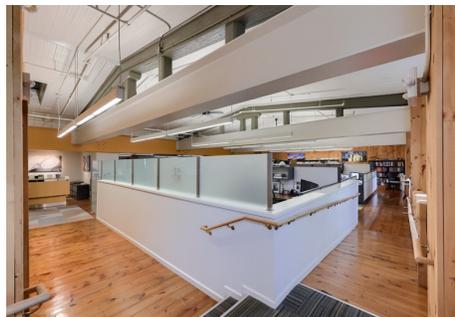


FOR LEASE

Unique, Contemporary Office Suite in Lititz, PA
7,200 SF • Additional Contiguous Square Footage Available

55 N. WATER STREET, LITITZ, PA 17543



FOR MORE INFORMATION, CALL:

Justin Geisenberger
717-208-3204 DIRECT



See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster, PA 17601
717-399-9361

Welcome to 55 N. Water St. in Lititz, PA! This stunning, architect designed space with rustic wood posts, refinished wood floors and high ceilings features 7,200 SF of office area with a full-size kitchen, conference room, library, storage and a bonus rooftop lounge with a cool outside deck! The main office area has a 4,200 SF open, creative working space, currently divided with desks and partitions but it can be easily laid out to meet your requirements. Two private offices and a conference room are just around the corner on the other side of the hallway. Large windows and LED lighting make the space bright and airy. Designer carpet tiles and painted accent walls with exposed brick create an upscale, modern feel. The office is wheelchair-accessible with a ramp to the front entry and a shared building elevator. Need help getting your employees back to the office? No worries – this property will do the talking with its cool vibe and rustic modern charm. Enjoy great co-tenants such as the Appalachian Brewing Company and Lititz Golf Simulators downstairs. Downtown Lititz with all of its great restaurants and shops is just a couple of blocks walk from here. Top it off with convenient free parking right outside and you've got the whole package. Additional unfinished square footage is available contiguous to this space for expansion. Need an apartment for yourself or an employee? Landlord has two new apartments on the opposite side of the floor with space to add two more if desired for your business. Call Justin soon for your own personal tour!

PRICED TO LEASE AT ONLY \$14.95/SF NNN*

**Tenant pays utilities, % share of RE taxes & maintenance. Landlord pays water/sewer and certain other expenses*

Information herein is deemed reliable but not guaranteed. Please verify all facts prior to purchase. Neither Seller or Broker shall be liable for any errors or omissions. Please note our co-Broker compensation policy requires Buyer Agents to arrange and attend initial and follow up showings in order to receive co-broke fee. Buyers who intend to be represented by a Buyer Agent must have their Agent contact us in advance to arrange the first showing or Agent may potentially forfeit their ability to receive a co-broke fee.