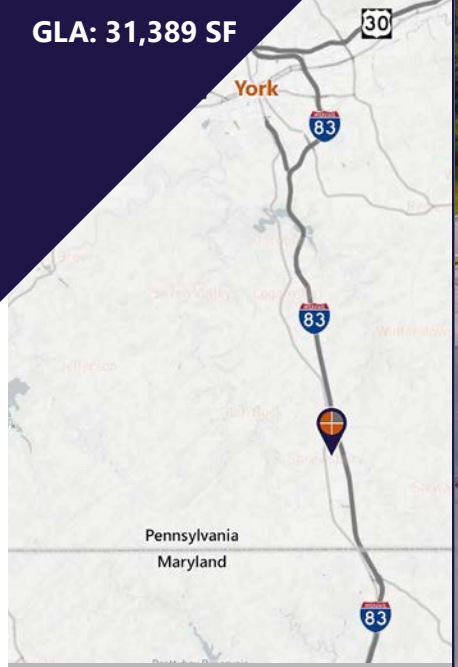
Professional Office Space

Shrewsbury Borough | York County **73 E. Forrest Ave. Shrewsbury, PA 17361**

For Lease

Professional Office Space Available inside the Shrewsbury Professional Building

GLA: 31,389 SF





Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

David Albright
Cell: 717.870.3097
david@truecommercial.com

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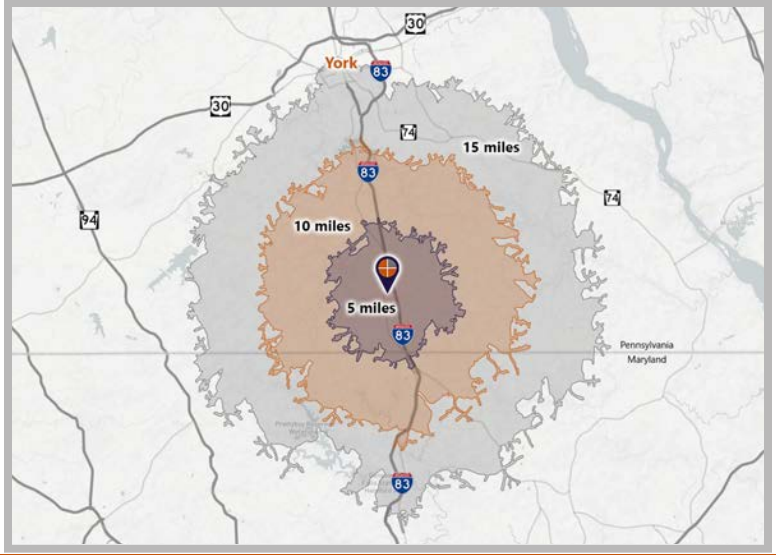
Professional Office Space

DEMOGRAPHICS

Point	Distance (miles)	Travel Time (minutes)
Interstate-83	0.70 miles	3.00 min.
Interstate 83/Route 30 Split (York)	18.1 miles	19.00 min.
Interstate 695 (Maryland)	27.8 miles	30.00 min.
PA Turnpike - Harrisburg West Interchange	36.1 miles	35.00 min.
Interstate-83 / Interstate-81 Split	47.5 miles	52.00 min.
Baltimore/Washington Int'l Airport	50.4 miles	58.00 min.

Demographics	73 E. Forrest Ave. Shrewsbury		
	5 miles	10 miles	15 miles
Total Population	20,629	48,365	173,368
Total Daytime Population	19,481	37,796	151,366
Total Households	8,309	18,605	66,451
Per Capita Income	$47,456	$49,010	$42,233
Average Household Income	$120,076	$127,219	$109,732
Average Disposable Income	$90,413	$94,269	$82,009
Total (SIC01-99) Businesses	778	1,351	5,002
Total (SIC01-99) Employees	7,788	12,583	60,266

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Conveniently located minutes from the Interstate-83 Shrewsbury exit, which offers quick travel times to York and Harrisburg Markets. The Shrewsbury Professional Building is the premier office building in the market, hosting a wide variety of professional businesses including WellSpan Health, Shrewsbury Family Dentistry, True North Wellness, State Farm Insurance, and many others. The property is situated in close proximity to numerous amenities such as banks, restaurants, shopping and civic services.

The building offers over 31,000 SF of space over three floors with numerous common area features & amenities, making occupancy both easy and affordable. Flexible lease terms available.

Shrewsbury is a rapidly growing and expanding market which is scheduled to receive improvements to the Interstate-83 highway and has welcomed several new businesses, including a new production facility for publicly traded Johnson Controls.

Within 3 miles there are currently two new housing developments by Keystone Custom Homes, with values starting at $530,000. There are 79 new home sites in Hamilton Overlook Community and 36 new home sites in Country Club Overlook Community.

