

# FOR LEASE - CLASS A OFFICE SUITES

Available with Garage Parking in Downtown York, Just off of York's Continental Square

City of York | York County

GLA: 64,000 SF



96 S. George St. York, PA 17401

## Property Highlights

- Suite 300-310 (Available 3/1/2020) ..... 6,232 SF
- Entire Fifth Floor (Available 10/1/2020)..... 16,138 SF
- Lease Rate ..... \$12.50/SF/NNN
- CAM (includes all utilities/OPEX)..... \$10.69/SF
- Zoning.....Central Business District
- Parking.....Dedicated Garage Parking Spaces

## Site and Building Highlights

96 S. George Street is a prestigious, five-story class A office building just off the square in the unit block of S. George Street (Business I-83) in Downtown York.

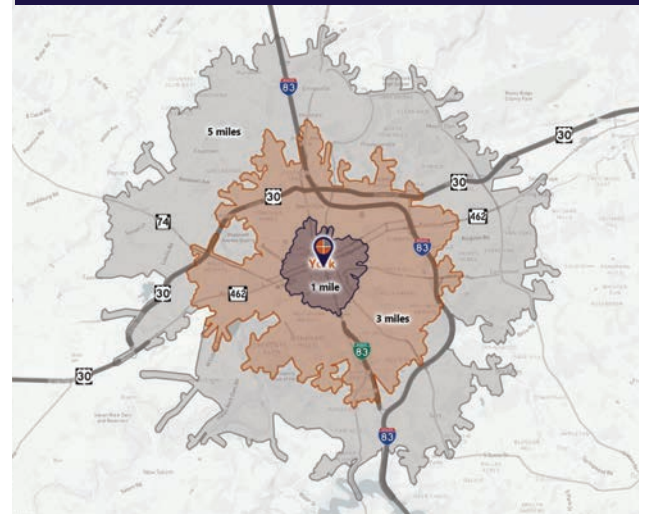
The available space on the third floor (Suite 300-310) is a 6,232 SF professional office suite featuring a balanced mix of conference/training rooms, private offices, open bullpen space, reception, and kitchenette.

The entire fifth floor is first-class corporate office suites available 10/1/2020. Featuring tremendous views of York's skyline. Space can be subdivided.

The beautifully appointed lobby welcomes employees, guests, and clients with a two-story atrium and fountains and secure key-card elevator access. Each floor offers direct floor-level access to the King Street parking garage, with reserved garage parking spaces included with each suite at a ratio of 5 spots per 1,000 SF.

Variable	96 S. George St. York, PA 17401		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	25,083	76,567	128,118
Population Density (Pop per Sq. Mile)	11,704.1	4,244.1	2,490.4
Total Daytime Population	32,257	98,235	166,000
Total Households	8,982	29,081	50,224
Per Capita Income	\$14,288	\$22,702	\$27,699
Average Household Income	\$39,426	\$60,139	\$70,700
Average Disposable Income	\$32,158	\$47,303	\$54,962
Aggregate Disposable Income	\$288,846,733	\$1,375,604,258	\$2,760,407,224
Total (SIC01-99) Businesses	1,169	3,260	5,448
Total (SIC01-99) Employees	19,608	56,528	94,345
Total (SIC01-99) Sales (\$000)	\$1,451,069	\$7,203,142	\$13,873,332
Annual Budget Expenditures	\$310,518,618	\$1,519,593,241	\$3,061,577,145
Retail Goods	\$89,647,516	\$447,102,755	\$902,656,057

## Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

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**TRUE**  
Commercial Real Estate LLC

