

# FOR LEASE

**2,614 SF Office Suite**  
Zoned Mixed Use in Lancaster City

315 W James St. Suite 102, Lancaster, PA



For More Information, or a personal tour, Call:

**Karen Geisenberger**  
717-208-3644 Direct



See more properties here:  
[SableCommercialRealty.com](http://SableCommercialRealty.com)

245 Butler Avenue, Suite 220  
Lancaster, PA 17601

717-399-9361

## Beautifully Appointed Professional Office Suite with Reception

2,614 SF, first floor office suite in downtown Lancaster. This office features a class A conference room, a reception area, one private office and two large open areas that work well for collaborative uses and multiple workstations. Additionally, there is a kitchenette, private restroom and both off street and on street parking. Comcast fiber is available. This is a great location close to shopping and entertainment. The property is adjacent to Lancaster Arts Hotel, The Fridge, Champion Forge, Harrisburg Pike and Franklin & Marshall College. An RRTA bus stop, is located on James St. in front of the building. Owner is a licensed real estate agent.



## FEATURES:

- 2,614 SF office suite
- 1 private office
- Conference room & kitchenette
- Private restroom
- On-site parking
- Zoned MU in Lancaster City
- Outstanding location
- Walk Score: 94
- Close Shopping & Entertainment
- Easy on/off Rt. 30, 222 & 283

Listed for lease at:

**\$12.95/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.

