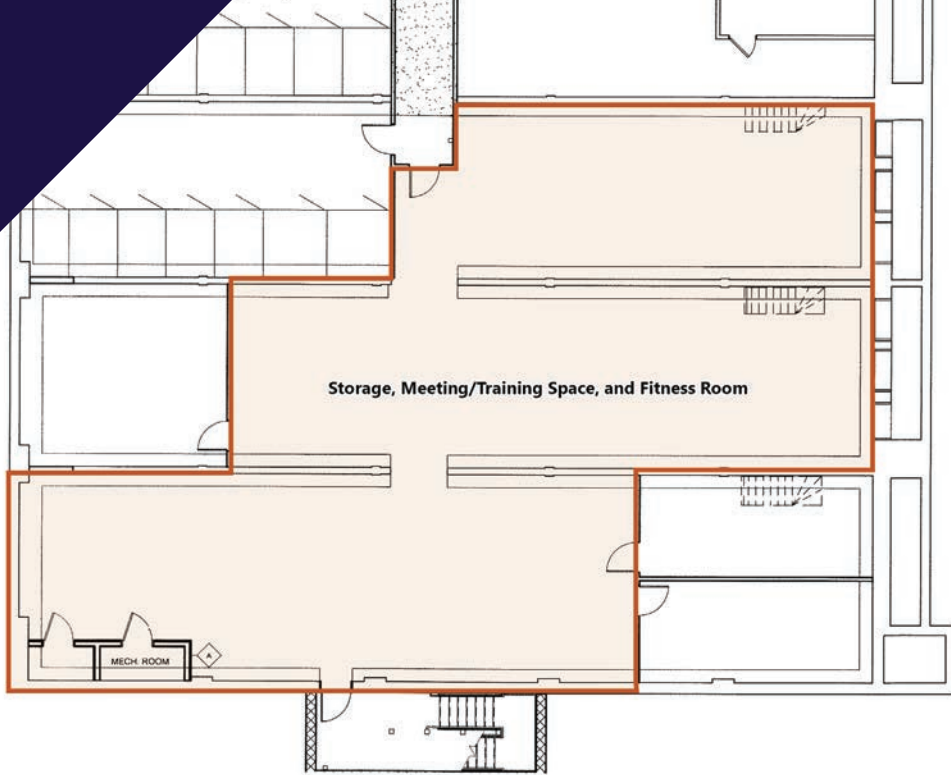
TRAFFIC COUNTS

- N. George St./I-83 Business: 10,879 VPD
- East North St: 4,869 VPD

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



FLOOR PLAN | FIRST FLOOR & BASEMENT



