

For Lease

717.293.4477



23 EAST KING STREET  
LANCASTER, PA 17602

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▶ **FIRST FLOOR OF FULTON BANK - OPERATIONS**



*23 East King Street  
Lancaster, PA 17602*

**Available Square Feet:**

9,380 square feet, can be subdivided into as small as 2,300 square feet

**Lease Rate:**

\$17.95/SF Gross with base year operating expenses

**Description**

First floor office space in brand new building. Price includes full work letter allowance to included one office, one conference room and 4' kitchenette per 2,500 square feet. Design services are available for qualified tenants. Can be subdivided into 2,300 – 3,000 square foot units.

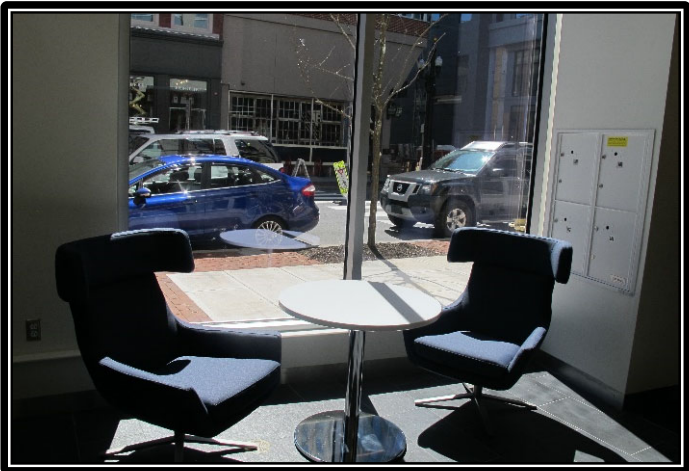
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**BUILDING INFORMATION**

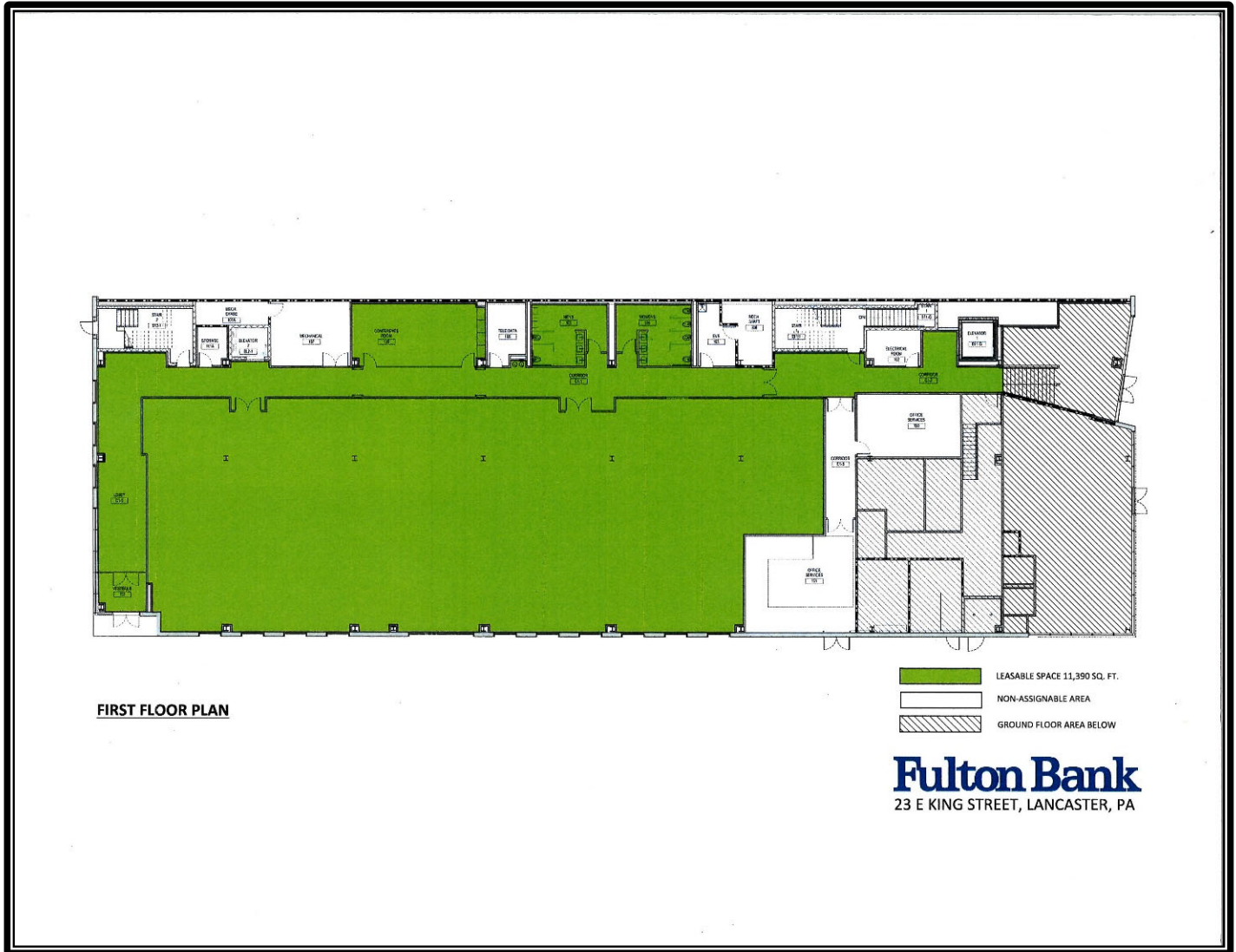
Construction	Steel and masonry
Condition	New
Year Constructed	2019
Floor	Concrete
Number of Floors	Space available on first floor
Ceiling	10 feet
Sprinklers	100% coverage
HVAC	Central gas fired boiler for heat and central chiller for A/C