PROPERTY DETAILS

- Total Building Size:.....31,389 SF
- Lease Rate:.....Upon Request
- Lease Terms:.....Flexible / Negotiable
- Access:.....Direct Access to Traffic Signal
- Parking:.....Front & Rear Parking Lots
- Signage:.....Pylon Space Available
- Co-Tenancy:.....Mixed Professional Services

TRAFFIC COUNTS

- East Forrest Ave.:.....10,569 VPD
- Interstate-83:.....35,695 VPD

SPACES AVAILABLE:

- Unit 110:.....2,146 SF
- Unit 140C:.....794 SF
- Unit 150:.....2,293 SF
- Unit 170:.....744 SF
- Unit 205:.....2,099 SF
- Unit 215:.....2,781 SF
- Unit 300 (Available 12/1/2026):.....1,557 SF
- Unit 355:.....237 SF
- Unit 380:.....411 SF
- Unit 390:.....1,802 SF

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Building Site Plan & Availabilities

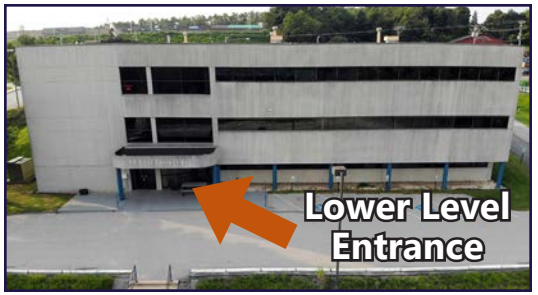


First Floor
Lower Level - Parking Lot



Second Floor
Main Entrance - Street Level







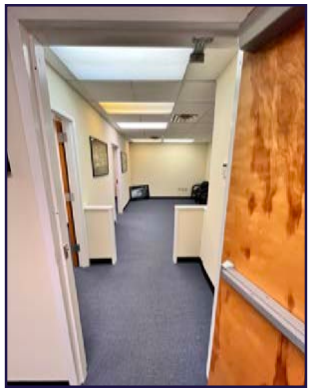
Third Floor

Tenants & Availabilities

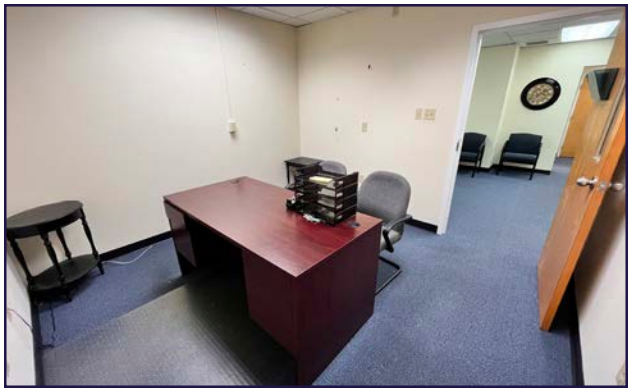
Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
110	**AVAILABLE**	**2,146**	210	Wellspan Rehabilitation	3,400
120	MultiCam East	740	**215**	**AVAILABLE**	**2,781**
140 A	Very Effective Space LLC	224	**300**	**AVAILABLE (12/1/2026)**	**1,557**
140 B	Very Effective Space LLC	445	310	State Farm Insurance	1,424
140 C	**AVAILABLE**	**794**	330	LEASED	992
140 D	MultiCam East	1,267	340	True North Wellness Services	2,453
140 E	South Central Chiropractic	1,442	350	Senior Financial Solutions Group	864
150	**AVAILABLE**	**2,293**	355	**AVAILABLE**	237
170	**AVAILABLE**	**744**	360	Megan Stough Law Firm	536
200	Shrewsbury Family Dentistry	2,112	380	**AVAILABLE**	411
205	**AVAILABLE**	**2,099**	**390**	**AVAILABLE**	**1,802**

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Suite 110 | Space Overview & Photos





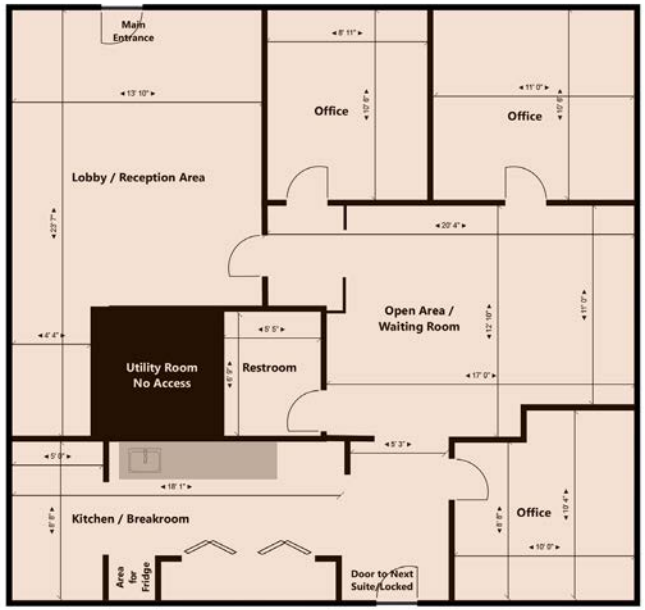


SPACE OVERVIEW

- 2,146 SF
- Large Reception / Waiting Room
- Open Bullpen
- 3 Private Offices
- Kitchenette / Breakroom



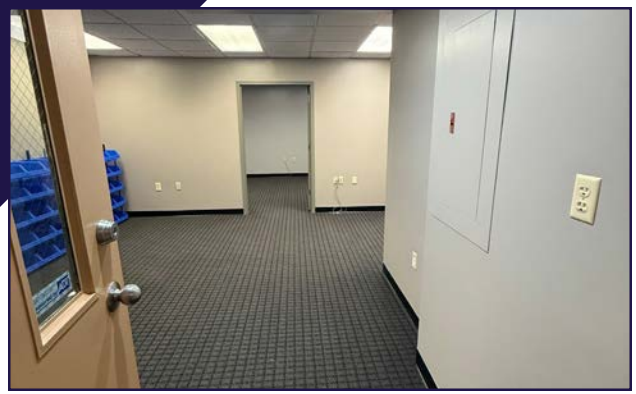
First Floor
Lower Level - Parking Lot



Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.