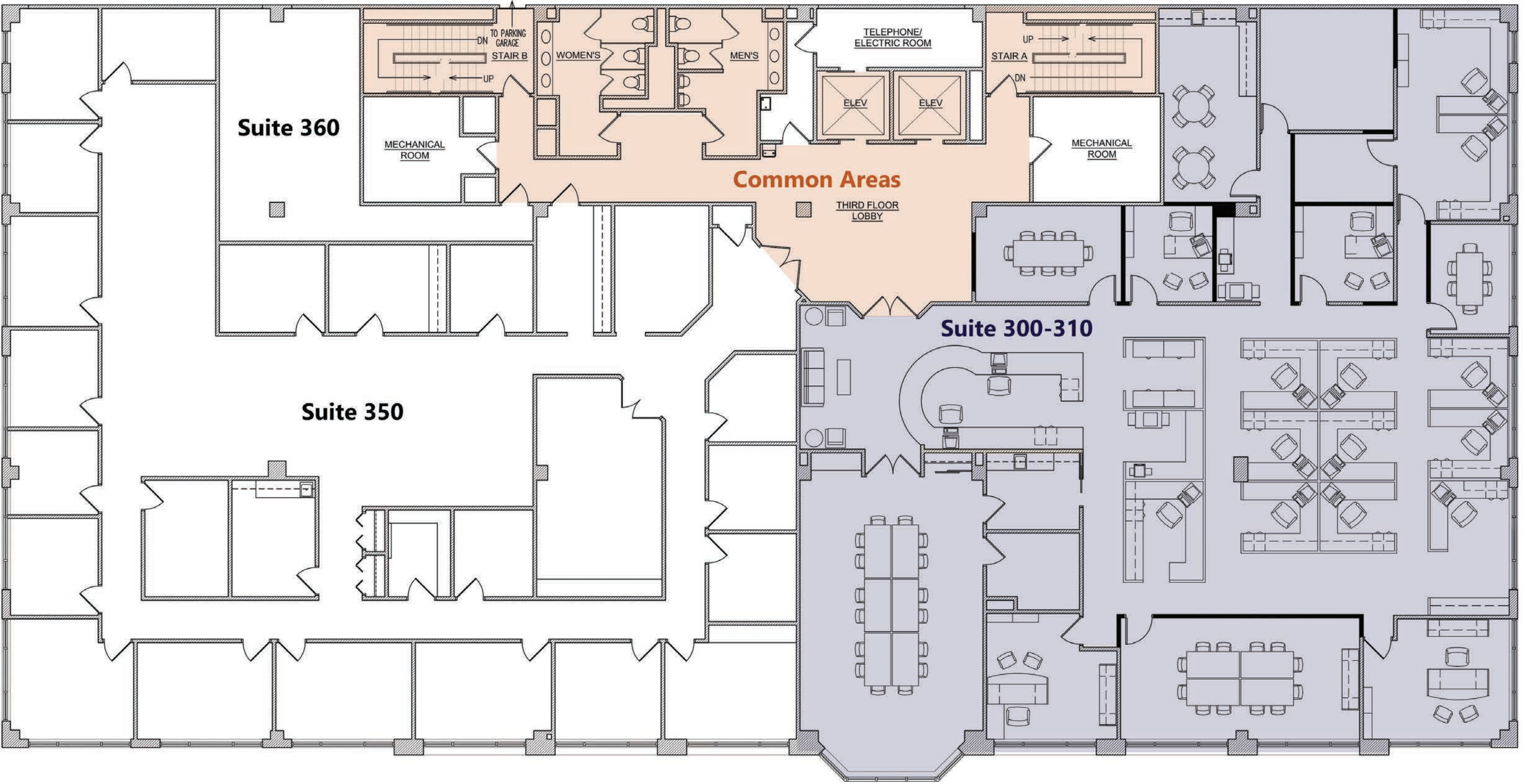
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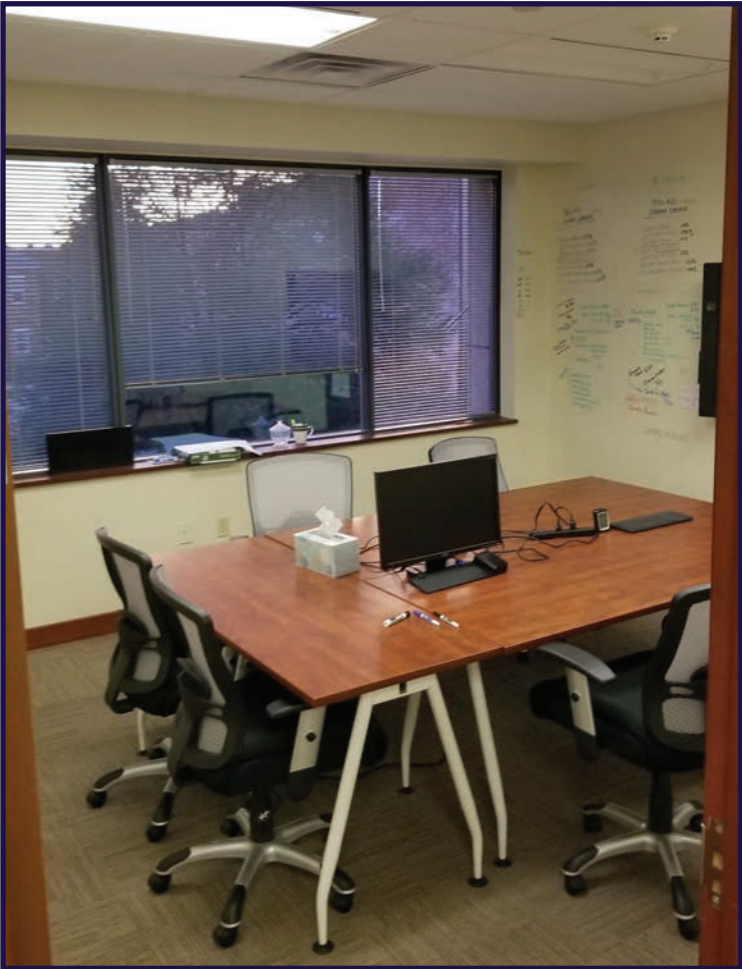