BASEMENT



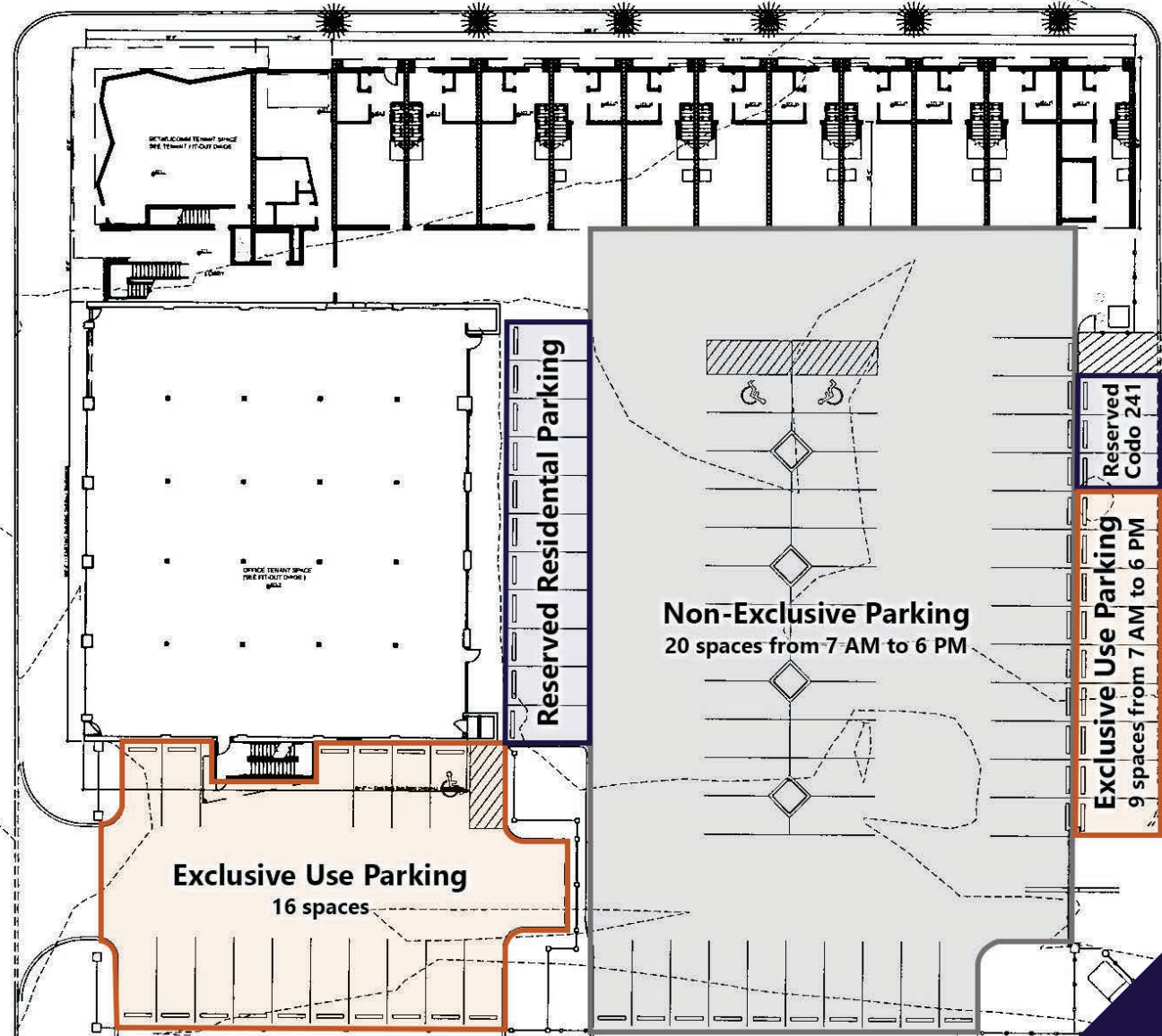
FIRST FLOOR

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



PARKING LOT PLAN

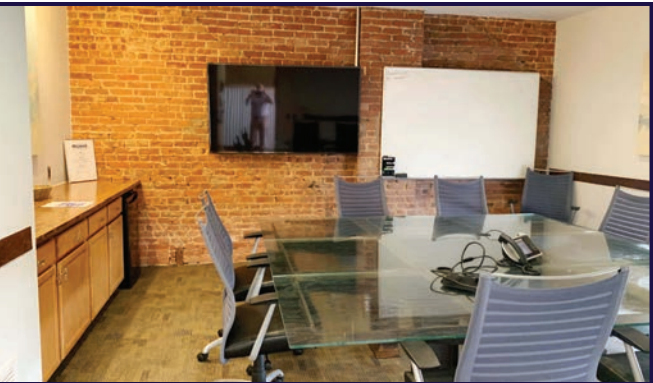
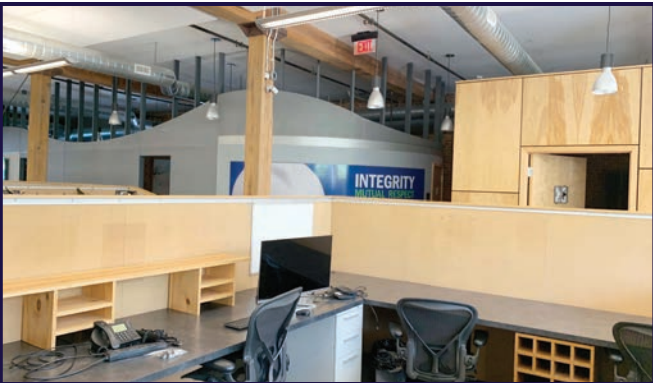