Wall Finishes	Interior walls drywalled, prepared for primer and paint
Lighting	LED throughout
Restrooms	Finished and common in central corridor
Security	Secured personnel station and key card access appointment
Water & Sewer	Public/included in CAM
Parking	Off-site – Lancaster Parking Authority/Lancaster Newspapers
Storage	Available – limited space
Property Management	Jones Lang LaSalle
Landlord	Fulton Bank
Core Factor	15%
Tax Account#	332-20000-0-0000
Zoning	CBD (Central Business District)
Comments	First floor access with floor to ceiling insulated windows. Ideal for technology, legal, sales/marketing or other professional use. Located just off Penn Square in Downtown Lancaster, employees can walk to an assortment of restaurants, bars, hotels and entertainment venues

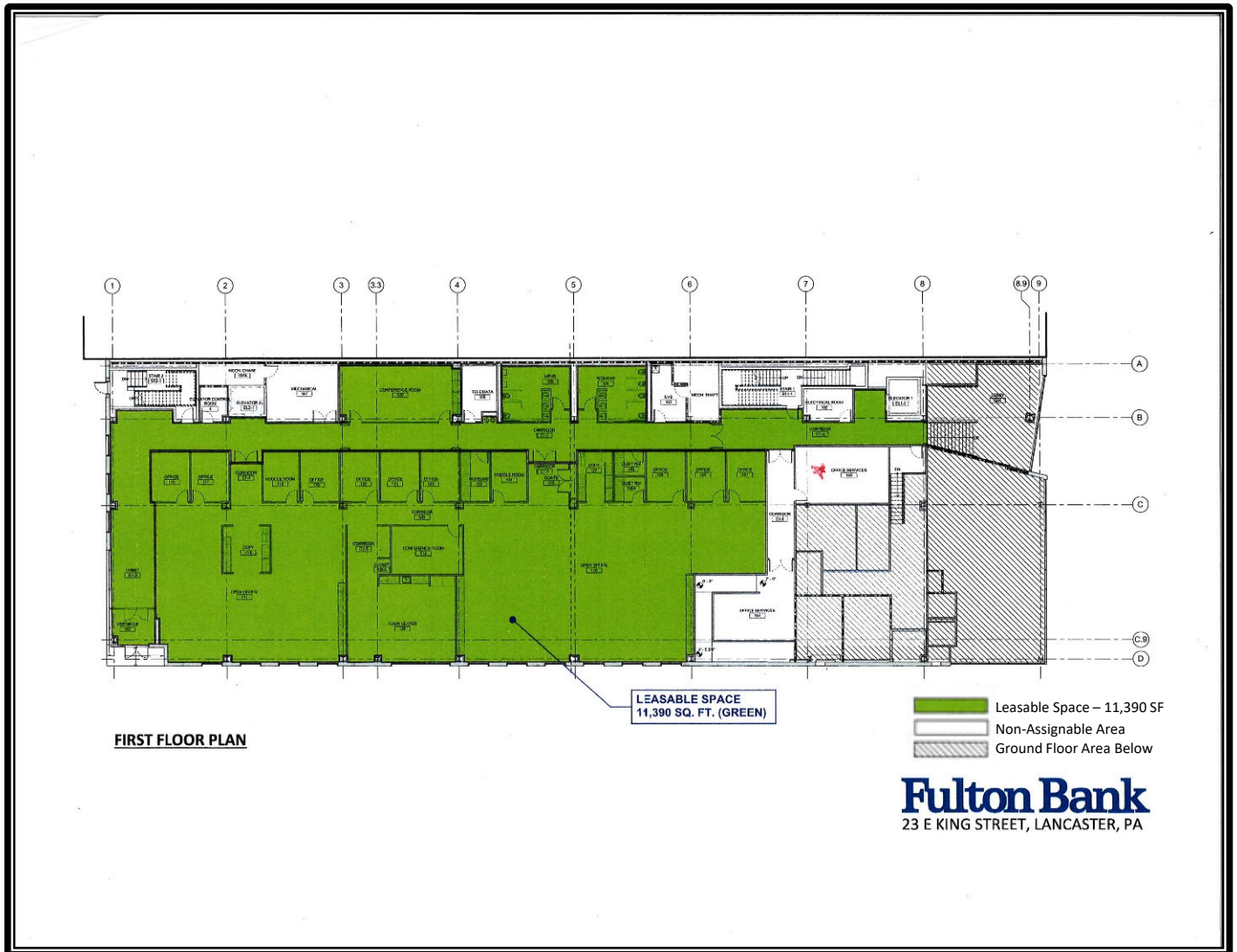


Name	Parking Cost Per Month
North & South Cherry Street Lots	\$45.00
Mifflin Lot	\$70.00
East King Street Garage	\$70.00
Prince Street Garage	\$70.00
Duke Street Garage	\$70.00
North Queen Street Garage	\$70.00
Water Street Garage	\$70.00
Penn Square Garage	\$70.00 for unreserved, \$85.00 for reserved