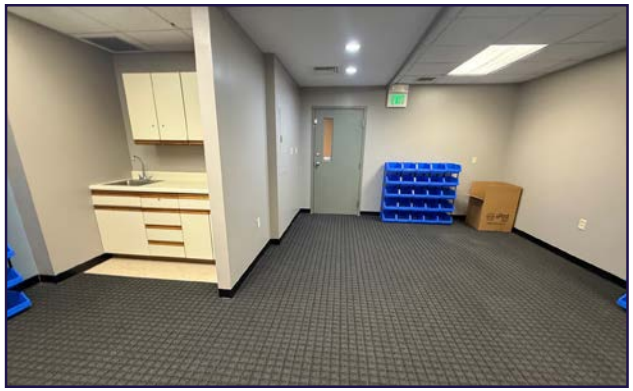
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Suite 140C | Space Overview & Photos







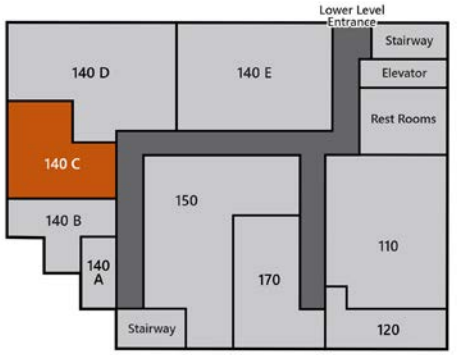




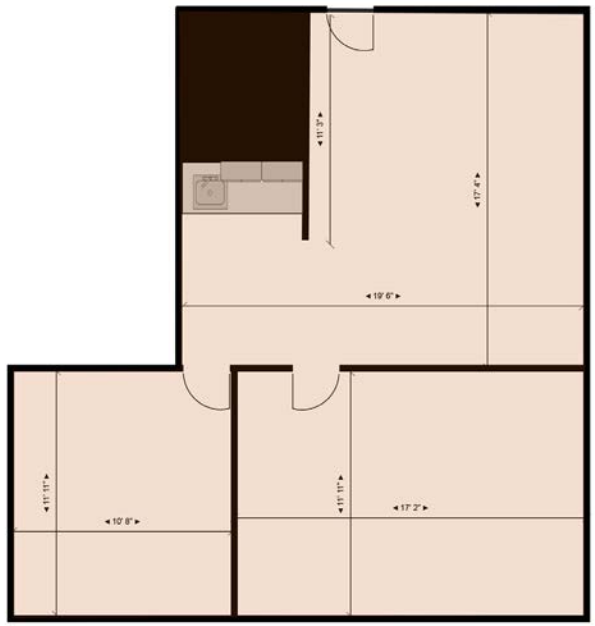


SPACE OVERVIEW

- 794 SF
- Large Reception Area / Waiting Room
- 2 Private Offices
- Kitchenette with Sink



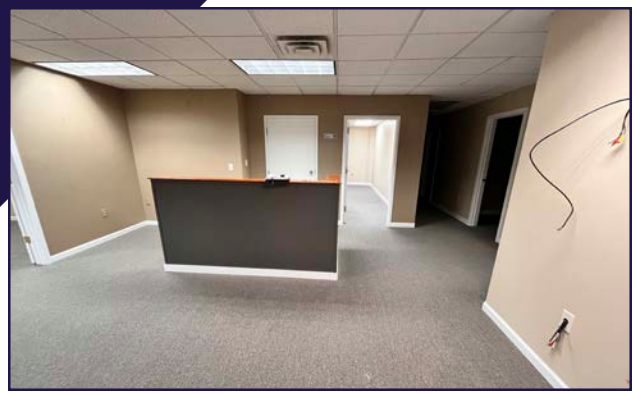
First Floor
Lower Level - Parking Lot



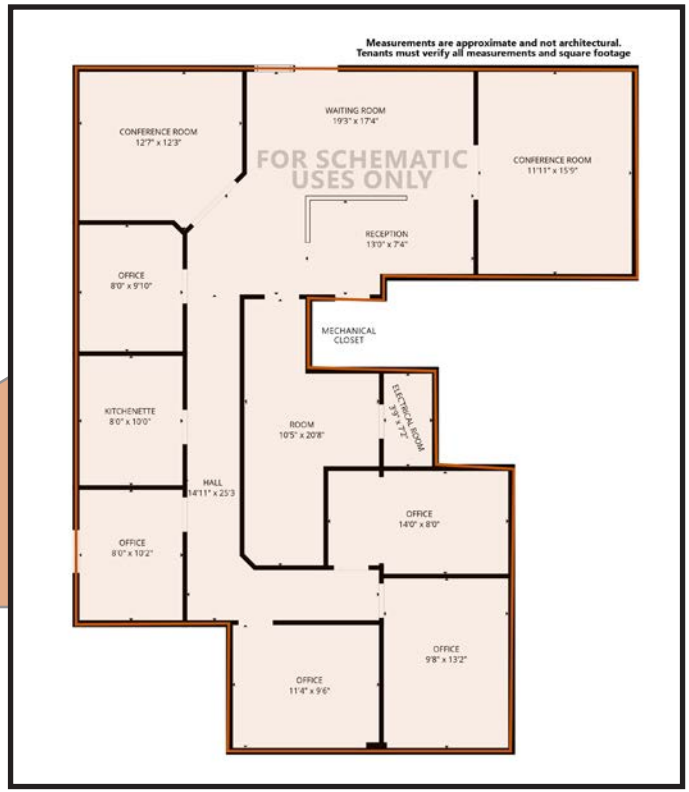
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Suite 150 | Space Overview & Photos







