

For Lease

717.293.4477



124 EAST MAIN STREET
EPHRATA, PA 17522

FIRST AND SECOND FLOORS

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Jeff Kurtz, CCIM
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► *First & Second Floor*



*124 East Main Street
Ephrata, PA 17522*

Available Square Feet:

First Floor – 8,350 Square Feet

Second Floor – 7,754 Square Feet

Lease Rate:

First Floor - \$10.00 NNN

Second Floor – \$10.00 NNN

Description:

Lease of Landmark Class-A floors in signature complex known as Brossman Center. Building has a mix of office, restaurant, and movie or stage theater space with art deco architecture and character throughout. Each floor offers large windows with great views. Lessee's get access to 132-space parking garage conveniently located on Locust Street adjacent to building. Opportunity to bolster your organization within the community within landmark building, located minutes off of Route 222.

<u>124 EAST MAIN STREET</u>	<u>SQUARE FEET</u>	<u>ADDITIONAL COMMENTS</u>
First Floor Net Square Feet	8,350 square feet	Theatre space, includes percentage share of common areas of hallway, lobby, and meeting room
Second Floor Net Square Feet	6,788 square feet	Includes vacant restaurant space of 4,165 net square feet
Basement	9,256 square feet	Available as needed for \$5.00 per square foot
Total Gross Square Feet of Building	73,786 square feet	Includes Vertical Penetrations

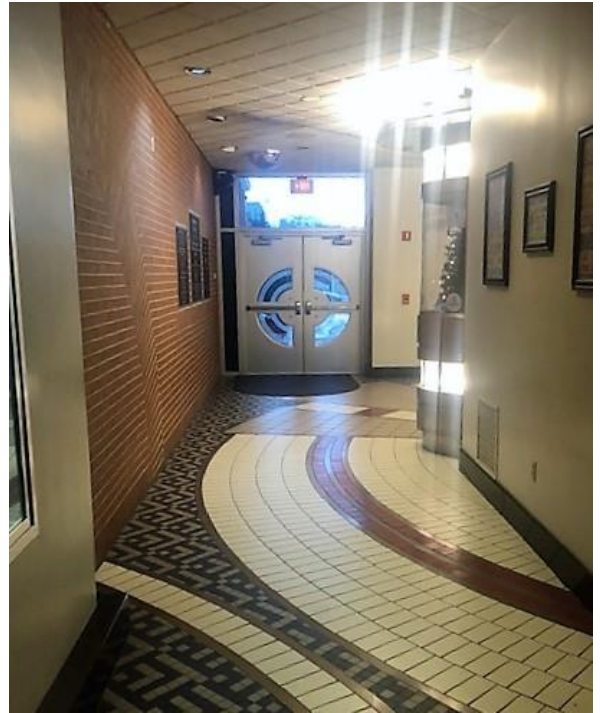
124 EAST MAIN STREET CONT.	
Year Constructed	1993
Floor Type	Concrete with marble, tile and carpet
Elevator	Two passenger elevators and one freight elevator
Number of Floors	Six
Ceiling Height	10 feet (14 feet to deck)
Ceiling Type	Predominantly acoustic ceiling panels, coffered ceilings on sixth floor
Sprinklered (Wet/Dry)	Wet
Heating	Electric boiler with water baseboard
Air Conditioning	Two roof-top water towers with two Trane chillers
Roof	Fully adhered single ply membrane over rigid insulation on 1 - 1½" metal deck
Wall Finishes	Varies
Lighting	Fluorescent
Dimensions	98' tall building with approximately 14' per floor
Electric	Back-up generators – heavy power, 480 volt
Water & Sewer	Public
Gas	UGI coming soon
Tax Account #	260-60091-0-0000 (124 East Main Street)
Zoning	Central Business District (CBD)
Acres	.96 acre
Road Frontage	Main Street frontage; garage entrance is off Locust Street

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124 West Main Street
First Floor

