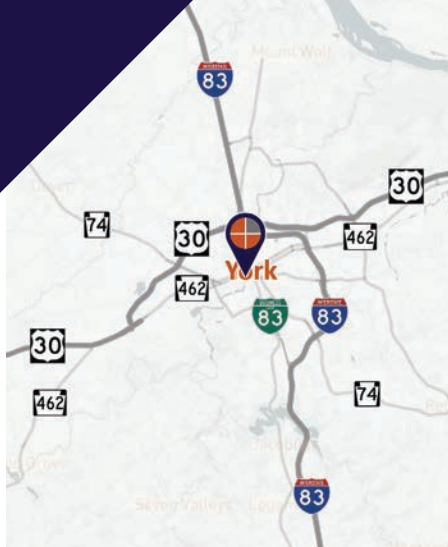


FOR LEASE

Modern, industrial-style office space for lease located in the WeCo District of 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

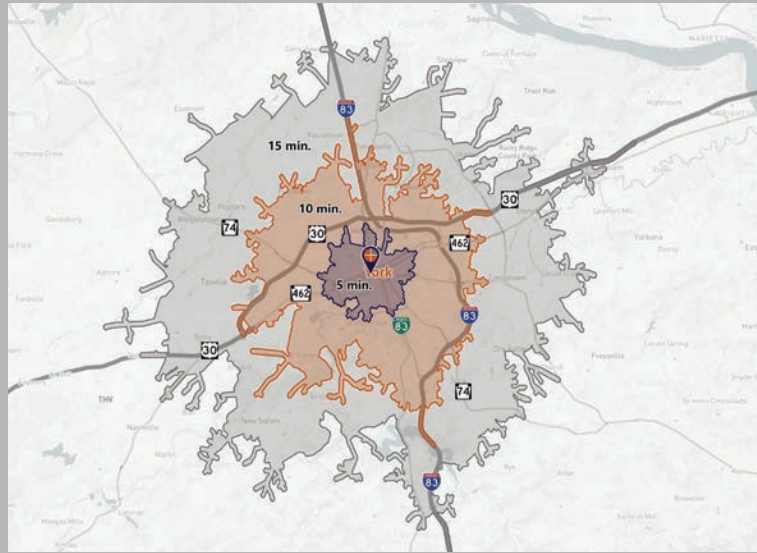


INDUSTRIAL-CHIC OFFICE BUILDING

DEMOGRAPHICS

Variable	282-284 W. Market St. York, PA 17401		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	34,693	80,659	152,920
Population Density (Per Sq. Mile)	10,413.0	3,233.6	1,896.0
Total Daytime Population	35,747	101,733	177,740
Total Households	13,503	31,389	60,532
Per Capita Income	\$23,240	\$31,490	\$38,579
Average Household Income	\$60,296	\$80,026	\$97,163
Average Disposable Income	\$47,554	\$62,272	\$74,769
Aggregate Disposable Income	\$642,122,208	\$1,954,643,464	\$4,525,916,584
Total (SIC01-99) Businesses	1,275	3,554	5,920
Total (SIC01-99) Employees	15,007	52,937	88,770
Total (SIC01-99) Sales	\$1,416,838,885	\$6,536,775,779	\$12,857,045,485
Annual Budget Expenditures	\$719,888,447	\$2,200,284,360	\$5,104,180,941
Retail Goods	\$229,571,377	\$717,490,731	\$1,678,550,647

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This building was completely redeveloped and features a modern, industrial-style office space with concrete floors, high-ceilings including a monitor roof bringing in ample natural light, and an open design. The space features main entrances both from W. Market St. as well as W. Mason Ave, with a large glass overhead door opening up to Mason Ave. creating an open air environment. The layout features a large reception area, three private offices, open built-in workstations, two small private conference rooms, two semi-private meeting spaces, a large conference room, a large kitchen/break area, and two private restrooms. There is an additional second floor open area loft as well as office with workstations, kitchenette, and restroom. Further, there is the ability to park two vehicles under roof at the Mason Ave. entrance overhang. Additional surface lot parking is available to rent directly adjacent to the property.