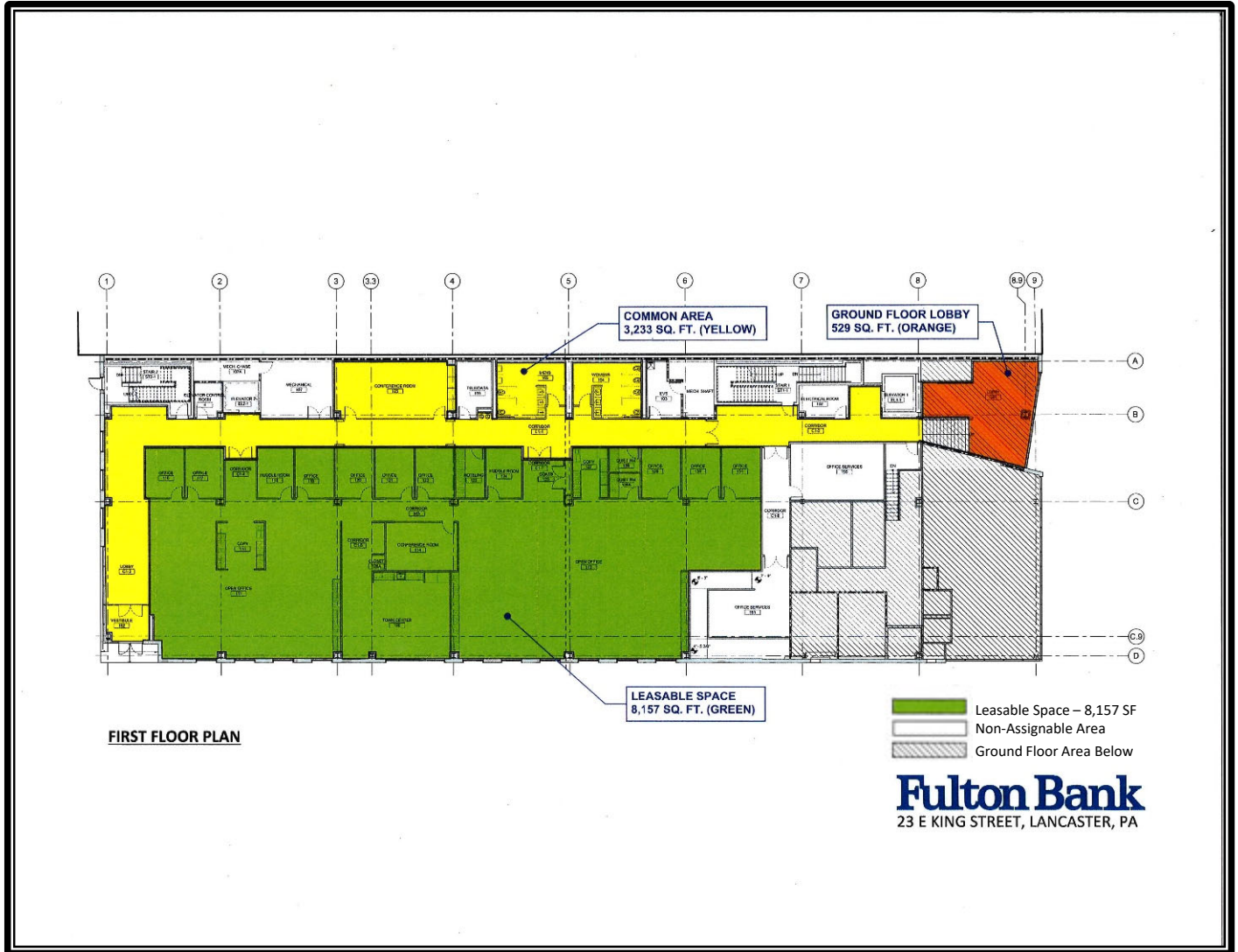
Call for current