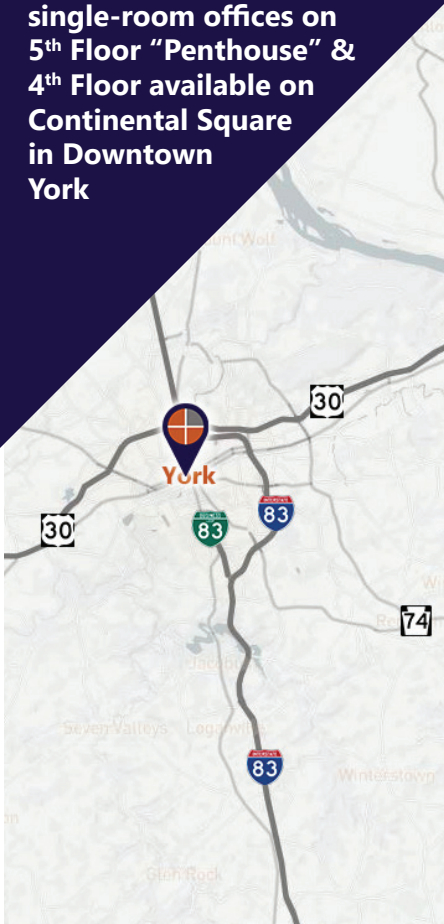


FOR LEASE

Beautifully redeveloped
single-room offices on
5th Floor "Penthouse" &
4th Floor available on
Continental Square
in Downtown
York



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



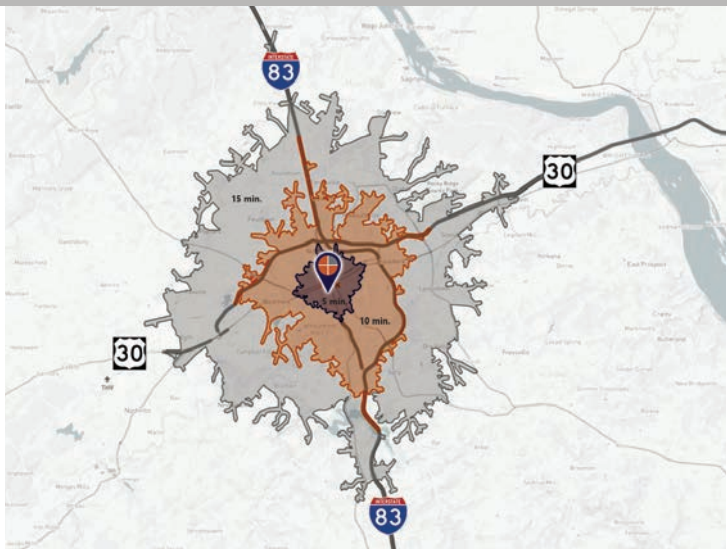
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THE RUPP BUILDING - OFFICE SPACE AVAILABLE

DEMOGRAPHICS

Variable	2 W. Market St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	36,168	83,369	159,180
Population Density (Pop per Sq. Mile)	10,219.8	3,254.1	1,851.9
Total Daytime Population	42,366	111,601	191,692
Total Households	12,865	32,014	60,728
Per Capita Income	\$16,230	\$23,995	\$29,609
Average Household Income	\$43,707	\$60,857	\$75,193
Average Disposable Income	\$35,941	\$48,357	\$58,526
Aggregate Disposable Income	\$462,381,704	\$1,548,085,426	\$3,554,171,756
Total (SIC01-99) Businesses	1,415	3,693	6,219
Total (SIC01-99) Employees	26,007	66,610	111,033
Total (SIC01-99) Sales (\$)	\$1,983,882	\$9,056,211	\$17,241,508
Annual Budget Expenditures	\$492,084,522	\$1,685,143,820	\$3,914,102,319
Retail Goods	\$146,717,137	\$510,698,655	\$1,192,362,149

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

"The Rupp Building" is under new ownership and has undergone a transformation of the exterior to upgrade the curb appeal, the 5th floor has been completely restored to its historic condition and is being offered for lease as single-room offices (can combine multiple offices). Spaces are move-in ready and each individual office is large enough to accommodate workstations and group meeting space. Join co-tenants Prince Street Café, who offers private meeting space for rent, The Grotto community co-working & artist studios, and Dale E. Anstine Law Firm.

