

FOR LEASE

iHIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors



2938 COLUMBIA AVENUE
SUITES 802 AND 902
LANCASTER, PA 17603

Brian Davison, CCIM, SIOR
717.293.4513
bdavison@high.net



Office Property



Brian Davison, CCIM, SIOR
717.293.4513 – direct line
bdavison@high.net

2938 Columbia Avenue,
Suites 802 and 902
Lancaster, PA 17603

Available Square Feet
1,000 –2,000 square feet

Lease Rate
\$14.40/SF Gross

Description
Two adjacent, second floor office suites with great floor plans. Each has three offices, one conference room and private restroom. Great location close to Centerville Road and Rt. 30. They can be rented as individual units (1,000 sf) or combined (2,000 sf).

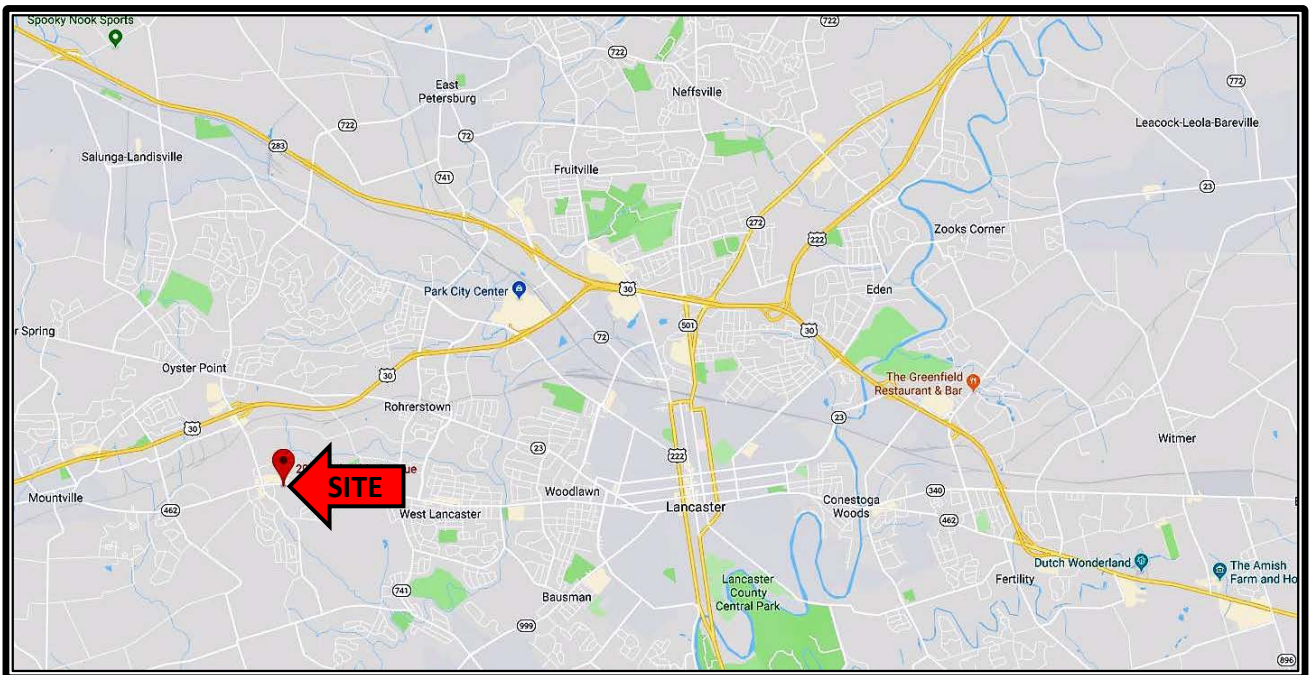
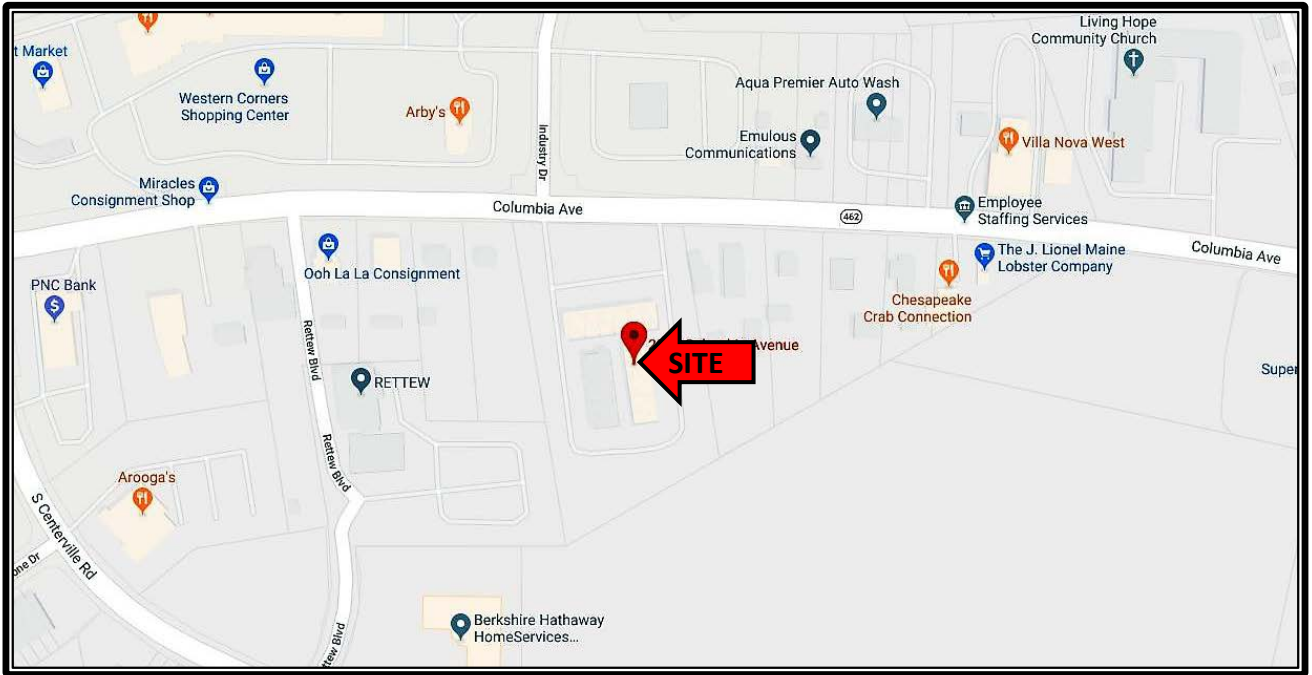
BUILDING INFORMATION