parking availability



Option 1

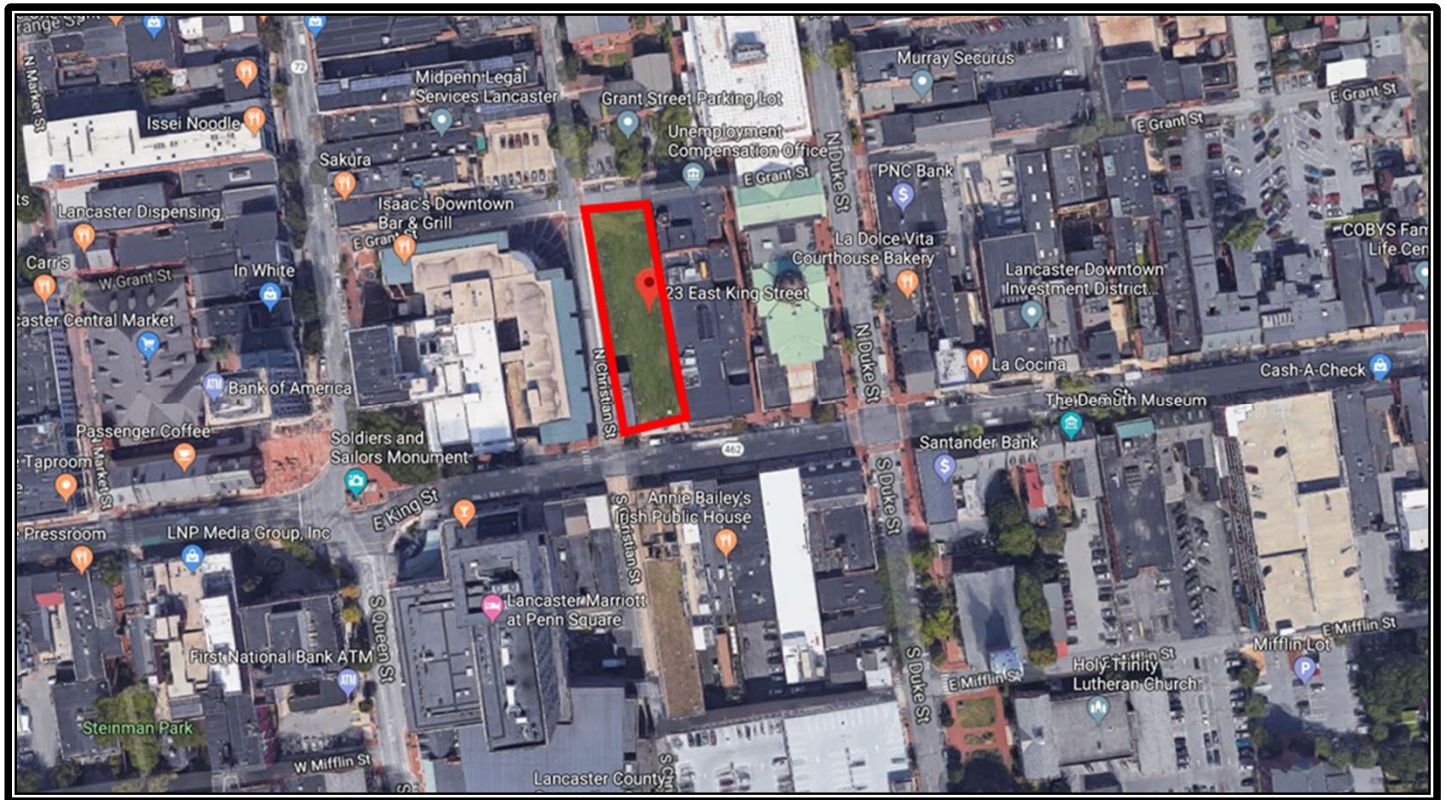