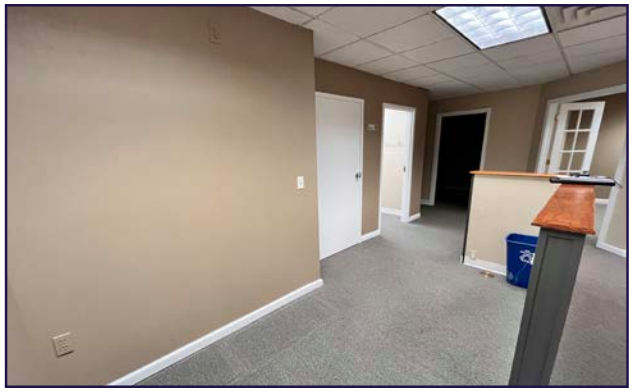
SPACE OVERVIEW

- 2,293 SF
- Large Reception Area / Waiting Room
- 2 Conference Rooms
- Bullpen Area
- 3 to 4 Private Offices
- Kitchenette with Sink



First Floor



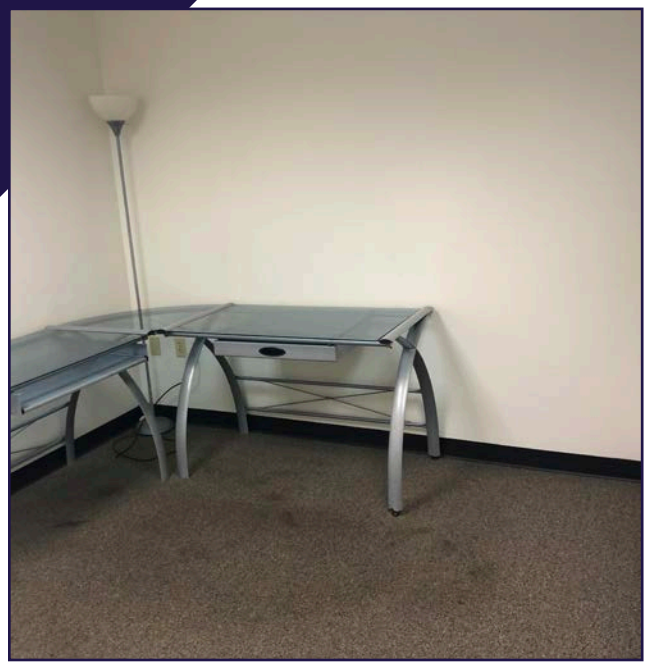






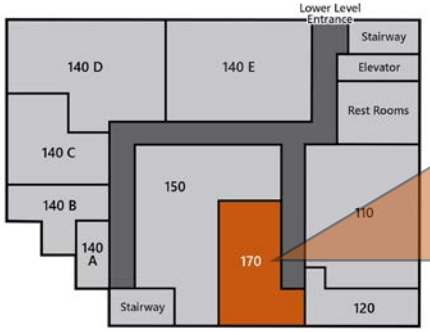
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Suite 170 | Space Overview & Photos