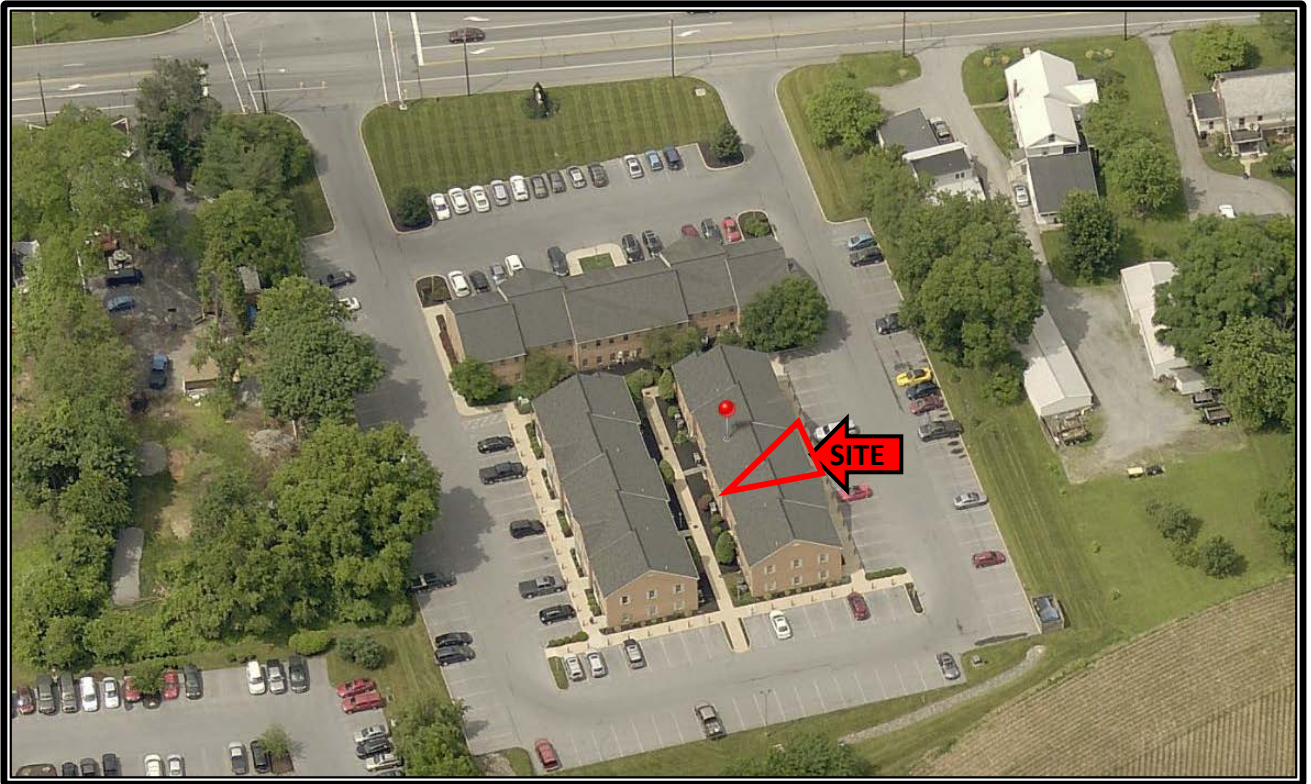
Total Square Feet Available	1,000 –2,000 square feet
Construction	Wood frame/masonry & brick
Year Constructed	1989
Floor Type	Concrete floor with wall to wall carpet
Number of Floors	Two-story property – second floor unit
Ceiling Height	8 feet
Air Conditioning	Central HVAC – electric heat pump
Roof	Asphalt & shingle/pitched