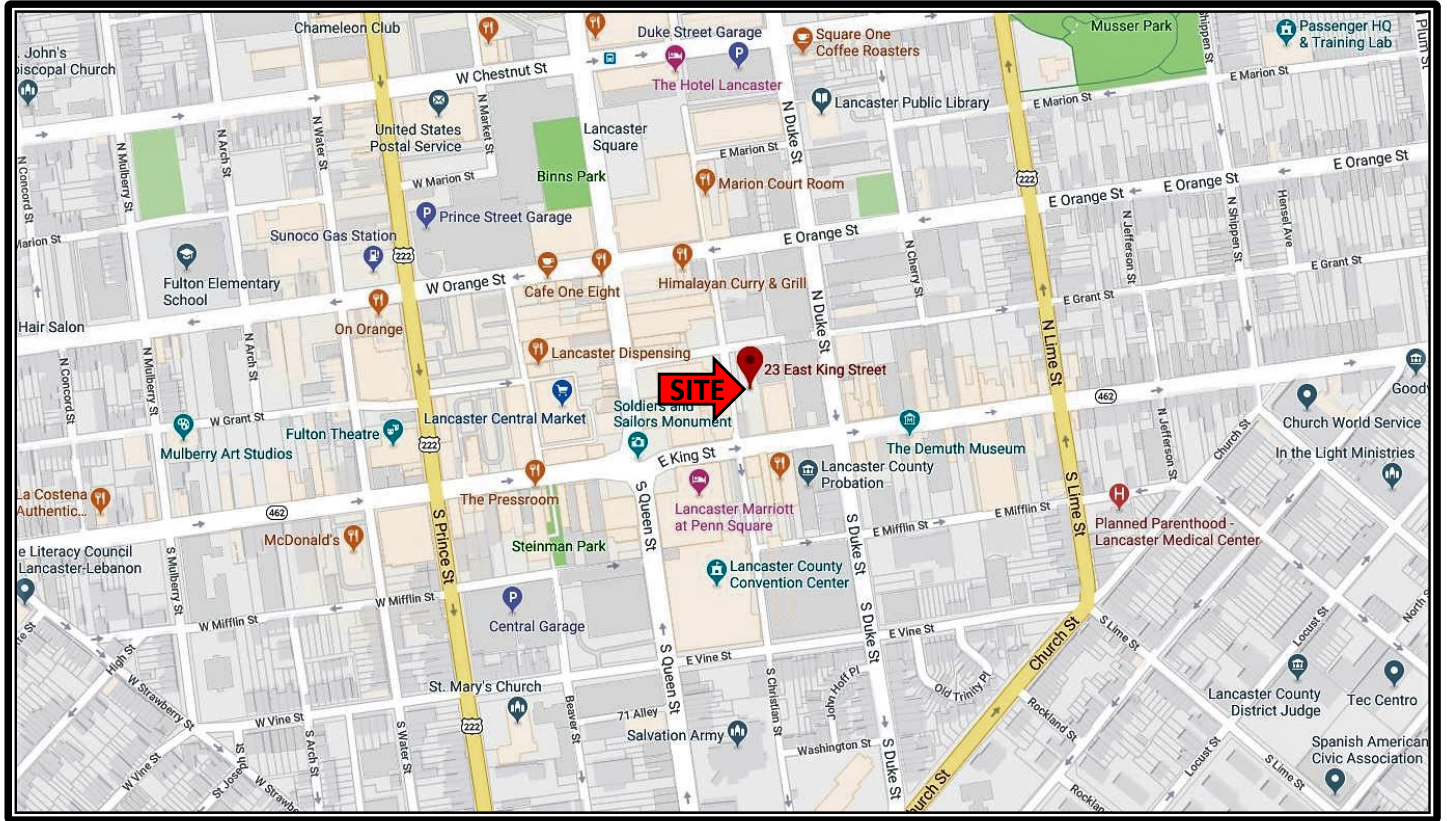


