

FOR LEASE

Redeveloped single-room offices on the 5th Floor, along with other entire floor office space options on Continental Square in Downtown York.



Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

David Albright
Cell: 717.870.3097
david@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

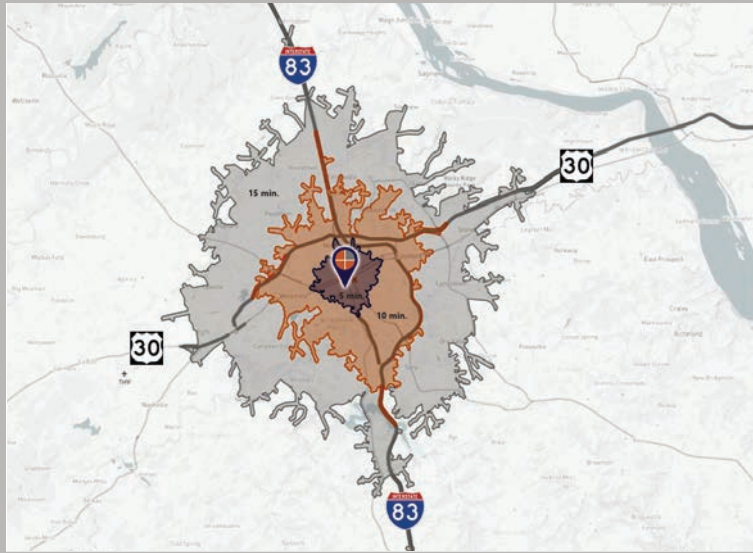


THE RUPP BUILDING - OFFICE SPACE AVAILABLE

DEMOGRAPHICS

Variable	2 W. Market St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	40,289	92,968	169,712
Population Density (Pop per Sq. Mile)	9,473.8	3,138.0	1,774.5
Total Daytime Population	49,117	119,677	197,199
Total Households	15,198	36,796	66,296
Per Capita Income	\$21,345	\$30,824	\$36,504
Average Household Income	\$55,689	\$77,427	\$92,846
Average Disposable Income	\$44,796	\$60,545	\$71,395
Aggregate Disposable Income	\$680,803,835	\$2,227,827,076	\$4,733,227,143
Total (SIC01-99) Businesses	1,563	4,356	6,662
Total (SIC01-99) Employees	23,632	67,742	105,116
Total (SIC01-99) Sales	\$1,907,375,000	\$8,749,775,449	\$15,495,379,680
Annual Budget Expenditures	\$746,519,141	\$2,485,406,450	\$5,327,323,914
Retail Goods	\$228,795,112	\$773,767,880	\$1,667,314,510

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

"The Rupp Building" is a six-story Victorian structure that was constructed in 1892 by Daniel Rupp and designed by the renowned architect J. A. Dempwolf. It is located on Continental Square in downtown York. In 2018, the building underwent a transformation under new ownership, with exterior upgrades to enhance its curb appeal and interior restorations to reflect its historical condition. The building provides elevator access to all floors and houses co-tenants such as the Prince Street Café, which offers private meeting spaces for rent, and the Dale E. Anstine Law Firm.

The 2nd floor has been completely redeveloped and was formerly occupied by The Grotto co-working space. It includes expansive open work areas, four private offices, a large meeting room, two restrooms, and a small kitchenette. The open spaces feature wooden floors, high ceilings, and abundant natural light from the large windows that overlook the square.

The 4th floor features 2,659 SF with high ceilings, large windows, and great views of Continental Square. It is currently available in As-Is condition, but the landlord is willing to build-to-suit for qualified tenants with finishes similar to those on the 5th floor.

The 5th floor is available for lease as single-room offices, with the option to combine multiple offices. It boasts high ceilings, large windows that provide ample natural light, and breathtaking penthouse views of Continental Square. Leases cover all expenses, including WiFi, and the use of a shared kitchenette/breakroom and restrooms.