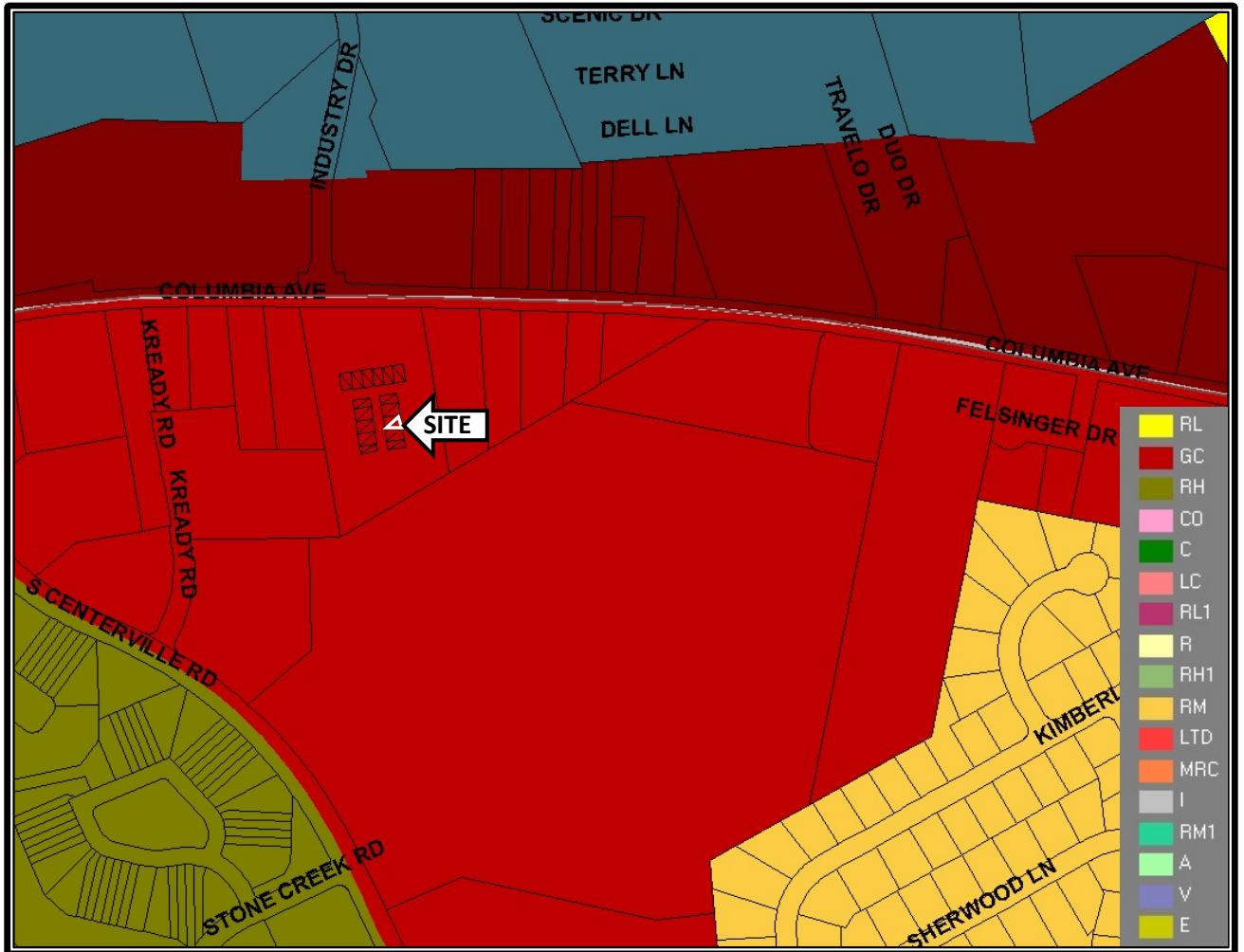
Wall Finishes	Painted dry wall
Lighting	LED lighting
Dimensions	40' x 25'
Electric	200 amp service
Water	Public
Sewer	Public – LASA
Parking	Large shared parking area
Zoning	General Commercial (GC)
Acres	2.74 acres owned in common by the Condominium Association
Topography	Flat
Municipality	Manor Township
County	Lancaster County
Road Frontage/Access	Columbia Avenue (Rt. 462)
Square Feet Available	1,000 –2,000 square feet
Lease Rate	\$14.40/SF Gross
Monthly Rent	\$1,200
Annual Rent	14,400
Rent Includes	Condo fee, insurance, lawn service, parking , sewer, water, snow removal, trash removal and taxes

Information furnished regarding property for sale or rent is from sources deemed reliable, but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.









General Commercial Zoning

2938 Columbia Avenue
Lancaster, PA 17603



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Industrial/Commercial Realtors

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
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Suite 201
Mechanicsburg, PA 17055

717.697.2422
FAX 717.697.0870
1.800.213.0094

525 Highlands Boulevard
Suite 107
Coatesville, PA 19320

610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262

704.688.0800
FAX 704.688.0801

6497 Parkland Drive
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Sarasota, FL 34243

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