The fifth floor space features high ceilings, large windows with ample natural light and stunning "penthouse views" of Downtown York and the Continental Square, and elevator access. Leases include all expenses, even WiFi, and the use of a shared kitchenette/breakroom and restrooms. This is the chance to call this flagship building on the square "home" to your office.

The fourth floor offers 2,659 SF of high ceilings, large windows, and great views of the square of downtown York, and is currently a blank canvas awaiting tenant's specific finishes. Landlord will build-to-suit for qualified tenant with finishes similar to those of the fifth floor.

PROPERTY DETAILS

- Total Building Size:.....17,640 SF
- Fourth Floor Size:2,659 SF
- Zoning:Central Business District
- Year Built/Renovated: 1893/2019
- Lease Rate:.....Variable Subject to Term
- Date Available:.....Immediately
- Parking:.....Public Garage/Street

5th Floor Office Space Leasing Rates

Suite #	Square Ft.	6 months	1 year	2 year
501	405.63	\$850.00	\$800.00	\$750.00
502	307.15	\$800.00	\$750.00	\$700.00
503	259.61	\$800.00	\$750.00	\$700.00
504	415.52	\$1,100.00	\$1,050.00	\$1,000.00
505	311.34	\$950.00	\$900.00	\$850.00
507	293.37	\$800.00	\$750.00	\$700.00

4th Floor Office Space Leasing Rate

Negotiable, Subject to Delivery Conditions

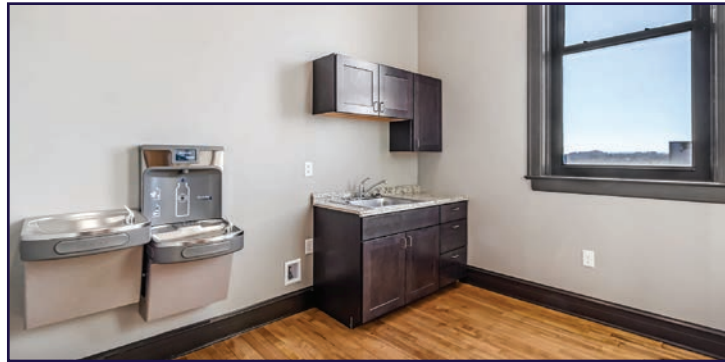
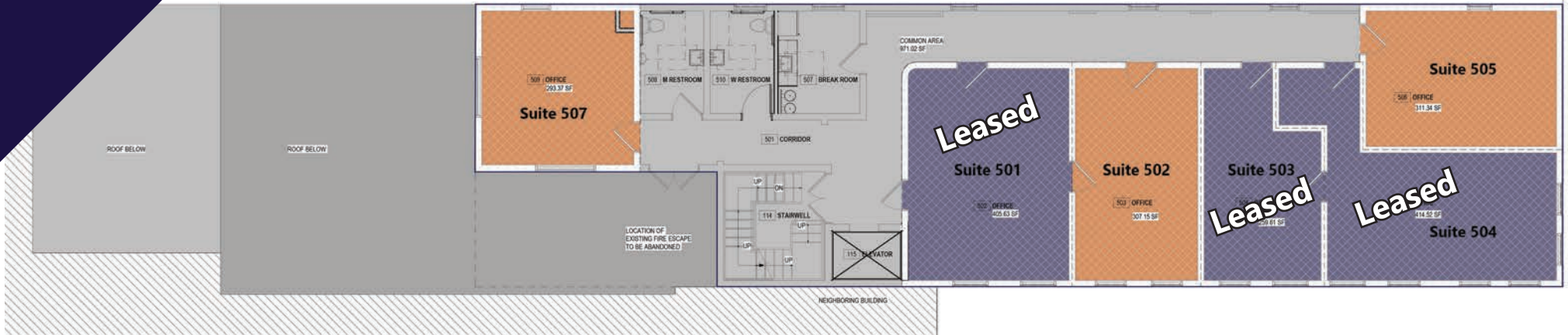
TRAFFIC COUNTS

