

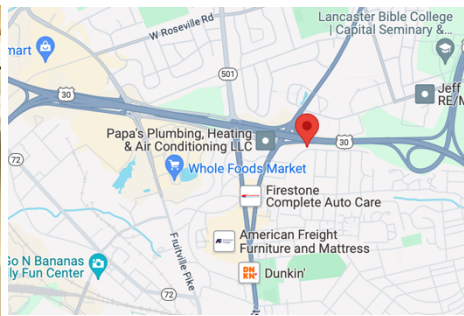
FOR LEASE

245 Butler Ave, Suite 105, Lancaster, PA



2,130 SF Office Suite in Manheim Township

Great location, close to Route 30 & 222



SABLE
Commercial Realty

See more properties here:
SableCommercialRealty.com

245 Butler Avenue, Suite 220
Lancaster, PA 17601

717-399-9361

FOR MORE INFORMATION, CALL:

Karen Geisenberger
717-208-3644 Direct

Professional Office Suite with Reception

2,130 SF, first floor office suite with a reception area, 5 private offices, a kitchenette, area for workstations & a private restroom. The building is centrally located in Manheim Twp. Close to Lancaster Shopping Center, Routes 30, 222, 283 and downtown Lancaster. An RRTA bus stop is located across the street and the Amtrak Station is less than 2 miles. This suite has a Gross lease rate, so rent includes all operating expenses and utilities. Tenant pays phone, internet, in-suite janitorial & insurance.

FEATURES:

- 2,130 SF First Floor Office Suite
- 5 private offices
- Conference Room & Kitchenette
- Private restroom
- 34 paved parking spaces
- Zoned B-2 in Manheim Township
- Outstanding location
- Close to Lancaster Shopping Center
- Easy on/off Rt. 30, 222 & 283
- Rent includes EVERYTHING, except phone/internet & insurance.

FOR LEASE: \$2,928.75/mo. GROSS

Information herein is deemed reliable but not guaranteed. Please verify all facts prior to signing lease; Neither Landlord or Broker shall be liable for any errors or omissions. Please note: our co-Broker compensation policy requires Tenant's Agents to arrange and attend initial showing and all follow up showings in order to receive co-broke fee. Tenants who intend to be represented by a Tenant Rep. 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.