

# For Lease



## 454 NEW HOLLAND AVE LANCASTER, PA 17601

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For Lease

454 New Holland Ave  
Lancaster, PA 17601

▶ Professional Office Space



454 New Holland Ave  
Lancaster, PA 17601

**Available Square Feet**

3<sup>rd</sup> Floor: 4,850 SF to 9,950 SF  
(with Elevator)

1<sup>st</sup> Floor: 305 SF to 2,326 SF

**Lease Rate**

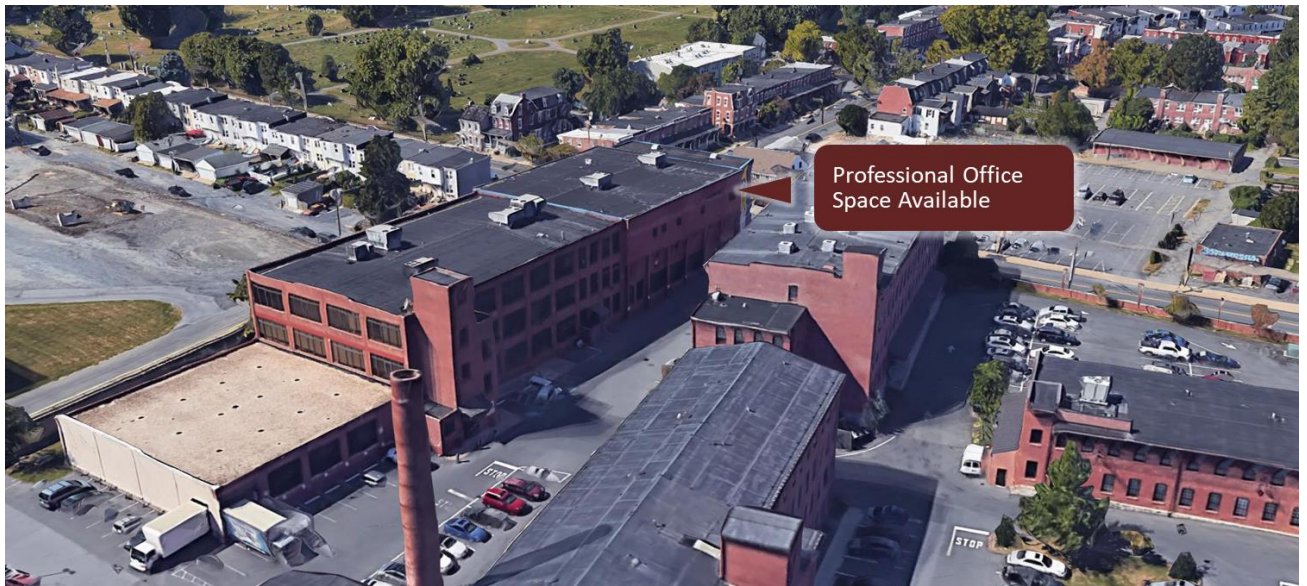
\$14.50 NNN

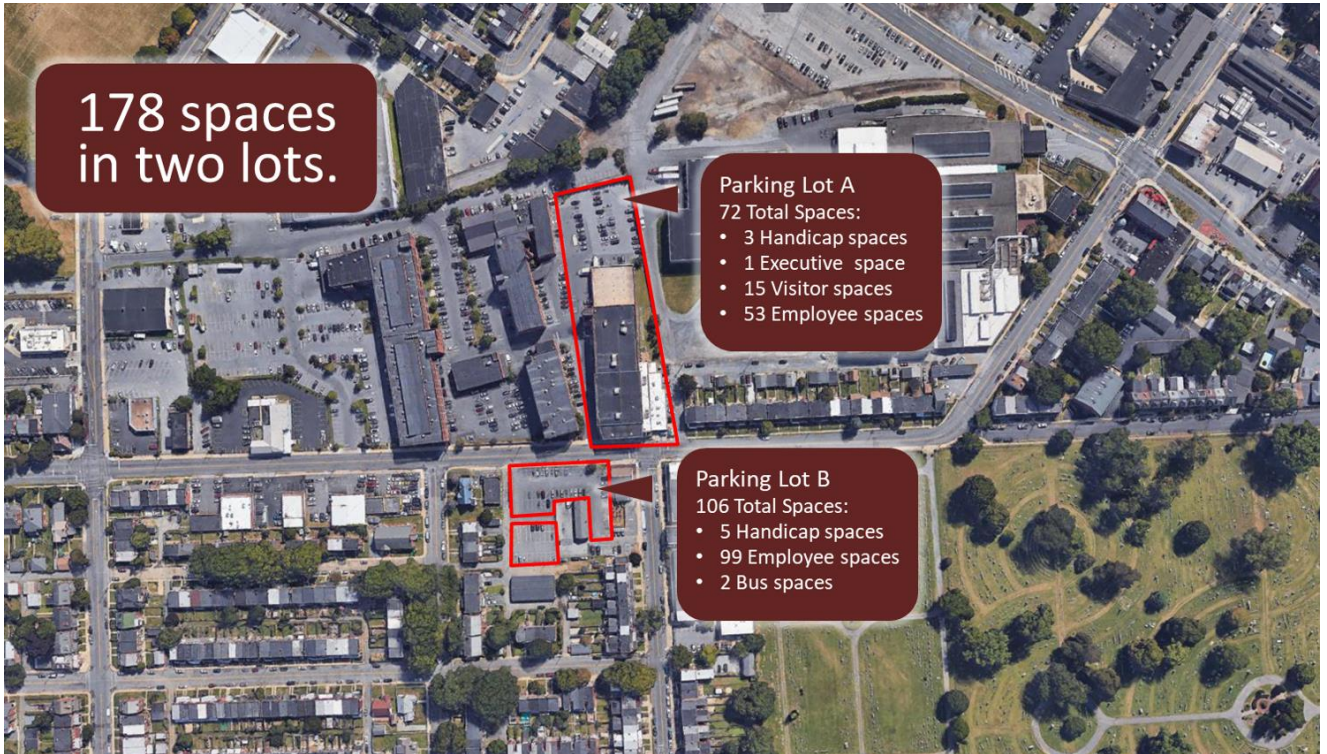
**Description**

The third-floor suites have a full office build-out and have elevator access. The first-floor suites are presently in raw condition and have a generous tenant improvement allowance so you can design a move-in ready suite.

**BUILDING INFORMATION**

<b>Total Square Feet</b>	<u>3<sup>rd</sup> Floor:</u> Up to 9,950SF	<b>Parking</b>	178 spaces on site
	<u>1<sup>st</sup> Floor:</u> Up to 2,326 SF	<b>Water</b>	Public
<b>Lease Rate</b>	\$14.50 NNN	<b>Sewer</b>	Public
<b>Annual CAM</b>	\$4.33 PSF	<b>Zoning</b>	Mixed Use
<b>HVAC</b>	Central	<b>Municipality</b>	City of Lancaster