- West Market Street:.....8,401 VPD
- South George Street: 10,232 VPD

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FLOOR PLAN - 5TH FLOOR OFFICE SPACE

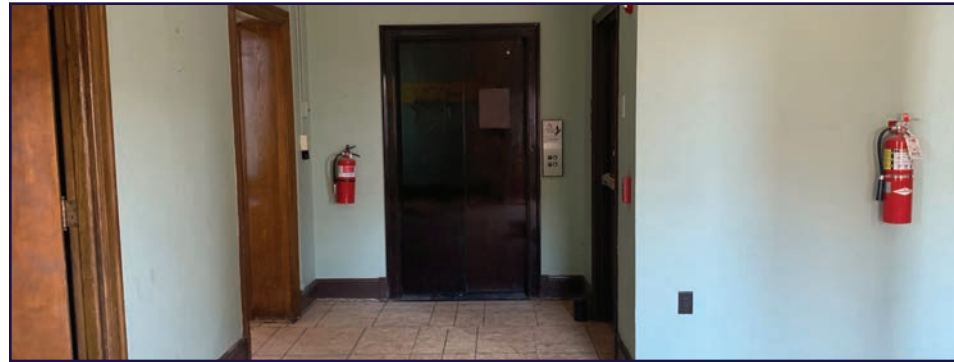
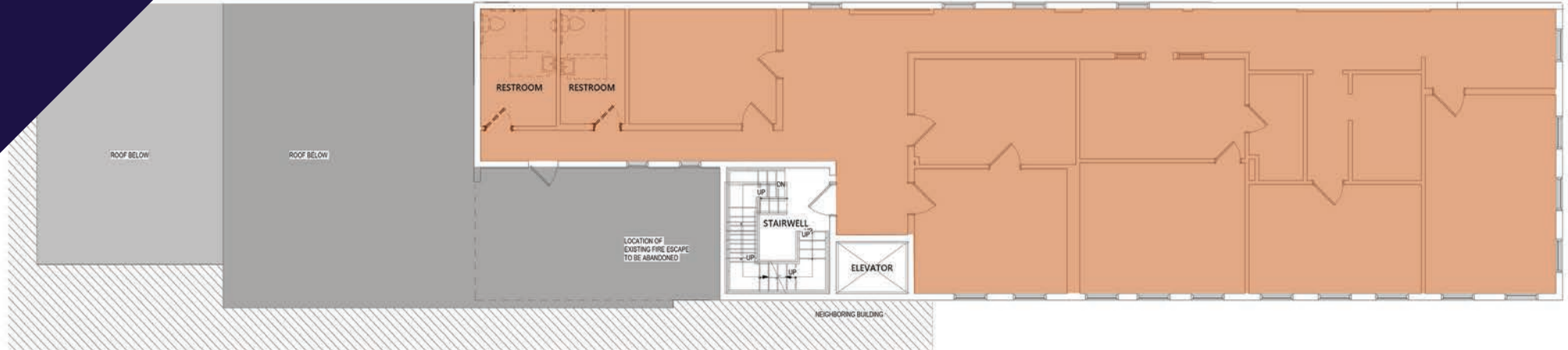


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FLOOR PLAN - 4TH FLOOR OFFICE SPACE



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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 Café.



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.



ROYAL SQ. DISTRICT

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.