PROPERTY DETAILS

- Total Building Size:.....17,640 SF
- Zoning:.....Central Business District
- Year Built/Renovated: 1893/2019
- Lease Rate:.....Variable Subject to Term
- Parking:.....Public Garage/Street

TRAFFIC COUNTS

- West Market Street:.....8,401 VPD
- South George Street: 10,232 VPD

OFFICE SPACE LEASING RATES

Suite #	Square Ft.	6 months	1 year	2 year
501	405.63	\$850.00	\$800.00	\$750.00
502	307.15	\$800.00	\$750.00	\$700.00
503	259.61	\$800.00	\$750.00	\$700.00
504	415.52	\$1,100.00	\$1,050.00	\$1,000.00
505	311.34	\$950.00	\$900.00	\$850.00
506	293.37	\$800.00	\$750.00	\$700.00
2nd Flr.	3,522 SF	\$10.00/SF/NNN		
4th Flr.	2,659 SF	\$6.50/SF/NNN		

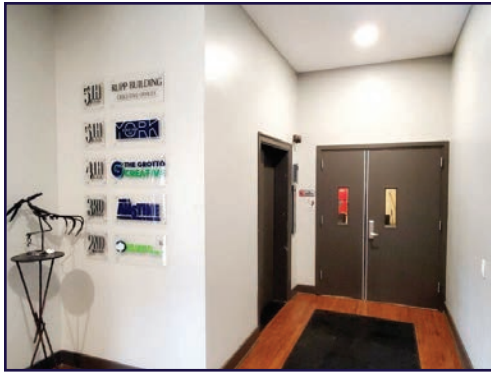
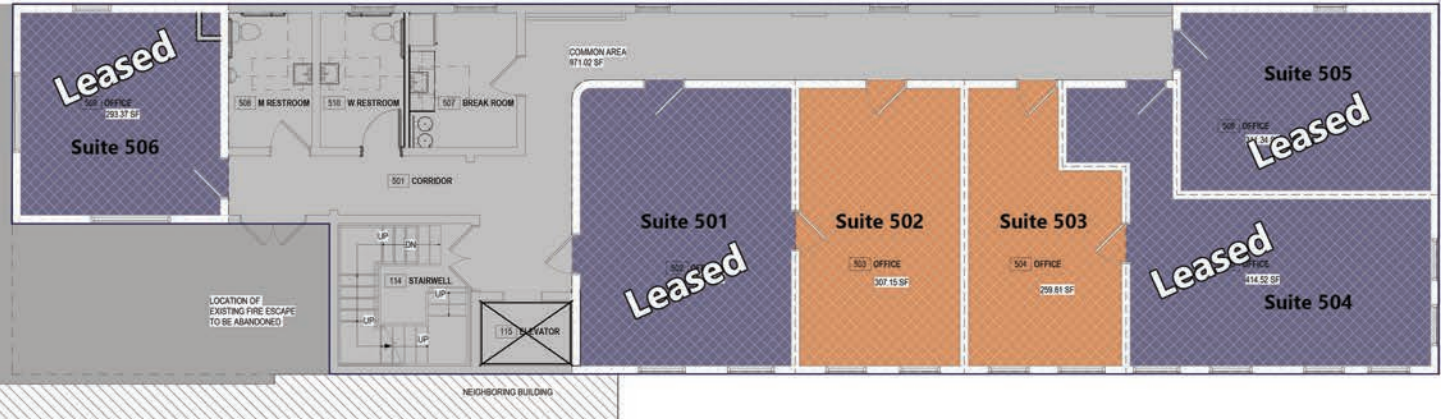
For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



FLOOR PLAN - 5TH FLOOR SINGLE OFFICE SPACES

5TH FLOOR OFFICE SPACES

Suite #	Sq. Ft.	Status
501	405.63	Leased
502	307.15	AVAILABLE
503	259.61	AVAILABLE
504	415.52	Leased
505	311.34	Leased
506	293.37	Leased