The building is located in the WeCo district of downtown York, just west across the Codorus Creek. It is a diverse business district with restaurants, shopping, community activities, and local businesses. This area has experienced major growth in recent years.

PROPERTY DETAILS

- Total Building Size:..... 9,768 SF
- Available Space - W. Mason Ave:.... 6,060 SF
- Lease Rate:.....\$8.00/SF/NNN
- Lease Terms:.....Negotiable
- NNN Costs:.....\$4.50/SF
(includes taxes, insurance, CAM & all utilities)
- Zoning:.....CBD with HARB Overlay
- Year Built/Renovated: 1933/2018
- Land/Lot Size: 0.18 Acres
- Roof Type: Rubber
- Construction:.....Masonry
- Heating:.....Gas FWA
- Cooling:.....Central AC
- Electric:Met Ed
- Water/Sewer:.....Public

TRAFFIC COUNTS

- W. Market St.:.....6,813 VPD

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



ESTABLISHED REGIONAL AREA MAP



The WeCo district of Downtown York, just west across the Codorus Creek. It is a diverse business district with restaurants, shopping, community activities, and local businesses. This area has experienced major growth in recent years.



WECo DISTRICT BUSINESSES

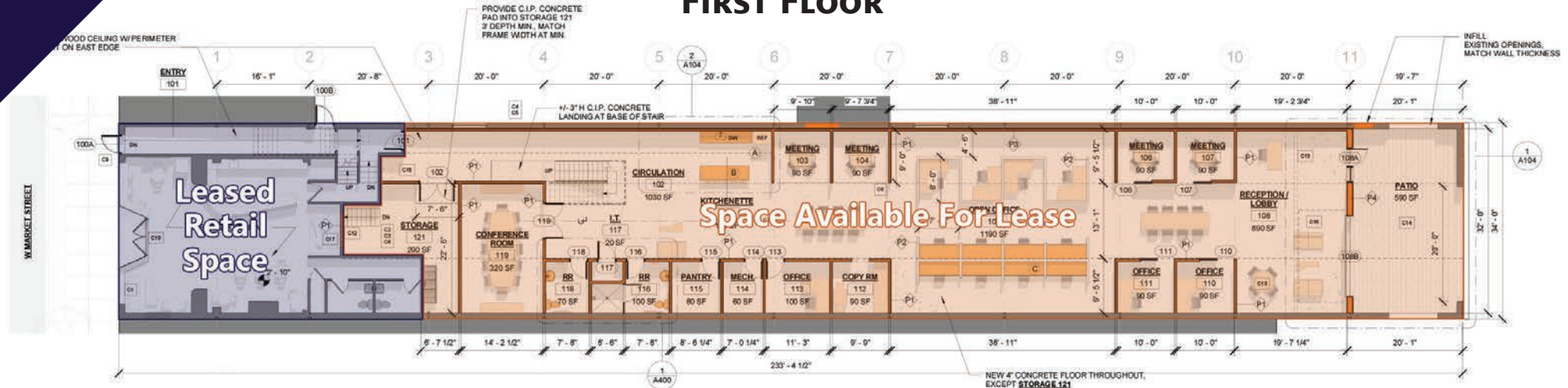
1	Penn St. Farmers Market
2	Skillet2Plate Soul Bistro
3	Valley Youth House
4	City Floors of York
5	Sara Ellen Event Venue
6	CrossFit York
7	Built to Last Tattooing
8	LifePath York Economy Store
9	York Buy-Sell-Trade-Vape
10	Grace Manor Bed & Breakfast
11	Escape Games Live - York
12	Susquehanna Commerce Center Stock & Leader Attorneys; RGS Associates; Morgan Stanley Financial Advisors; JPS Business Solutions; Eisenhart CPA; Rosa Luz Art Studio;
13	Gather 256 Bistro
14	Cornerstone Barber Shop
15	YMCA of York
16	Foundry Plaza/Codorus Boat Basin
17	Big Brothers/Big Sisters of York and Gallery @ 227
18	Roosevelt Tavern
19	Industrial Plaza of York York County Economic Alliance; Alpaca Yarn; Ethical Energy Solar; SP Distributor;
20	Maggie's Bistro
21	Pecan Tree Cafe
22	Ophelia's Making Agency
23	York Time Institute