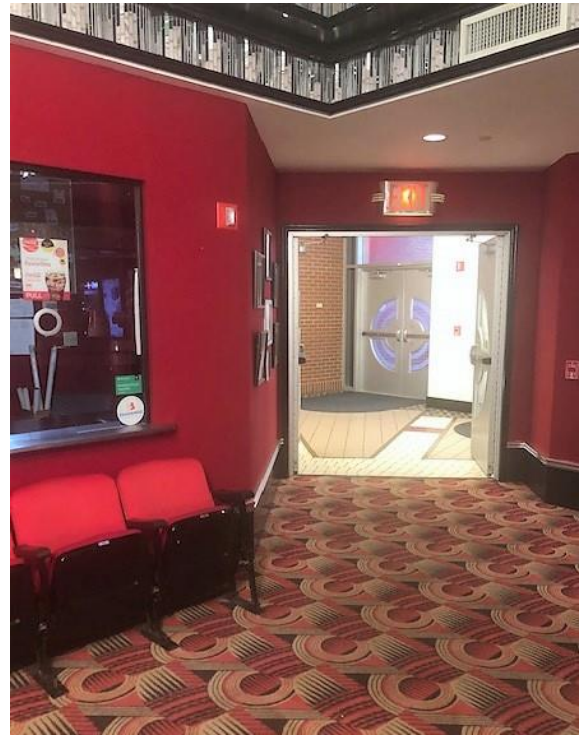


124 East Main Street
Ephrata, PA 17522



124 East Main Street
First Floor

124 East Main Street
Ephrata, PA 17522



124 East Main Street
Second Floor

124 East Main Street
Ephrata, PA 17522



124 East Main Street
Second Floor

124 East Main Street
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2020 ESRI Data

Population

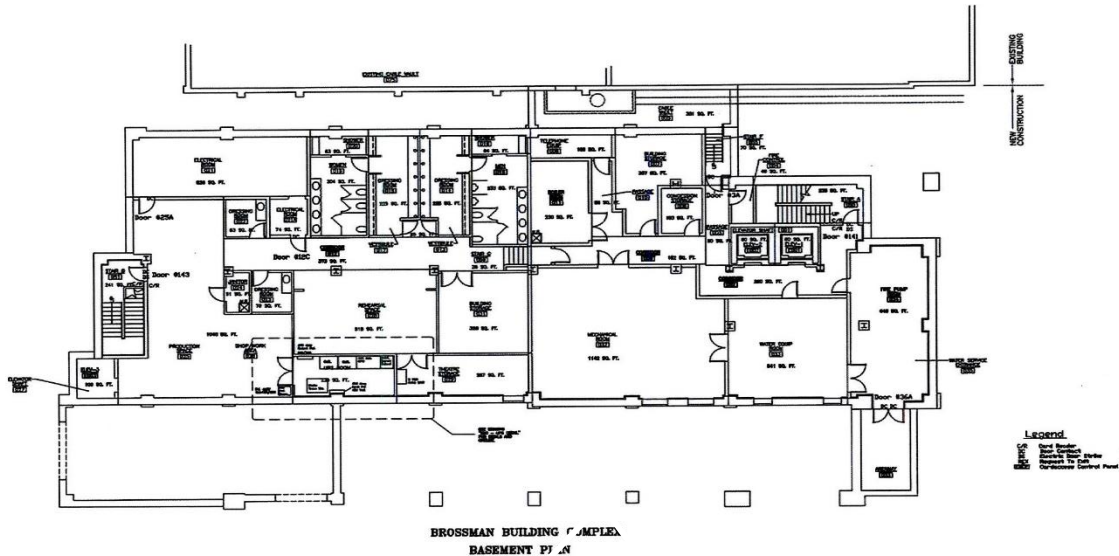
1 MILE – 11,897
3 MILES – 33,027
5 MILES – 57,728