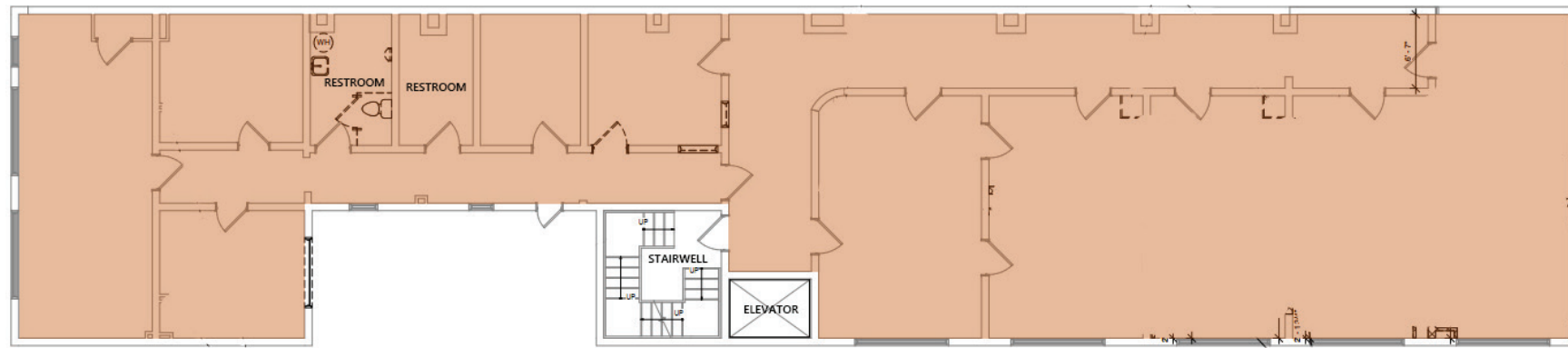


For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

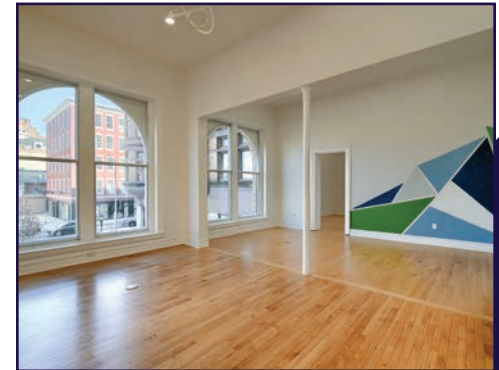
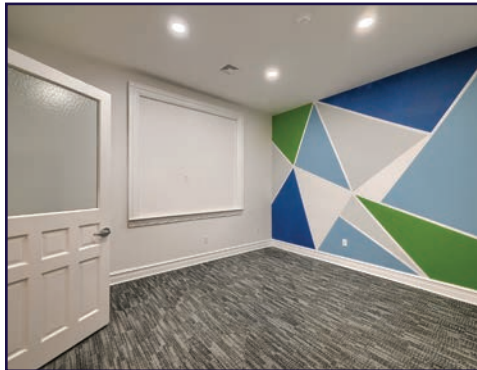


FLOOR PLAN - ENTIRE 2ND FLOOR



ENTIRE 2ND FLOOR

- 3,522 SF
- Lease Rate: \$10.00/SF/NNN
- NNN Cost: \$4.00/SF
- Available: Immediately