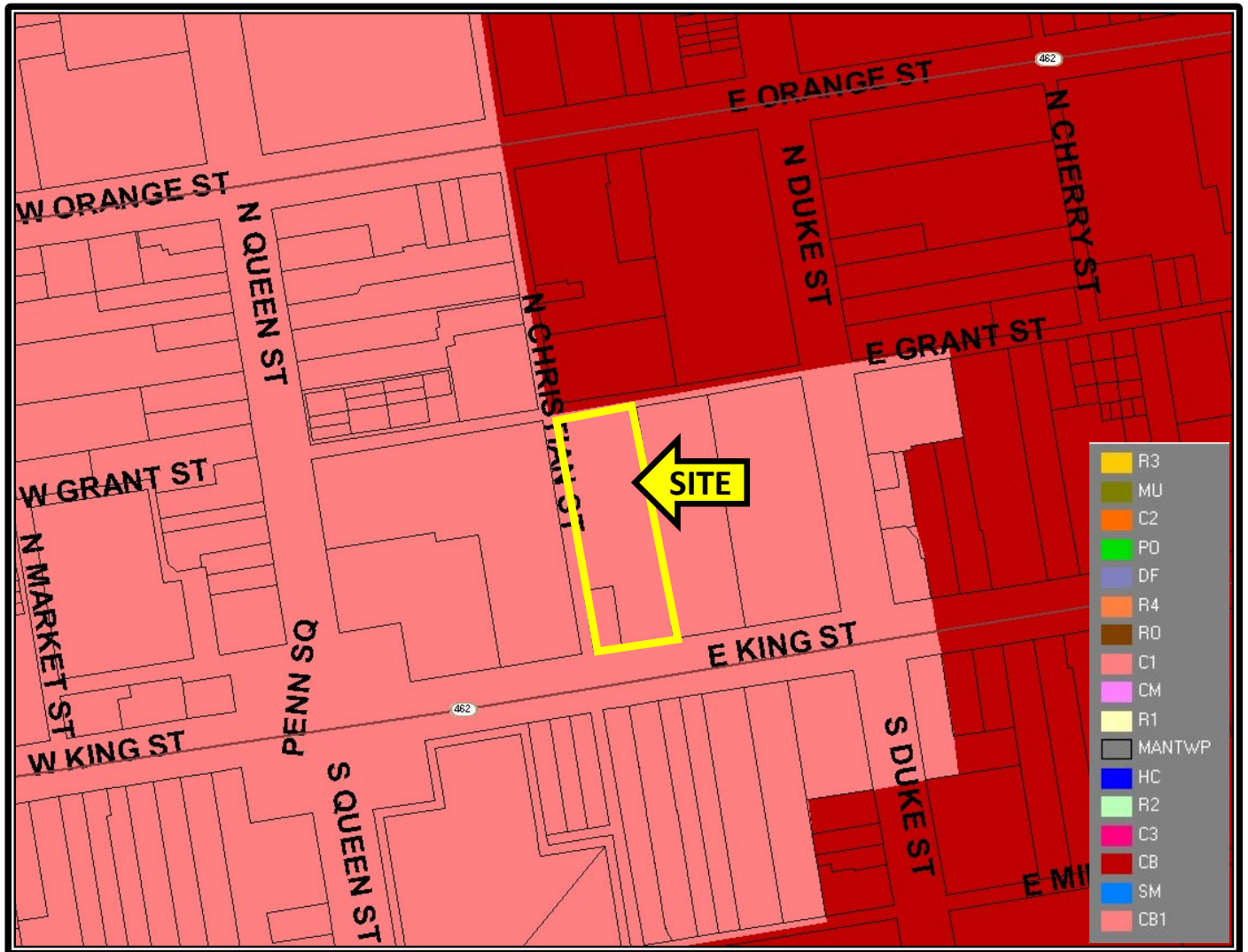
Option 2



Option 3







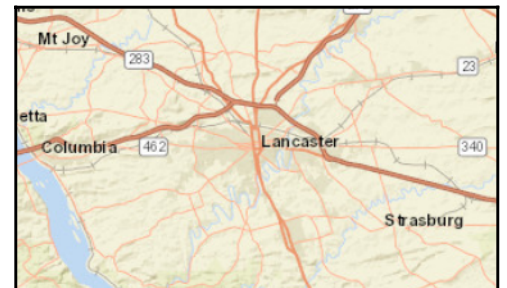
