

# FOR LEASE

**3,880 SF Office Suite**  
Zoned Mixed Use in Lancaster City

315 W James St. Suite 101 A/B, Lancaster, PA 17603



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

245 Butler Avenue, Suite 220  
Lancaster, PA 17601

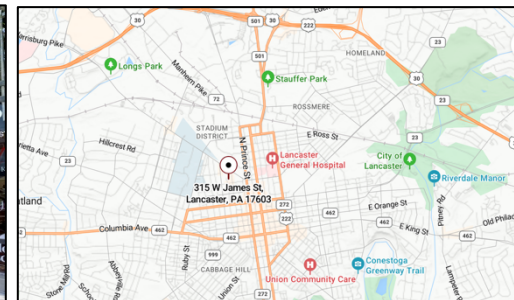
717-399-9361

FOR MORE INFORMATION, CALL:

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

## First Floor Professional Office Suite with Reception

This downtown Lancaster office space features 10 private offices and a bright windowed lobby. Additional features include: a reception area, a conference room, an open area for workstations, a kitchenette, 2 private restrooms and Comcast fiber. There is off-street and on-street parking available. Conveniently located close to shopping and entertainment. The property is adjacent to Lancaster Arts Hotel, The Fridge, Champion Forge (Mean Cup & SukhoThai) and blocks from Franklin & Marshall College and Lombardo's Restaurant. There is an RRTA bus stop located in front of the building. The owner is a licensed real estate agent.



## FEATURES:

- 3,880 SF office suite
- 10 private offices
- Conference room & kitchenette
- 2 private restrooms
- On-site parking
- Zoned MU in Lancaster City
- Outstanding location
- Walk Score: 94
- Close Shopping & Entertainment
- Easy drive to Rt. 30, 222 & 283

Listed for lease at:

**\$12.00/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.