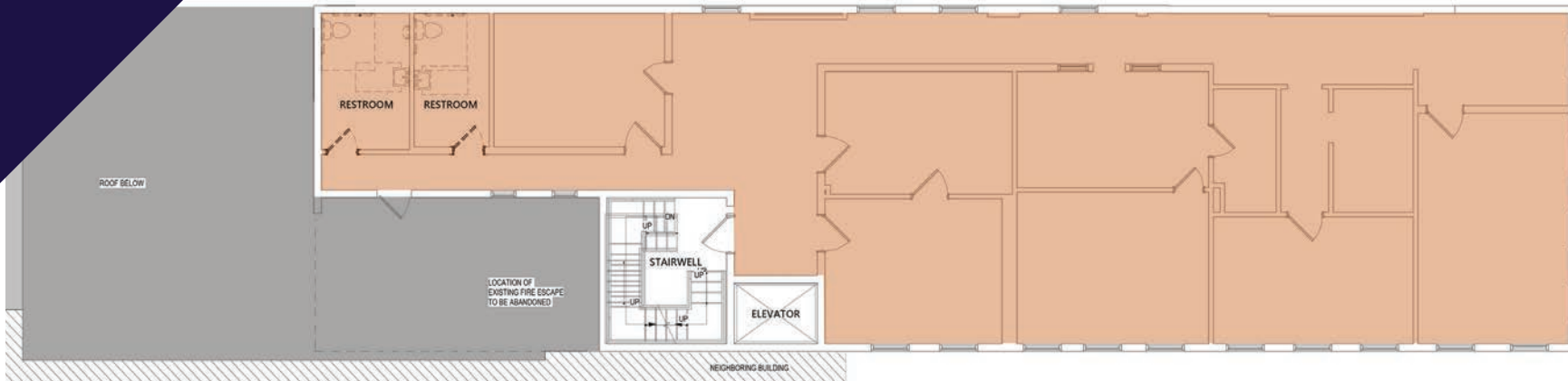


For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



FLOOR PLAN - ENTIRE 4TH FLOOR



ENTIRE 4TH FLOOR

- 2,659 SF
- Lease Rate: \$6.50/SF/NNN
- NNN Cost: \$4.00/SF
- Available: Immediately
- As-Is Condition, but Landlord will build-to-suit for creditable tenant.



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

DOWNTOWN YORK MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
2. White Rose Bar & Grill
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. Liquid Hero Brewery (Taproom & Restaurant)
6. McDonald's
7. Catalina's Cafe
8. Pizza Boli's York
9. Alleys
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. Bloom Kitchen & Bar
16. Picalonga Sabor Tropical
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Gather 256
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Levant Mediterranean Cuisine
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli
38. George Street Brewing Co. Bistro & Bar

ATTRACTIONS

39. Marketview Arts
40. Valencia Ballroom
41. Timeline Arcade
42. York Revolution Stadium
43. The Bond
44. Appell Performing Arts Center
45. York County History Center
46. Royal Square Mural Park
47. Heritage Rail Trail

SHOPPING

48. The Glass Turtle Studio
49. Ewe And Me
50. House of Flowers York
51. DTLR
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Casta Cigars Co.
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Penn Market
62. Sunrise Soap Co.
63. Central Market
64. House of Yoga
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. The Garden of Edy
68. Noel's Rock Shop

LODGING

69. Red Roof Inn
70. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
71. Grace Manor Bed & Breakfast

FITNESS

72. York YMCA
73. CrossFit York



LEGEND

- A Northwest Triangle Redevelopment
- B York County Judicial Center
- C Continental Square

- P1 King St. Garage
- P2 Market St. Garage
- P3 Philadelphia St. Parking
- P4 Central Market Deck

NORTHWEST TRIANGLE



A 4 acre mixed use redevelopment site that will feature a mix of 70,000 SF of retail & restaurant space, 300 market rate apartments, and over 50,000 SF of office, flex, & conference space.



YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. & S. Beaver St., W. Philadelphia St., N. George St., and W. Market St. Shop, dine and be entertained.



CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many businesses, office tenants, and new market-rate apartments.



Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, Royal Square is an emerging arts and shopping destination in Downtown York.