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



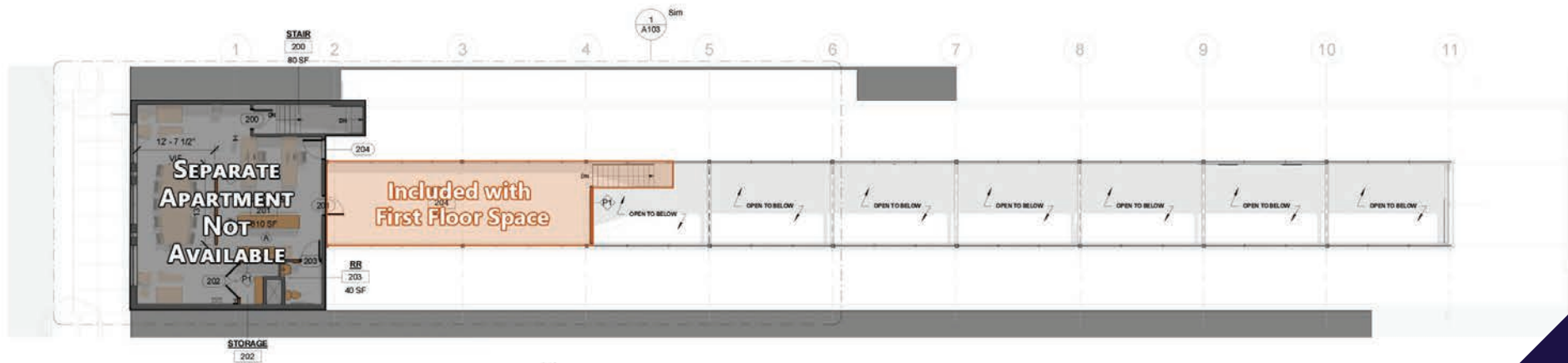
FLOOR PLANS

FIRST FLOOR



- The 1,200 SF storefront retail space along W. Market St. is leased out separately.
- The second floor office consists of an apartment at the front of the building, leased out separately and additional space included with first floor office space.

SECOND FLOOR



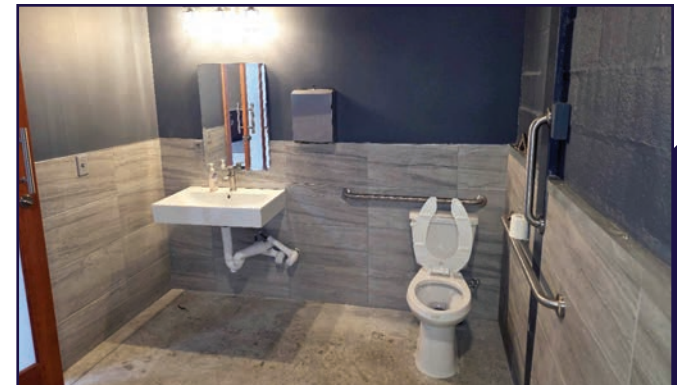
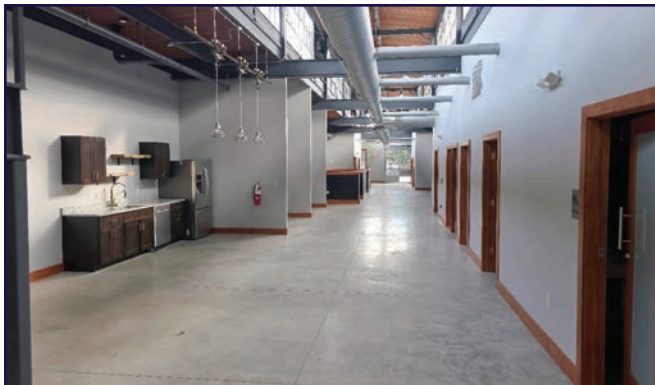
For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



INTERIOR PHOTOS



W. Mason Ave. includes the second floor loft area.



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.



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.