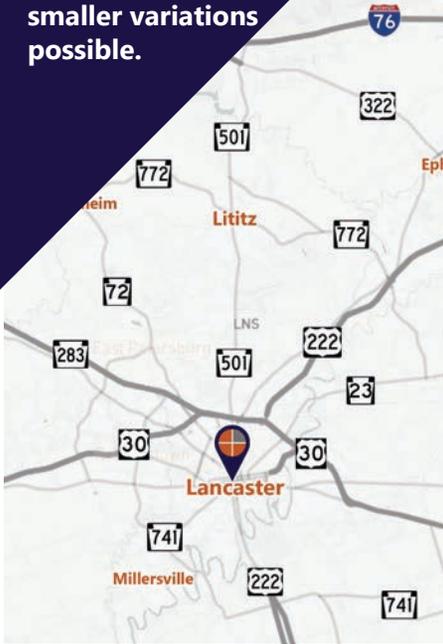


AVAILABLE FOR SUBLEASE

Up to 17,000 SF
Available with
smaller variations
possible.



Blaze Cambuzzi
Cell: 717.850.8702
blaze@truecommercial.com

Darin R. Wolfe
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drwolfe@truecommercial.com

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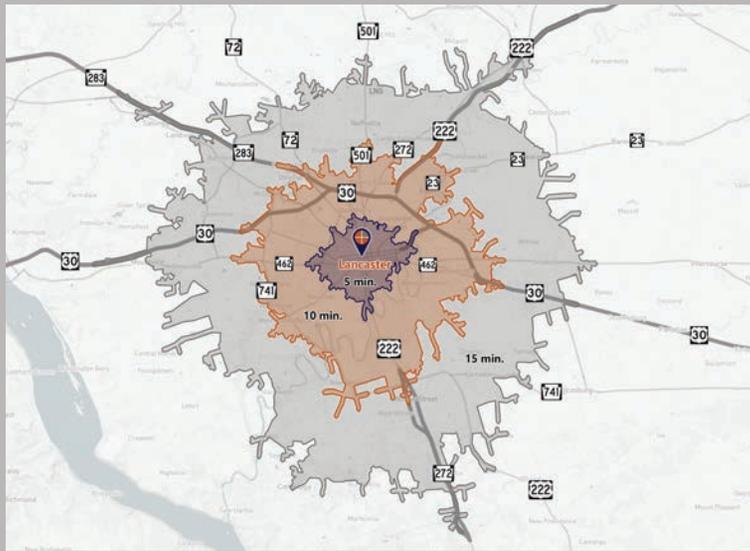
DOWNTOWN PROFESSIONAL OFFICE SPACE - SUBLEASE

DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Lancaster AMTRAK Station	1.0	4.00
Route 30/Route 283 Interchange	2.9	10.00
Lancaster Airport in Lititz, PA	6.0	19.00
Route 30/Interstate-83 Interchange	25.4	33.00
Harrisburg International Airport	32.6	36.00

Demographics	48 W. Chestnut St. Lancaster, PA		
	5 min.	10 min.	15 min.
Total Population	59,447	119,836	211,698
Population Density (Pop per Sq. Mile)	12,284.2	3,347.5	1,839.1
Total Daytime Population	64,376	132,894	228,796
Total Households	21,868	46,758	82,095
Total (SIC01-99) Businesses	2,485	5,682	8,955
Total (SIC01-99) Employees	42,679	90,690	142,809
Population Ages 18 to 25	9,377	15,148	26,080
Population Ages 26 to 45	17,361	31,814	51,931
Population Ages 46 to 65	12,548	27,736	51,342

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is excited to offer for sublease prime office space in the heart of the City of Lancaster. The space offers approximately 17,000 square feet of space which may be divided into several smaller size options, subject to negotiation.

In addition to on-site parking availability, multiple off-site garages and spaces are available nearby. Also nearby are an eclectic mix of retail and business services as well as numerous civic and social offerings to allow occupants a true Lancaster City experience.