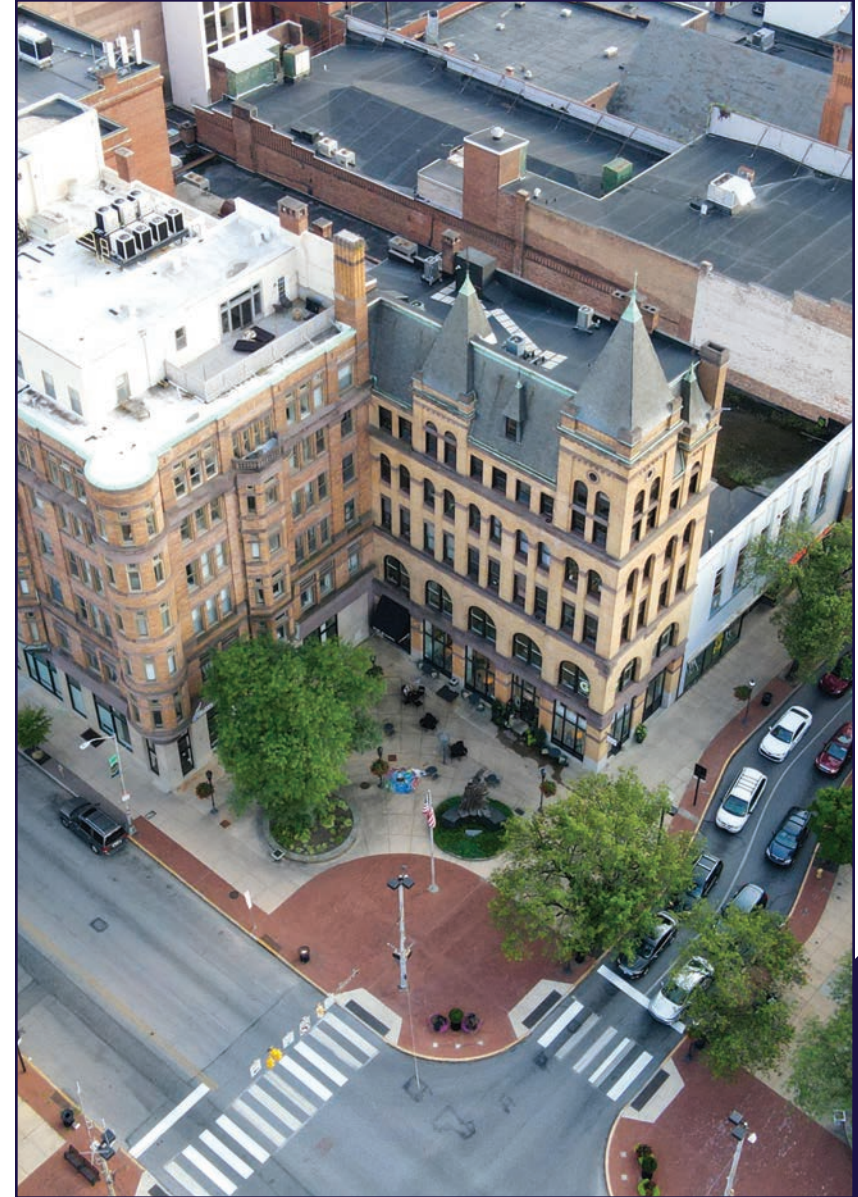
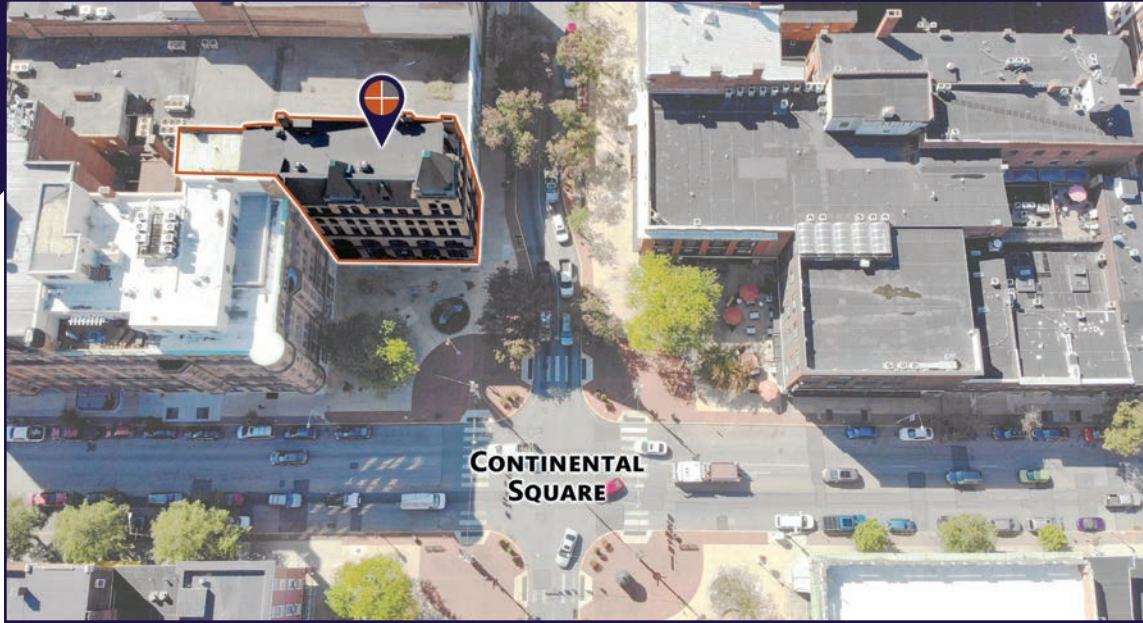


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



AERIAL DRONE PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



AERIAL DRONE PHOTO



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.