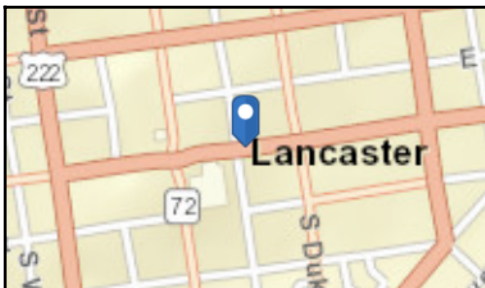
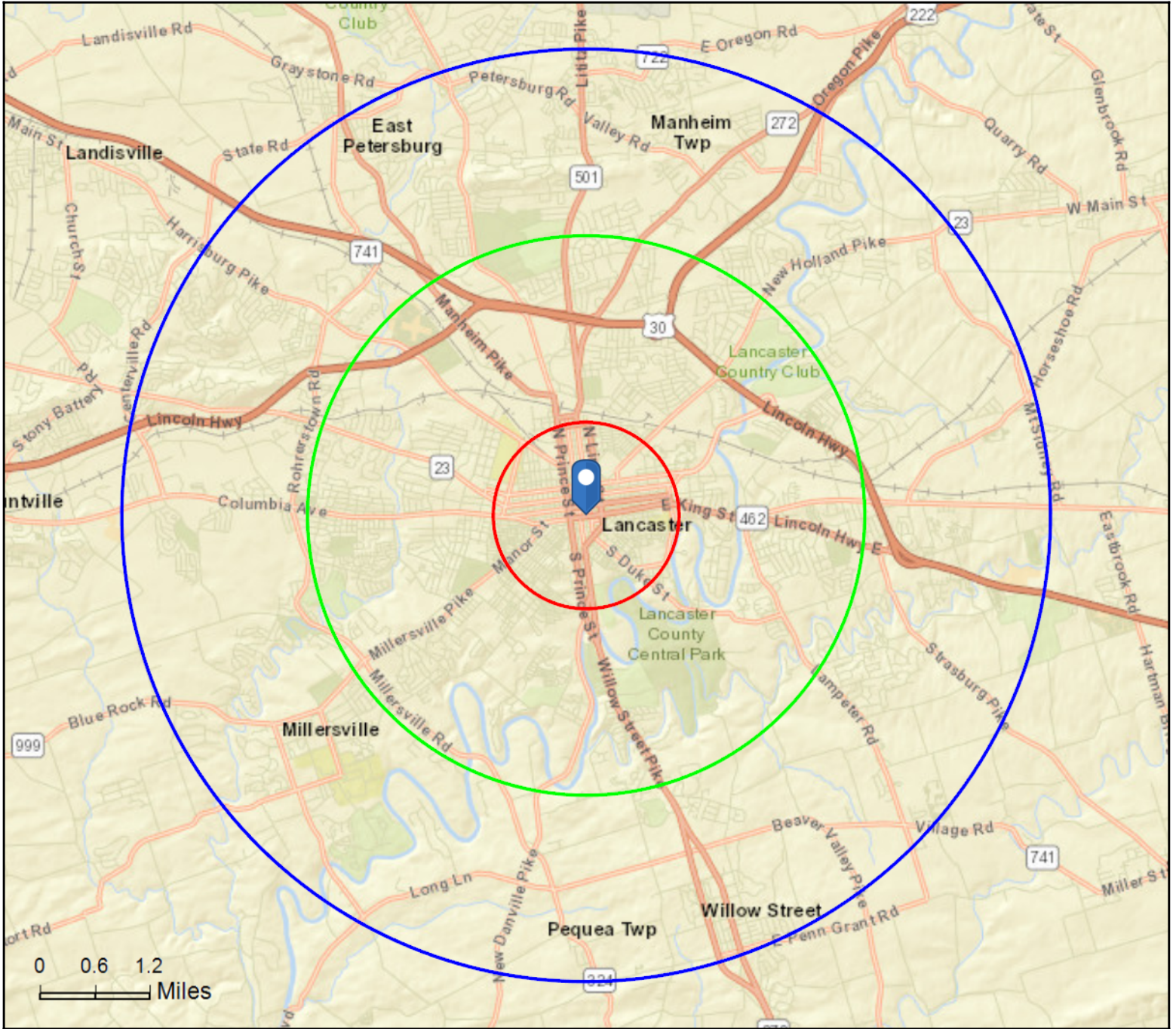
Central Business District