York City Parking Garage





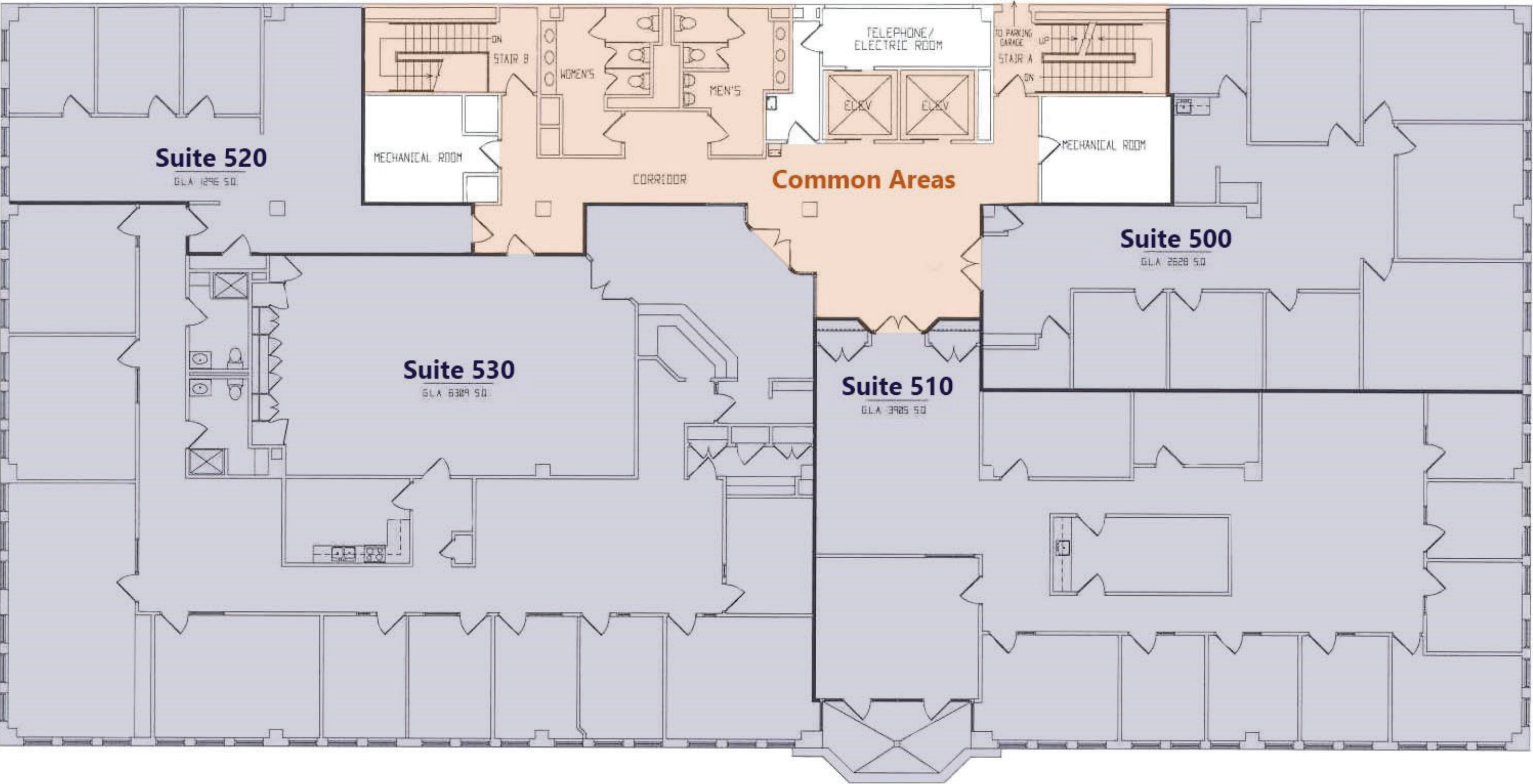
# INTERIOR PHOTOS - SUITE 300-310





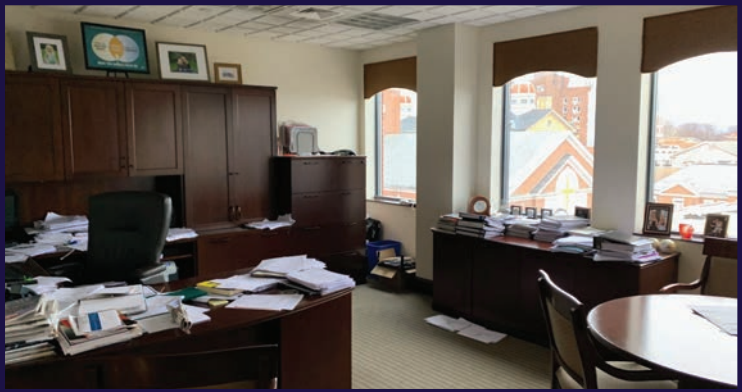


York City Parking Garage





# INTERIOR PHOTOS - FIFTH FLOOR SUITES





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

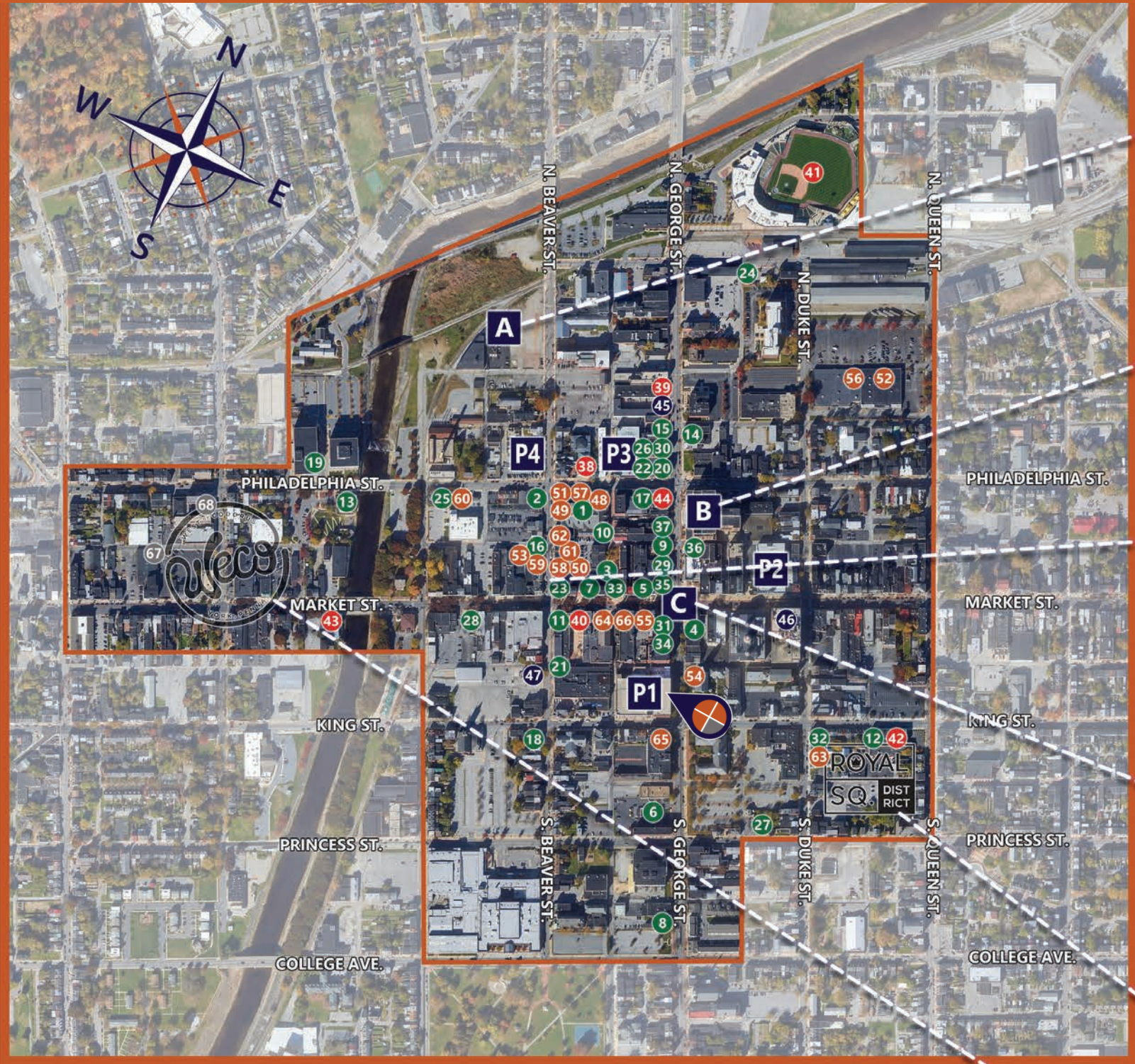
- 45. Red Roof Inn
- 46. Yorktowne Hotel - a Tapestry Collection by Hilton (Under Construction)
- 47. Grace Manor Bed & Breakfast

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.



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.



# DRONE AERIAL PHOTOS



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