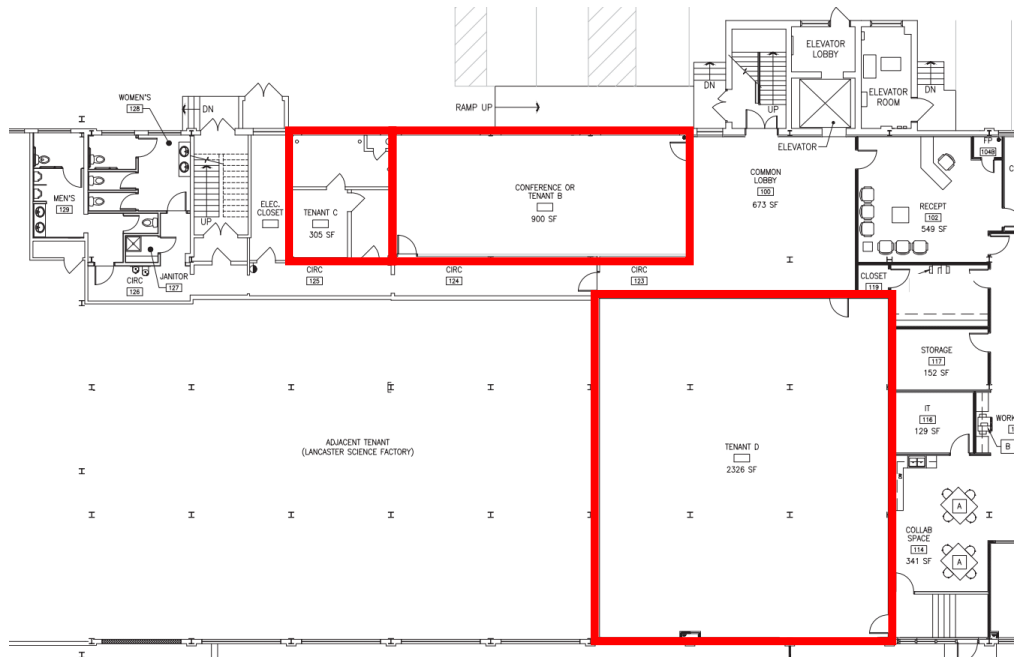


## 1<sup>st</sup> Floor

- 305 SF
- 900 SF
- 2,326 SF

### Combinations:

- 1,205 SF



## 3<sup>rd</sup> Floor

- 4,850 SF
- 5,100 SF

### Combinations:

- 9,950 SF

***The floor plan for the third floor will be available soon. Please contact the agent for additional information.***



## 2020 ESRI Data

**Population**

1 MILE	– 35,472
3 MILES	– 108,644
5 MILES	– 183,769

**Average HHI**

1 MILE	– \$54,343
3 MILES	– \$70,624
5 MILES	– \$81,313

**Households**

1 MILE	– 13,230
3 MILES	– 41,4735
5 MILES	– 71,329





*Every company dreams its dreams and sets its standards  
These are ours . . .*

*We are committed to two great tasks:*

**1. BUILDING TRUSTWORTHY RELATIONSHIPS.**

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

**2. BEING INNOVATIVE LEADERS.**

- Creating an environment for innovation since 1931.
- "Right the first time" – High quality products and services.
- Investing profits to secure our future.

**WE GIVE GOOD MEASURE.**



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