Average HHI

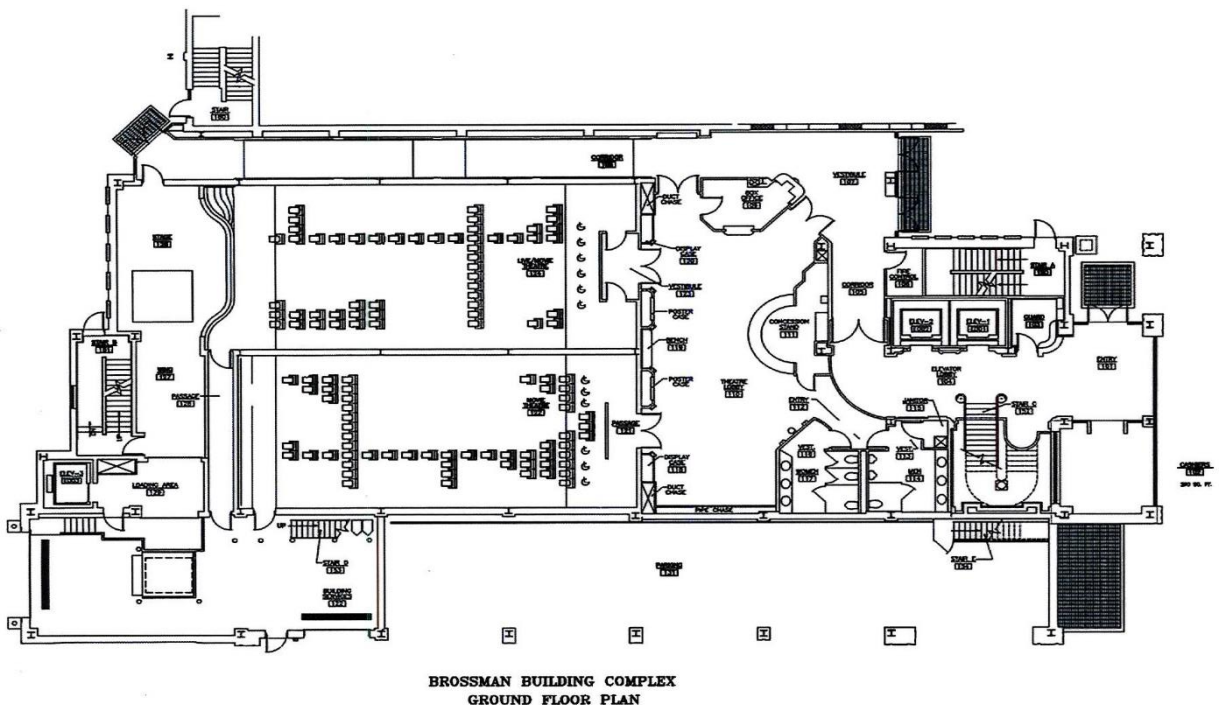
1 MILE – \$70,784
3 MILES – \$85,522
5 MILES – \$91,087