For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



INTERIOR BUILDING PHOTOS

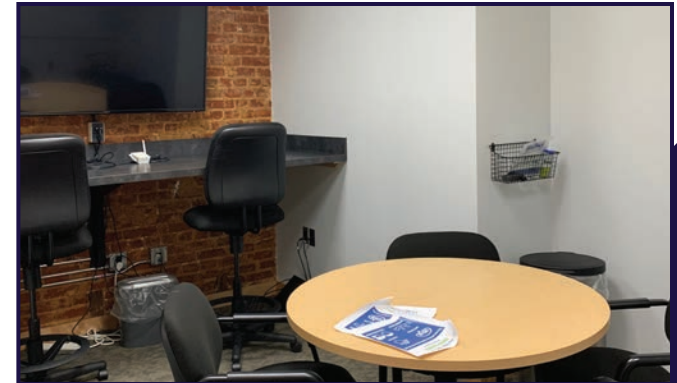
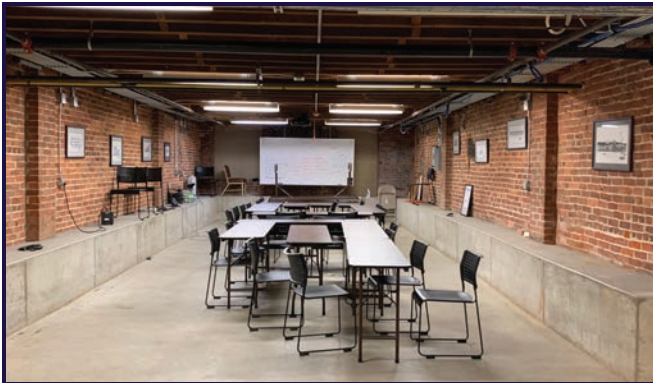
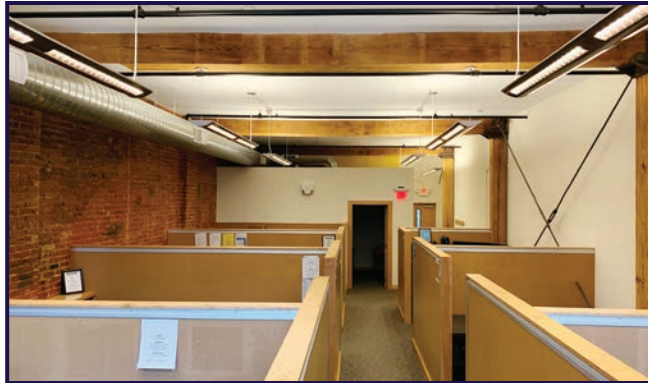
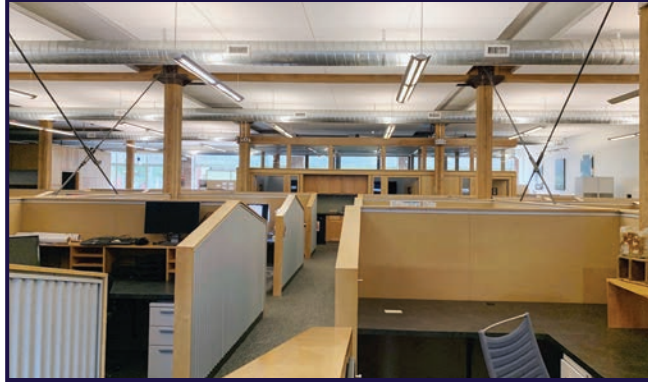


For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



INTERIOR BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. I-ron-ic Coffee & Art
6. McDonald's
7. York City Pretzel Co.
8. Pizza Boli's York
9. DiCarlo's Pizza
10. Mudhook Brewing Co.
11. Old Forge Brewing Co.
12. Collusion Tap Works
13. Waterway Bar & Grill
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Just Cupcakes
18. The Green Bean Roasting Co.
19. Joy's Cafe
20. The Handsome Cab
21. Crystal Ball Brewing Co.
22. Sarah's Snacks
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Taste Test
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center