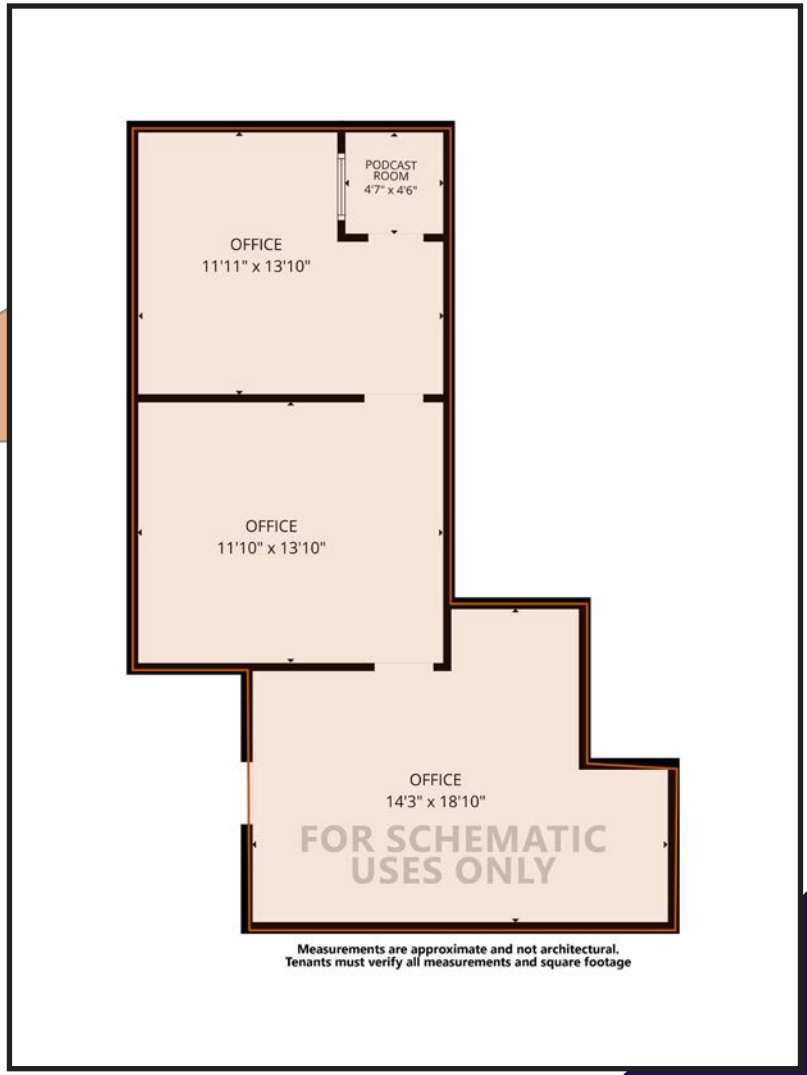


SPACE OVERVIEW

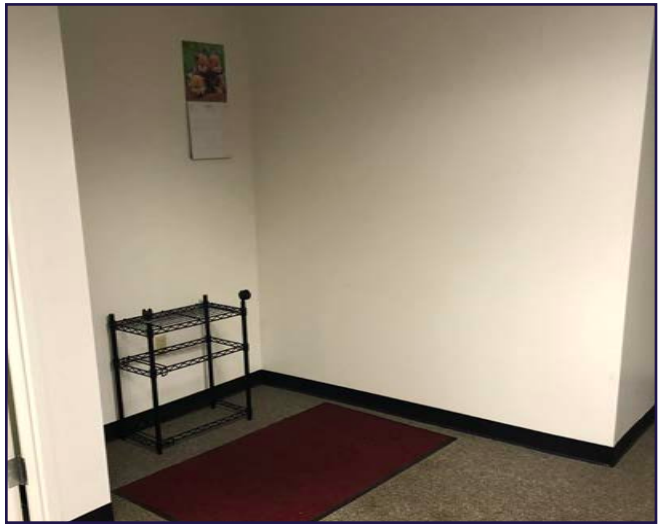
- 744 SF
- Reception Area / Waiting Room
- Two (2) Offices
- Podcast Room



First Floor
Lower Level - Parking Lot







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Suite 205 | Space Overview & Photos





SPACE OVERVIEW

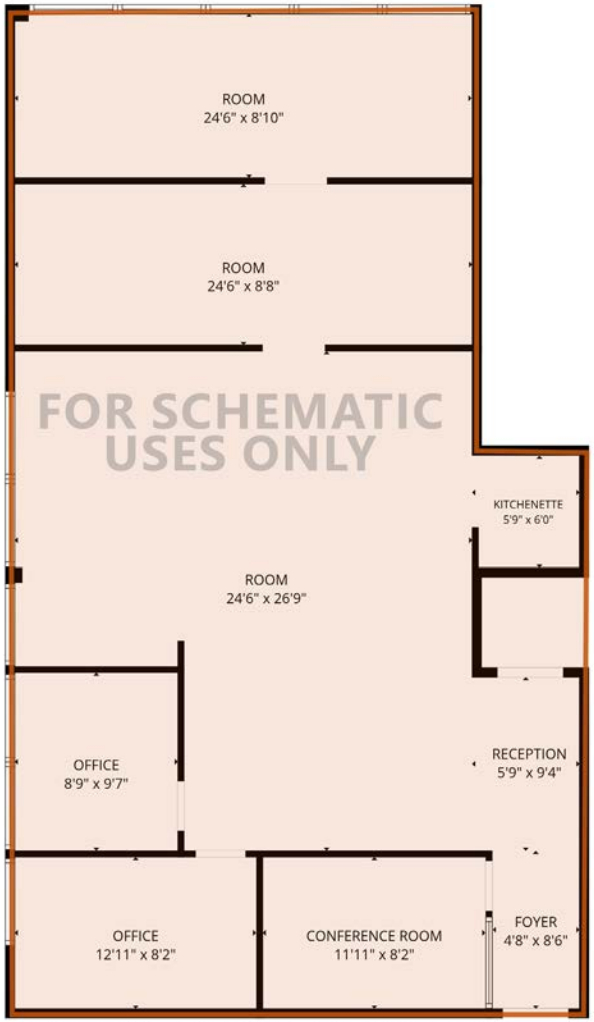
- 2,099 SF
- Reception Area
- Small Media/Meeting Room
- 2 Private Offices & 2 Open Office Areas
- Large Bullpen Open Area
- Kitchenette with Sink







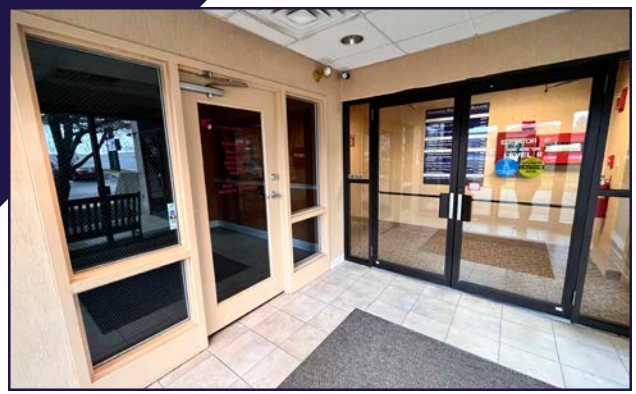




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Tenants must verify all measurements and square footage