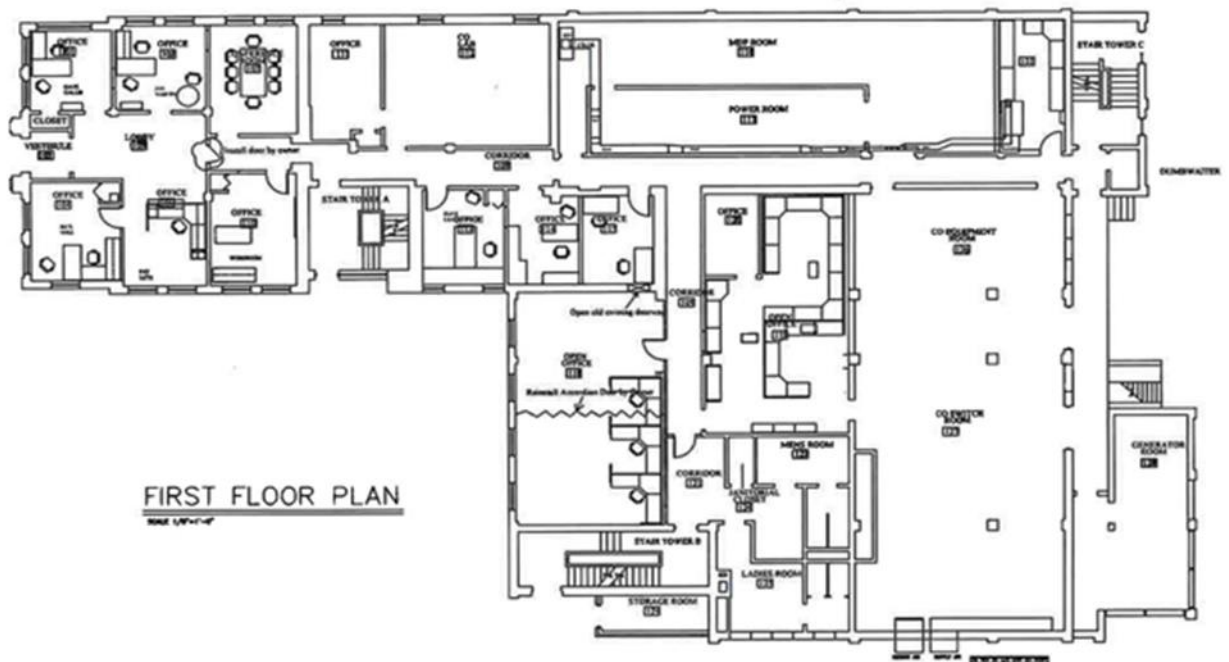
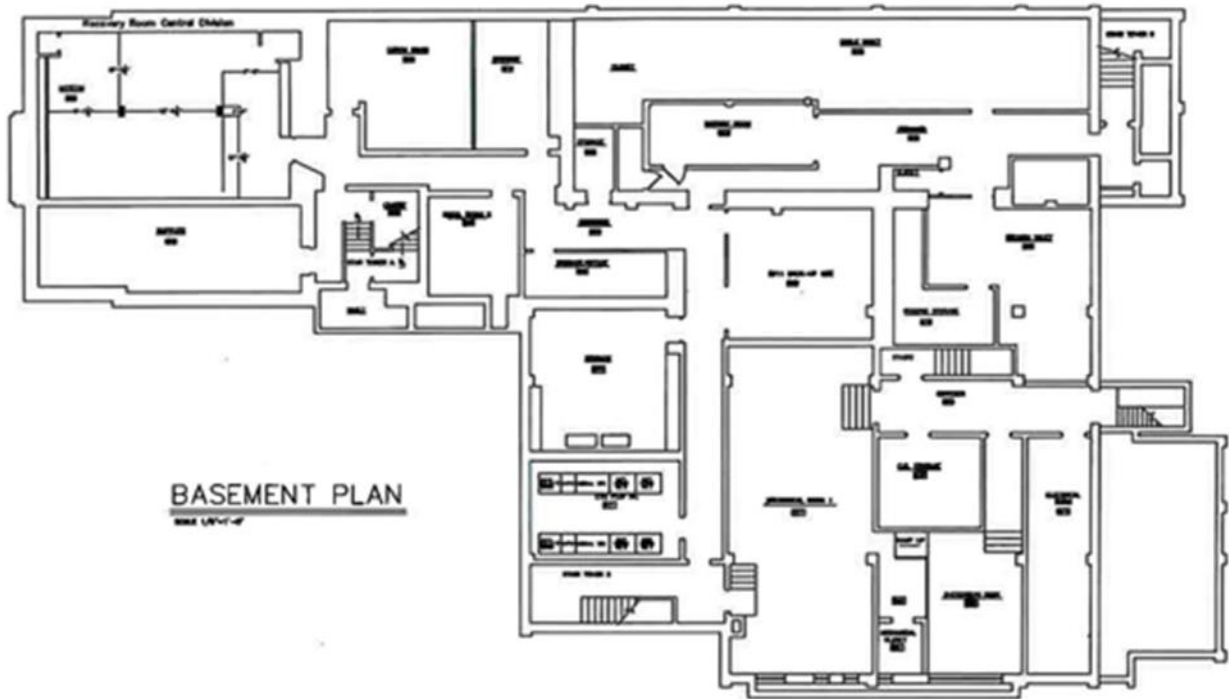
Households

