

FOR LEASE

2,325 SF Office Suite
Zoned Mixed Use in Lancaster City

315 W James Street Suite 101A/C, Lancaster, PA



See more properties here:
SableCommercialRealty.com

245 Butler Avenue, Suite 220
Lancaster, PA 17601

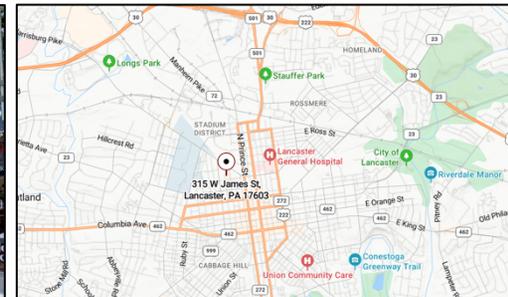
717-399-9361

FOR MORE INFORMATION, CALL:

Karen Geisenberger
717-208-3644 Direct

First Floor Professional Office Suite with Reception

This office suite, located in the front of the building, includes 7 private offices, a conference room, a kitchenette and private restroom. In addition, there is a large area that can be used for reception and/or workstations. Comcast fiber is in the building and both off street and on street parking are available. There is an RRTA bus stop in front of the building. This is a great location close to shopping and entertainment. The property is adjacent to Lancaster Arts Hotel, The Fridge and Champion Forge (Mean Cup & SukhoThai) and blocks from Franklin & Marshall College and Lombardo's Restaurant. Owner is a licensed real estate agent.



FEATURES:

- 2,325 SF office suite
- 7 private offices
- Conference room & kitchenette
- Private restroom
- On-site parking
- Zoned MU in Lancaster City
- Outstanding location
- Walk Score: 94
- Close to Shopping & Entertainment
- Easy on/off Rt. 30, 222 & 283

Listed for lease at:

\$13.50/SF, NNN

Information herein is deemed reliable but not guaranteed. Tenant's Agent to verify zoning for allowable uses. Please independently confirm uses permitted under Mixed Use Zoning, with the City of Lancaster Zoning officer prior to signing a lease. Neither Owner or Broker shall be liable for errors or omissions. Tenant is responsible for verifying all property facts prior to lease.