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Suite 215 | Space Overview & Photos





SPACE OVERVIEW

- 2,781 SF (formerly Premier Eye Center)
- Private Entrance off the Main Entry - Street Level
- Large Reception / Waiting Room
- 8 Private Offices / Rooms, some offer plumbing
- Doctor/Nurse Station





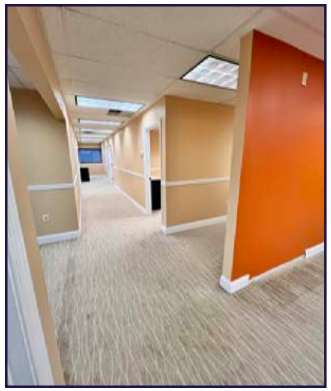


Second Floor









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Suites 300 & 355 | Floor Plans

SUITE 300

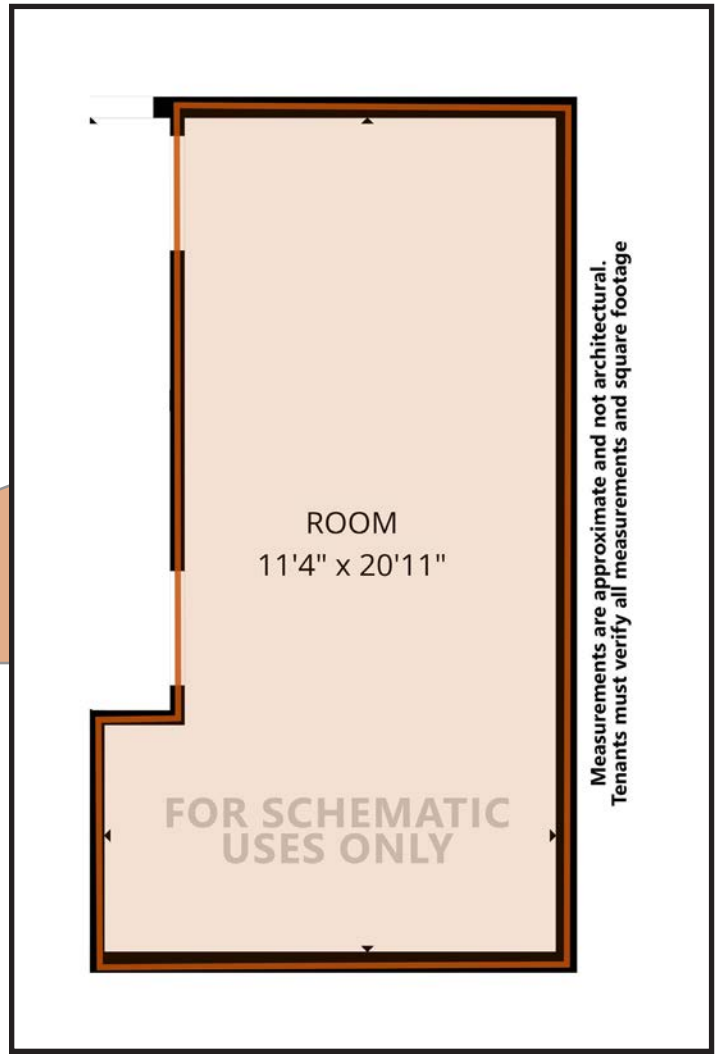
- Available December 1, 2026
- 1,557 SF
- Coming Soon

SUITE 355

- 237 SF
- Single Office Suite

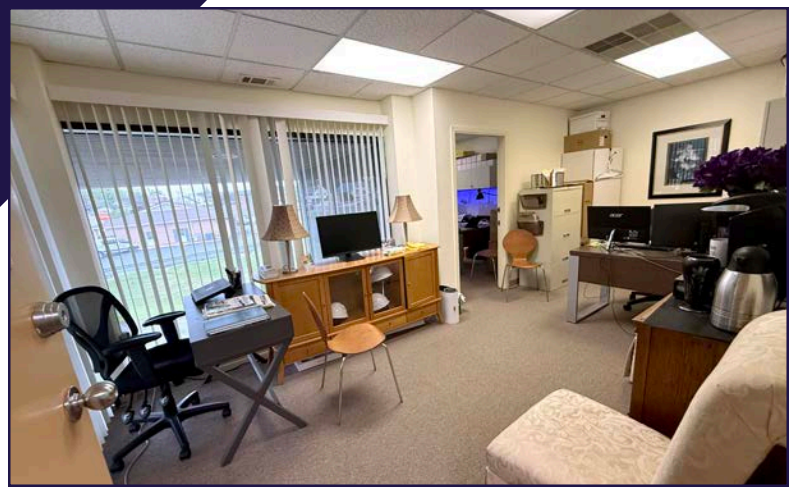


Third Floor



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Suite 380 | Space Overview & Photos