# Site Map

23 E King St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.03810  
Longitude: -76.30450





# Executive Summary

23 E King St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.03810  
Longitude: -76.30450

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	46,600	97,772	155,109
2010 Population	48,876	105,577	171,756
2018 Population	50,814	110,485	181,600
2023 Population	52,039	114,120	188,016
2000-2010 Annual Rate	0.48%	0.77%	1.02%
2010-2018 Annual Rate	0.47%	0.55%	0.68%
2018-2023 Annual Rate	0.48%	0.65%	0.70%
2018 Male Population	50.1%	48.7%	48.3%
2018 Female Population	49.9%	51.3%	51.7%
2018 Median Age	31.3	36.2	38.3

In the identified area, the current year population is 181,600. In 2010, the Census count in the area was 171,756. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 188,016 representing a change of 0.70% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 31.3, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	46.1%	62.1%	71.2%
2018 Black Alone	18.7%	13.2%	9.7%
2018 American Indian/Alaska Native Alone	0.7%	0.5%	0.4%
2018 Asian Alone	3.2%	3.5%	3.9%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	24.4%	15.6%	10.8%
2018 Two or More Races	6.8%	5.1%	4.0%
2018 Hispanic Origin (Any Race)	48.5%	32.5%	23.2%

Persons of Hispanic origin represent 23.2% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	17,349	38,368	60,374
2010 Households	18,042	41,048	66,629
2018 Total Households	18,615	42,579	69,901
2023 Total Households	19,030	43,934	72,284
2000-2010 Annual Rate	0.39%	0.68%	0.99%
2010-2018 Annual Rate	0.38%	0.44%	0.58%
2018-2023 Annual Rate	0.44%	0.63%	0.67%
2018 Average Household Size	2.59	2.48	2.48

The household count in this area has changed from 66,629 in 2010 to 69,901 in the current year, a change of 0.58% annually. The five-year projection of households is 72,284, a change of 0.67% annually from the current year total. Average household size is currently 2.48, compared to 2.46 in the year 2010. The number of families in the current year is 43,437 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

23 E King St, Lancaster, Pennsylvania, 17602  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.03810  
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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$35,030	\$48,850	\$56,002
2023 Median Household Income	\$37,994	\$53,098	\$61,309
2018-2023 Annual Rate	1.64%	1.68%	1.83%
<b>Average Household Income</b>			
2018 Average Household Income	\$46,370	\$66,668	\$77,055
2023 Average Household Income	\$51,657	\$74,673	\$86,248
2018-2023 Annual Rate	2.18%	2.29%	2.28%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$17,728	\$26,356	\$30,324
2023 Per Capita Income	\$19,610	\$29,382	\$33,796
2018-2023 Annual Rate	2.04%	2.20%	2.19%

Current median household income is \$56,002 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$61,309 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$77,055 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$86,248 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$30,324 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$33,796 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	19,267	41,115	63,988
2000 Owner Occupied Housing Units	7,283	21,734	37,093
2000 Renter Occupied Housing Units	10,065	16,634	23,281
2000 Vacant Housing Units	1,919	2,747	3,614
2010 Total Housing Units	19,458	43,566	70,352
2010 Owner Occupied Housing Units	7,053	22,287	39,725
2010 Renter Occupied Housing Units	10,989	18,761	26,904
2010 Vacant Housing Units	1,416	2,518	3,723
2018 Total Housing Units	20,254	45,395	73,969
2018 Owner Occupied Housing Units	6,782	22,037	40,218
2018 Renter Occupied Housing Units	11,833	20,542	29,683
2018 Vacant Housing Units	1,639	2,816	4,068
2023 Total Housing Units	20,774	46,987	76,608
2023 Owner Occupied Housing Units	6,963	22,784	41,820
2023 Renter Occupied Housing Units	12,066	21,149	30,464
2023 Vacant Housing Units	1,744	3,053	4,324

Currently, 54.4% of the 73,969 housing units in the area are owner occupied; 40.1%, renter occupied; and 5.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 70,352 housing units in the area - 56.5% owner occupied, 38.2% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 2.25%. Median home value in the area is \$188,592, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.74% annually to \$205,537.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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