A Floor Plan is included showing the current layout which includes a mix of private offices, conference space, executive quarters, and open areas.

Any sublease shall be subject to the approval of the underlying Landlord as well as terms of the Offerer's Lease. Please contact listing agent for additional details.

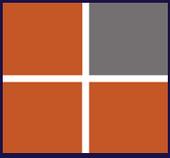
NEARBY BUSINESS AMENITIES WITHIN 2 BLOCKS

- United States Postal Service
- Lancaster City Police Bureau
- Lancaster County Government Offices
- Prince Street Parking Garage
- Pennsylvania College of Art & Design
- Gallery Row
- Holiday Inn of Lancaster
- Red Rose Transit Station
- Prince Street Cafe, Lancaster
- House of Pizza
- Cafe One Eight
- Lancaster Cupcake
- Lancaster Dispensing Company
- Starbucks
- Dough and Co.
- Sprout of Rice & Noodles

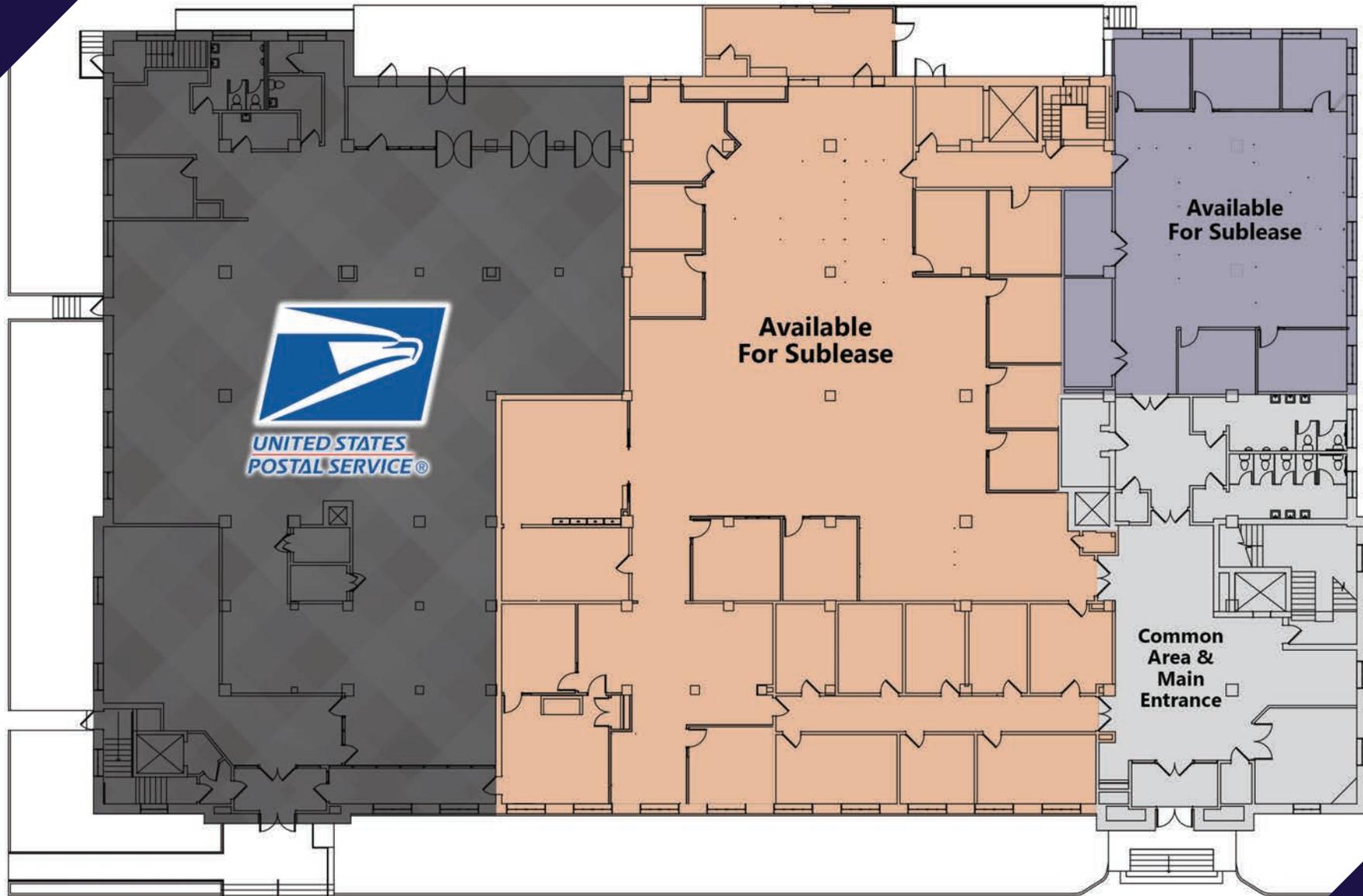
TRAFFIC COUNTS

- West Chestnut St:..... 8,760 VPD
- N. Prince St./Route 222:..... 13,638 VPD
- N. Queen St./Route 72: 11,094 VPD

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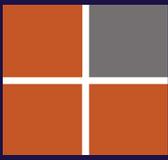


FLOOR PLAN

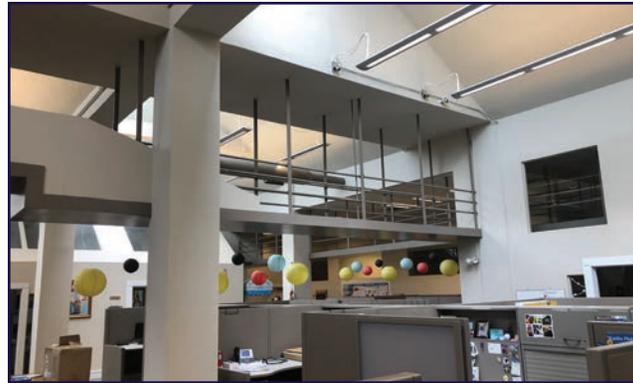


W. Chestnut St.

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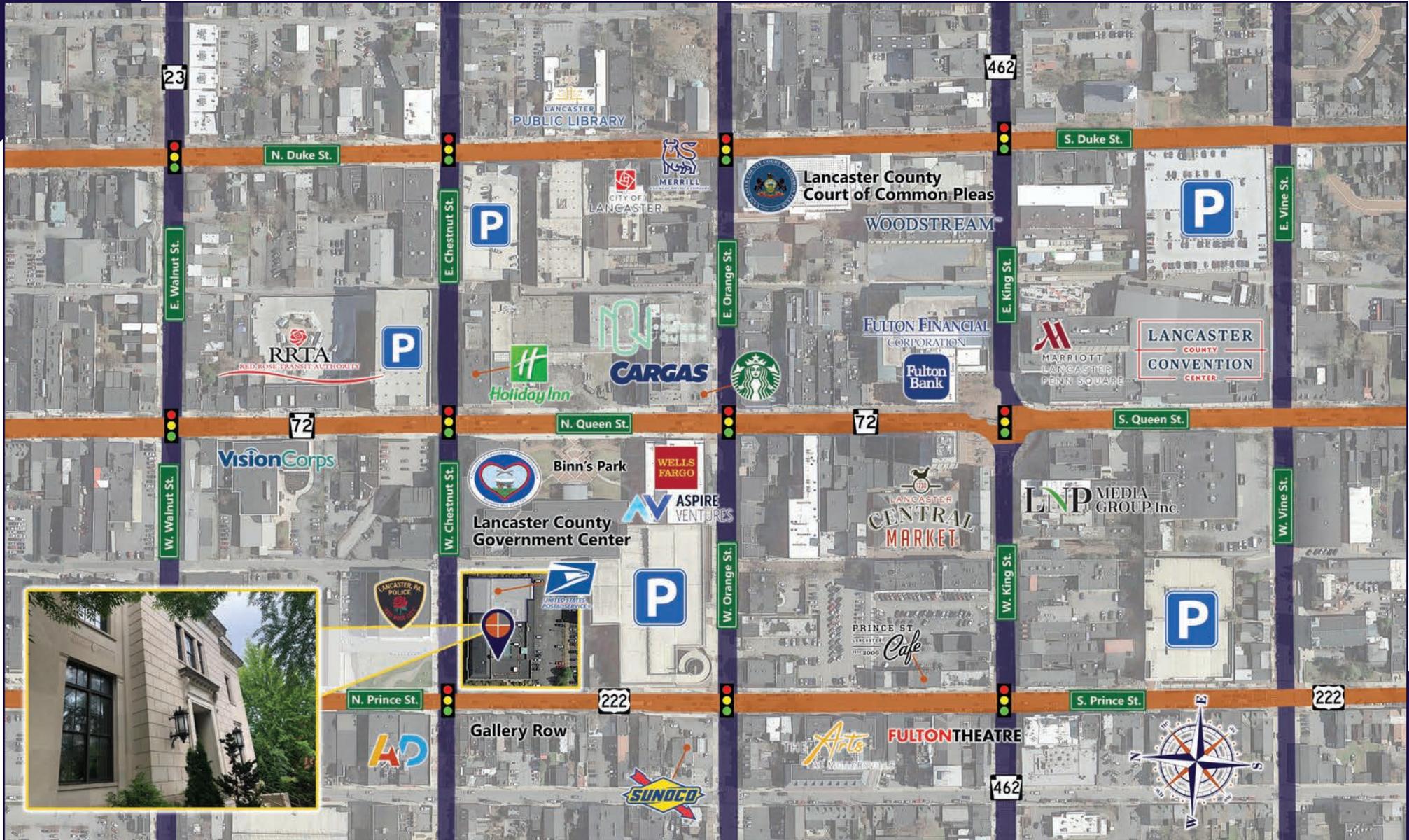
INTERIOR BUILDING PHOTOS