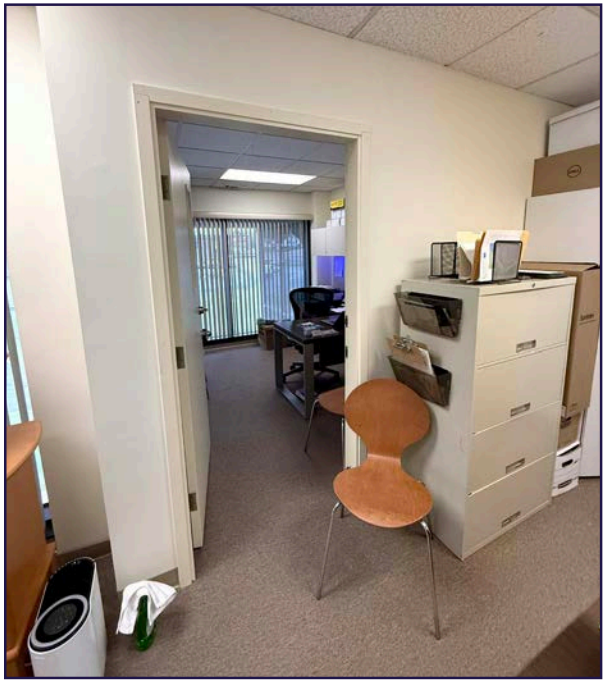


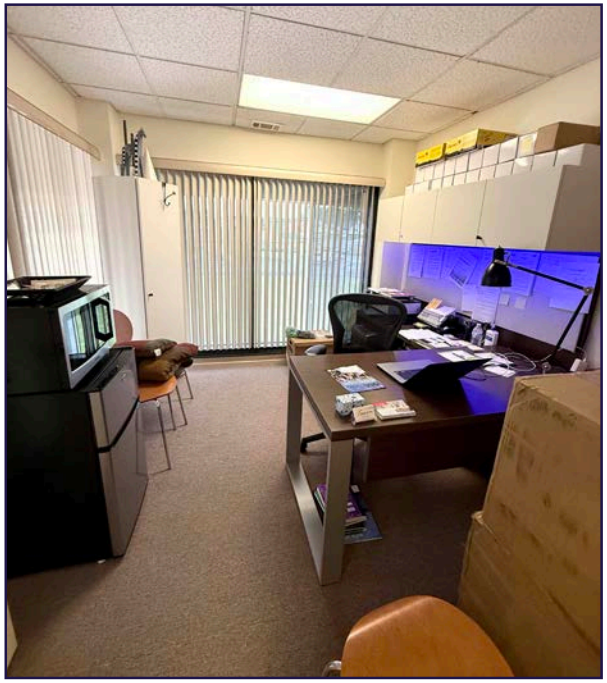
SPACE OVERVIEW

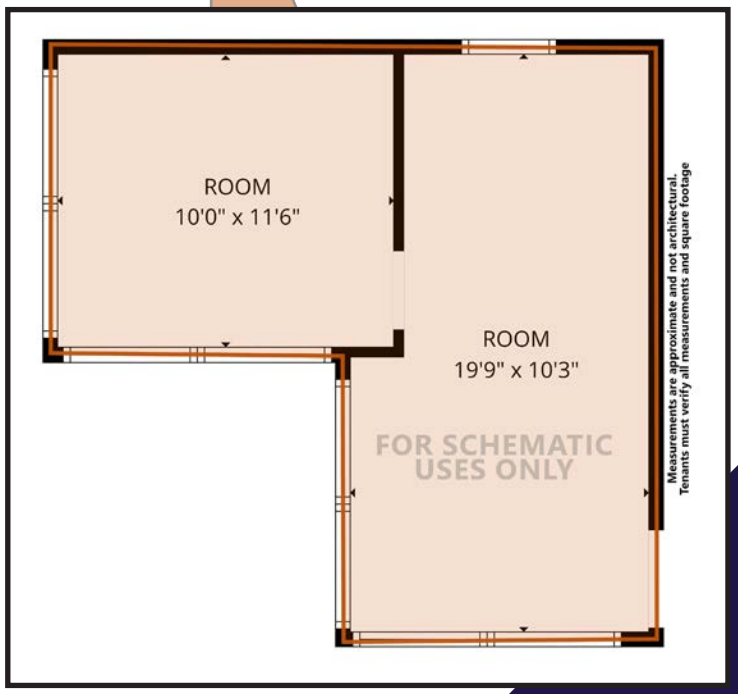
- 411 SF
- Large Reception/ Bullpen Area
- Private Office
- Ample Natural Light



Third Floor







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Suite 390 | Space Overview & Photos