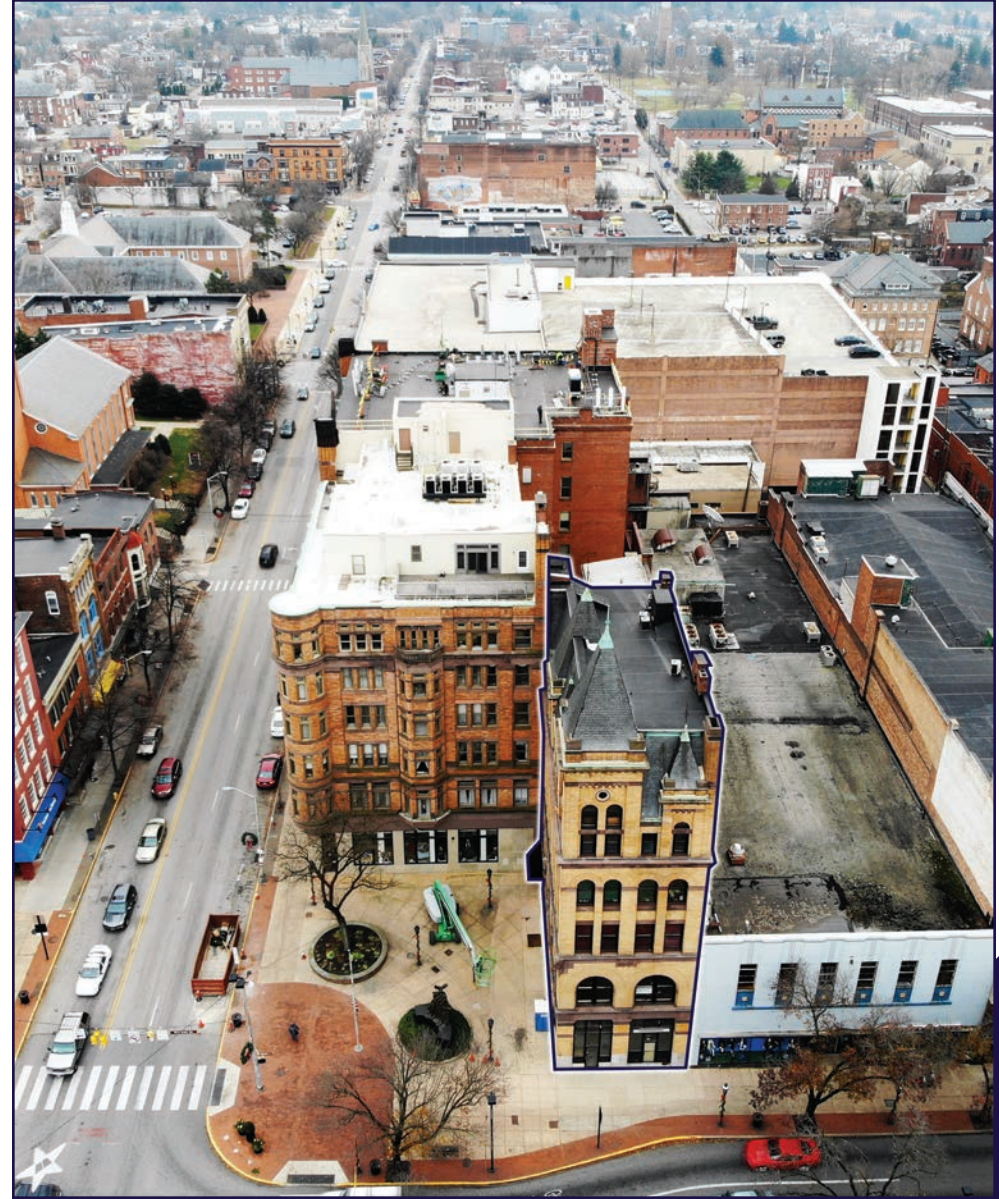


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, and activities.

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AERIAL DRONE PHOTOS



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