LODGING

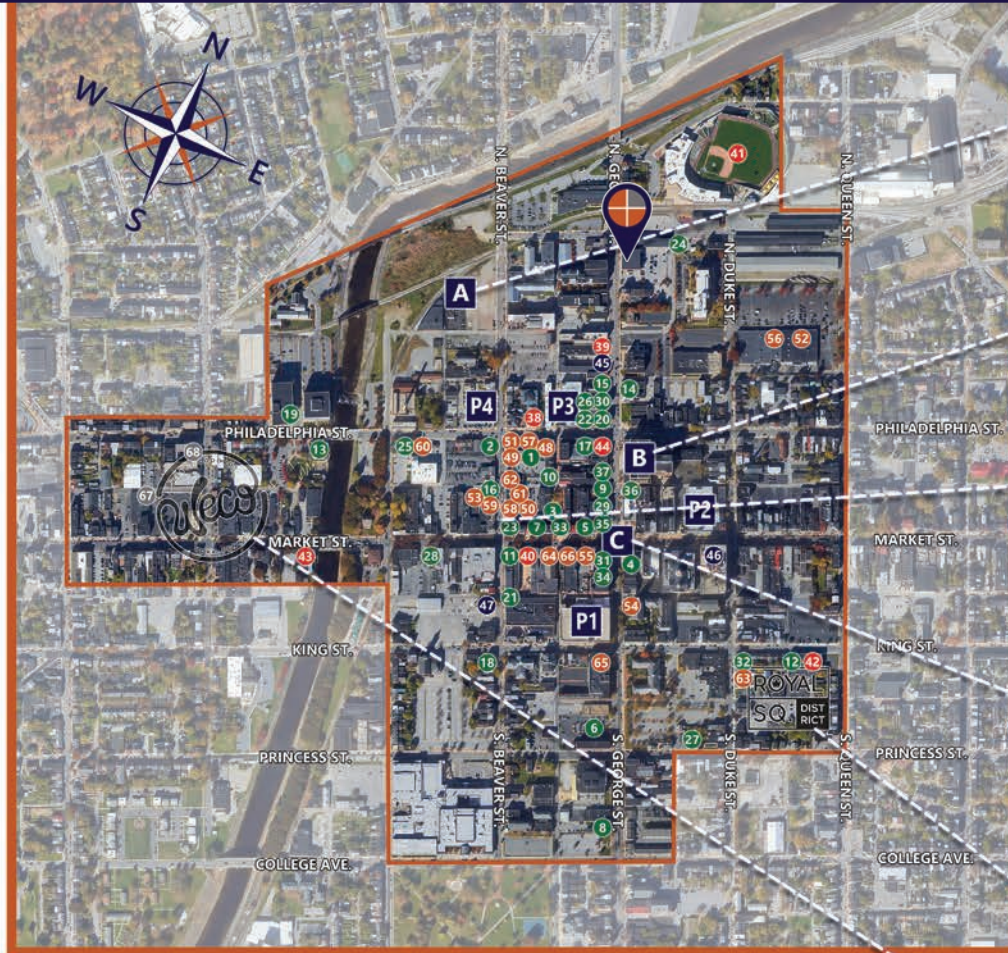
45. Red Roof Inn
46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
47. Grace Manor Bed & Breakfast

SHOPPING

48. Elizabeth & West Fashion House
49. Arthur & Daughter
50. Vault Video Games
51. Kaletta's Gift Shop
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Cherie Anne Designs
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Foster's Flowers
62. Sunrise Soap Co.
63. Reduex Vintage Marketplace
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers

FITNESS

67. York YMCA
68. CrossFit York



LEGEND

- A Northwest Triangle Redevelopment
- B York County Judicial Center
- C Continental Square

- P1 King St. Garage
- P2 Market St. Garage
- P3 Philadelphia St. Parking
- P4 Central Market Deck



NORTHWEST TRIANGLE

Totalling approximately 11 acres, this mixed use redevelopment site features a mix of new market-rate apartments, professional office space, private education, and a proposed 250,000 SF innovation district focused on technology and robotics with additional restaurant, retail, and residential components.



YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



BEAVER STREET

The center point of retail activity in the city, Beaver Street is home to numerous retail boutiques, the main entrance to Central Market, and is flanked by some notable restaurants such as White Rose Bar and Grill, Holy Hound Taproom, Old Forge Brewery, and Green Bean Cafe.



CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many new businesses, office tenants, and new market-rate apartments.



Home to artists' collaboratives, galleries, eclectic retail, a Pop-Up Restaurant Series and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination.



Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, and activities.

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



AERIAL DRONE PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

NORTHERN GATEWAY TO DOWNTOWN YORK



The property is located at the northern gateway to downtown York's Central Business District, and benefits from strong vehicular traffic entering York from the US-30/I-83 interchange, while also benefiting from the foot traffic generated by the York Revolution and PeoplesBank Park. Further, the property is at the center point between two proposed large-scale development projects, the Northwest Triangle to the west, which is an innovation district development with up to 250,000 SF of new construction focused on robotics and technology, and Think Loud Development and United Fiber & Data's campus to the east, with a mixture of redevelopment of existing buildings as well as new construction on over 15 acres including bringing high-speed fiber and a regional data center to York City. This presents an opportunity to be positioned between two of the largest economic drivers and daytime employment generating projects in the region.

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com