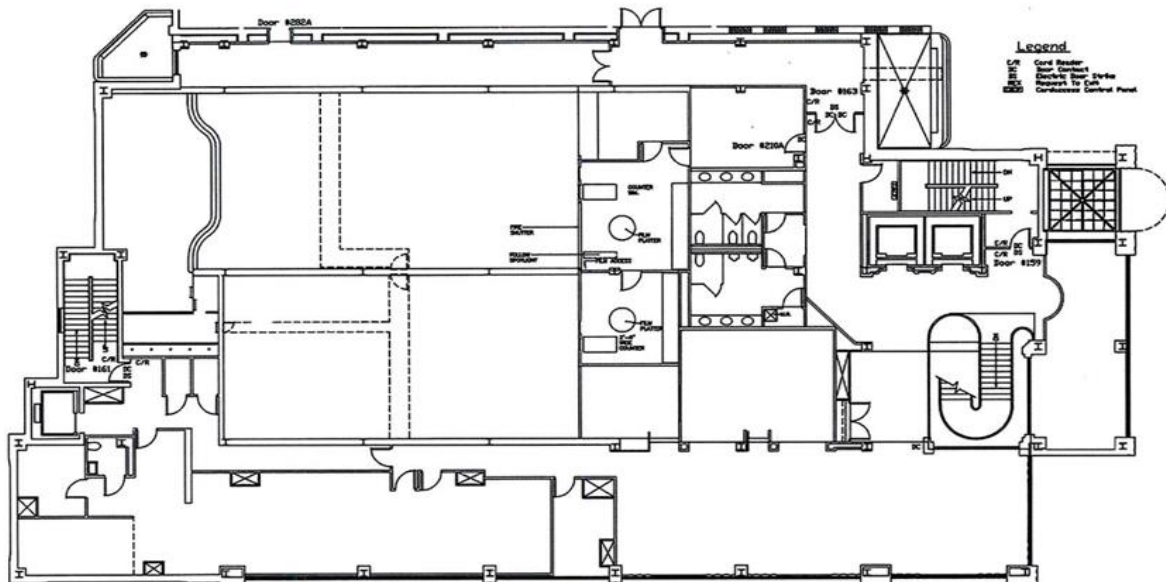
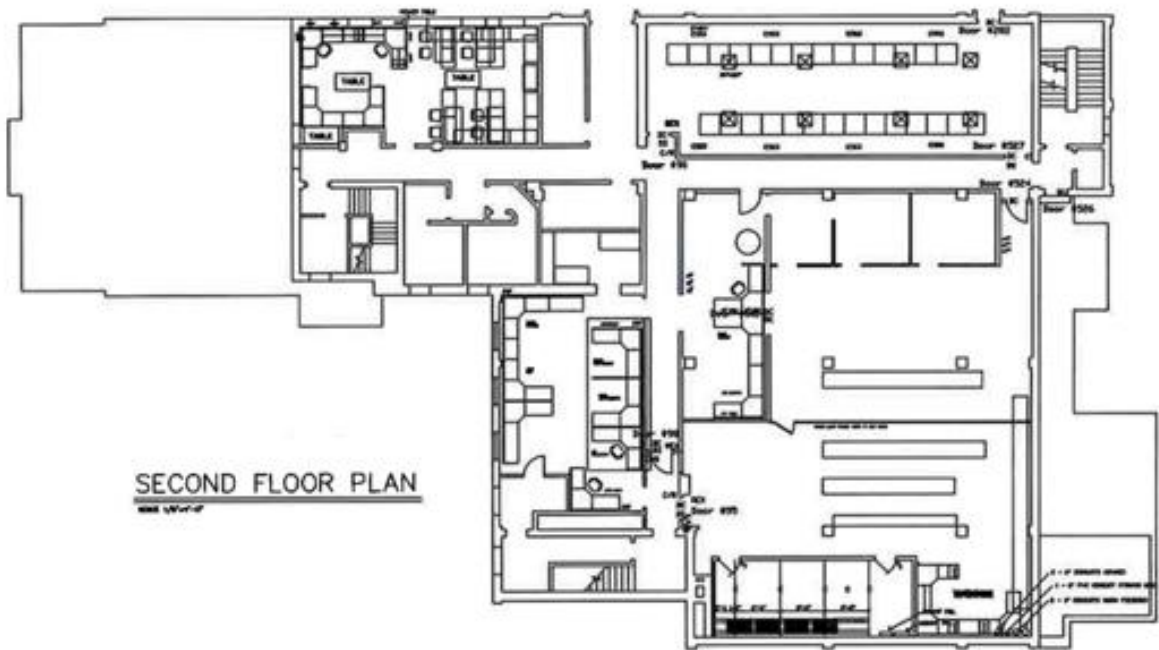
1 MILE – 4,815
3 MILES – 12,840
5 MILES – 21,287



BASEMENT PLAN
 SCALE 1/8" = 1'-0"







SECOND FLOOR PLAN





*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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