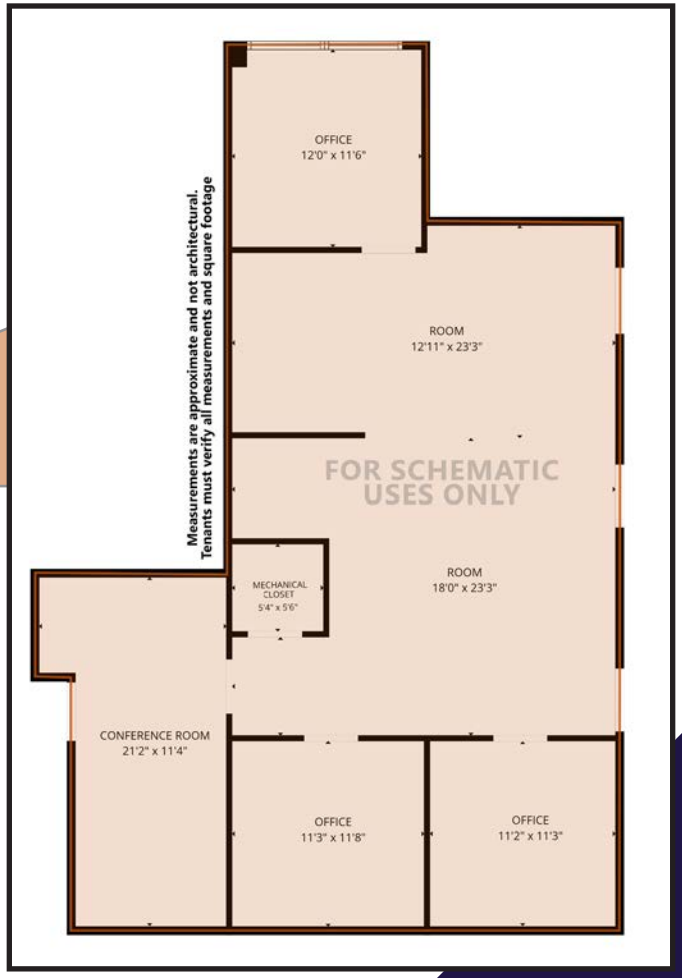
Third Floor





SPACE OVERVIEW

- 1,802 SF
- Large Reception / Bullpen Area
- One (1) Conference Room
- Three (3) Private Offices



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Established Regional Area Map

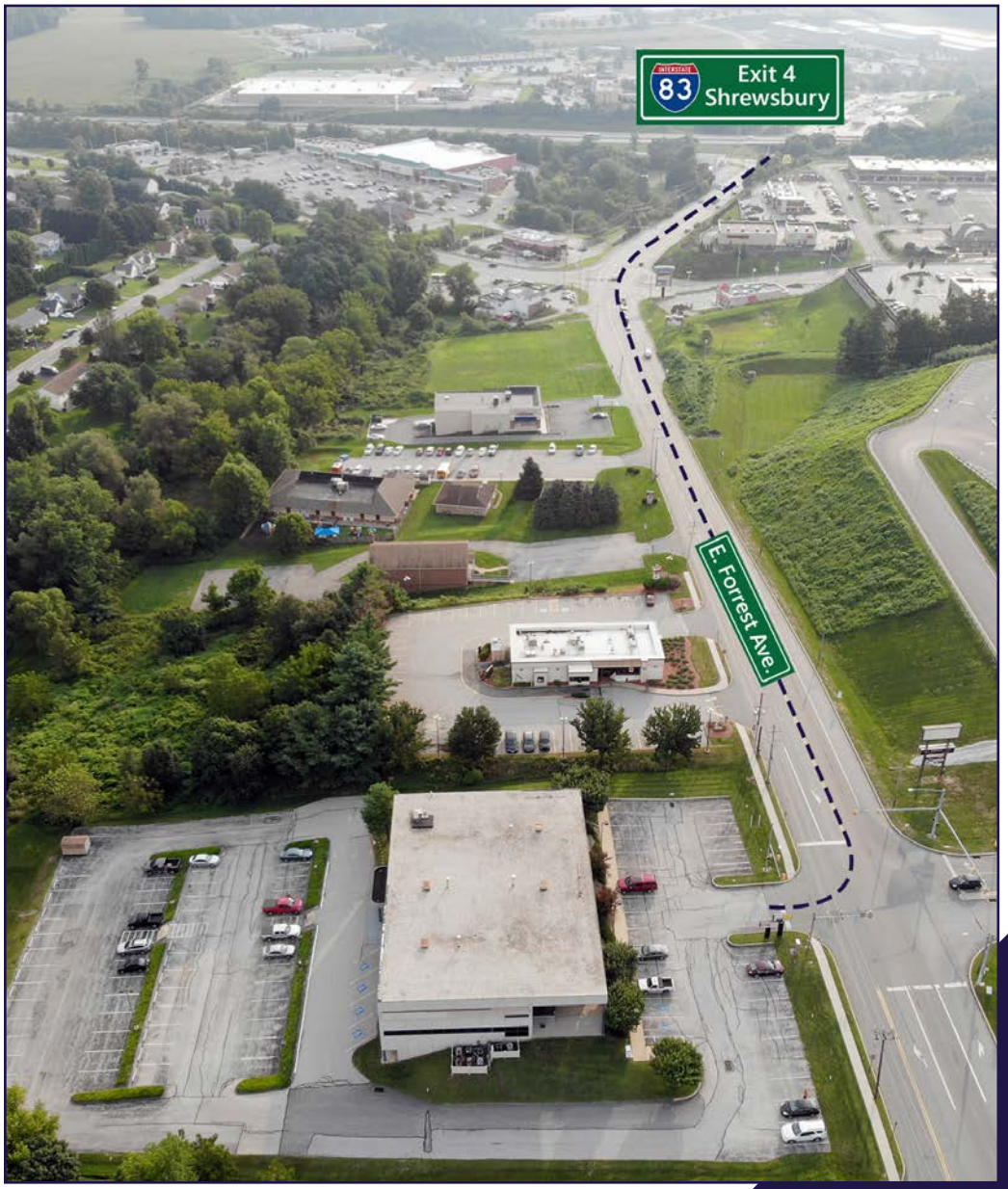


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Aerial Drone Photos







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