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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.

ESTABLISHED REGIONAL COMPETITION MAP



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DOWNTOWN LANCASTER, PA



WELCOME TO & ABOUT DOWNTOWN LANCASTER

Welcome to Downtown Lancaster, PA (aka “the City of Lancaster”), a city with a rich and intriguing heritage that dates back to colonial times. Once America’s largest inland city and the Capital of the United States for one day!

Lancaster was named after Lancashire, England, and its symbol is the red rose, from the house of Lancashire. In the period from the 1760’s through the early 1800’s, this was the largest inland town in America, and it was larger than most inland English cities as well.

Lancaster was our nation’s capital for one day when the Continental Congress met here in September 1777. The colonial government had withdrawn from the capital in Philadelphia to escape the approaching British troops, and stopped here for a day before moving on to York, Pennsylvania.



DOWNTOWN LANCASTER POINTS OF INTEREST

Penn Square is the hub of center city Lancaster. The Soldiers And Sailors Monument in the middle of the square was dedicated on July 4, 1874 to honor the county’s soldiers who had served the armed forces.

One block west of Penn Square is the Fulton Opera House, America’s oldest theater in continuous operation. Named after inventor Robert Fulton, this structure was built in 1852.

The Central Market, located just off Penn Square, dates back to the mid-1700’s. Every Tuesday and Friday this market comes alive as farmers, bakers, and butchers sell their wares.

Just southeast of Penn Square is the Trinity Lutheran Church, the oldest congregation in Lancaster, dating back to 1729. The church’s steeple was the tallest structure west of Philadelphia in 1800. Statues of the four evangelists stand guard at the corners of the steeple.



There’s nothing like a First Friday in Lancaster City! Join in Lancaster City’s highly popular arts celebration each and every First Friday, 5 to 9pm. You’ll be swept up in the creative energy that pervades the city. Discover innovative exhibitions, performances and perhaps a few surprises as you walk our city streets lined with trees and distinctive architecture. Unique, local shops and excellent restaurants complement the art galleries, artisan studios, museums, performing groups, professional theater, symphony orchestra, and art college that comprise Lancaster City’s arts community.



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