

FOR LEASE - Available Now

158 E. King Street
Lancaster, Pennsylvania

Prime Office Space
± 4,988 RSF
3rd Floor - E. King St Frontage



- Join Trout CPA who will soon be occupying Floors 1 and 2 in this beautiful award-winning professional office building
- Listed on the National Register of Historic Places and fully renovated in 2013, the property has 4,988 SF available for lease on the 3rd Floor
- Great opportunity for law firm, title company, financial services, bank admin offices, investment advisory, marketing firm, architect, etc.
- Enjoy historic character with virtually new building systems and modern finishes
- Elevator-served, the suite offers separate heating & air-conditioning system, private restrooms, conference room, potential kitchen/lunchroom and windows throughout
- Two (2) reserved parking spaces on site included with lease
- Your employees and clients will love the great proximity to the County Courthouse, new Chamber of Commerce building and Lancaster's vibrant tourist, restaurant and entertainment district
- Asking lease rate \$19/SF Modified Gross (Tenant only pays heat, electric, in-suite janitorial and any increase over base year real estate taxes)



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

For additional information or to schedule a tour
please contact us!

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158 E. King Street, Third Floor

Lancaster, Pennsylvania

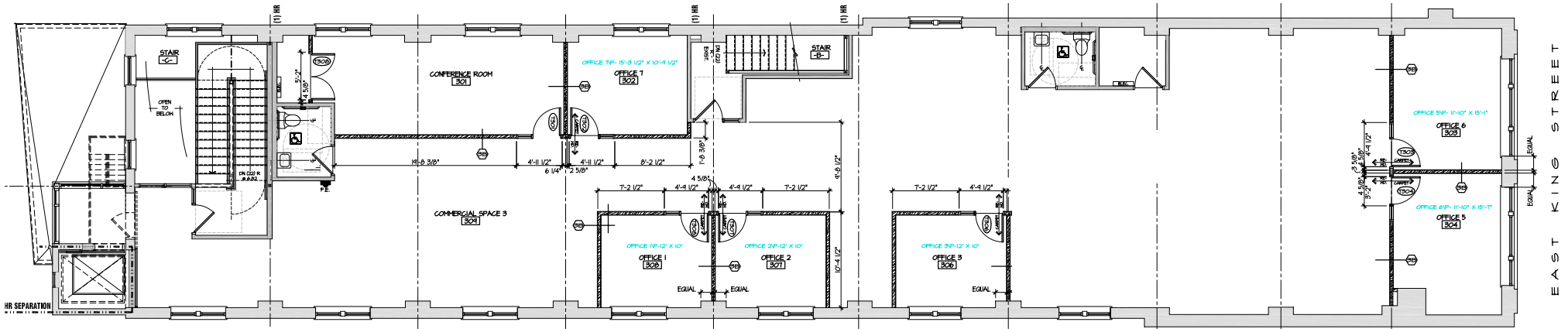
Suite Details

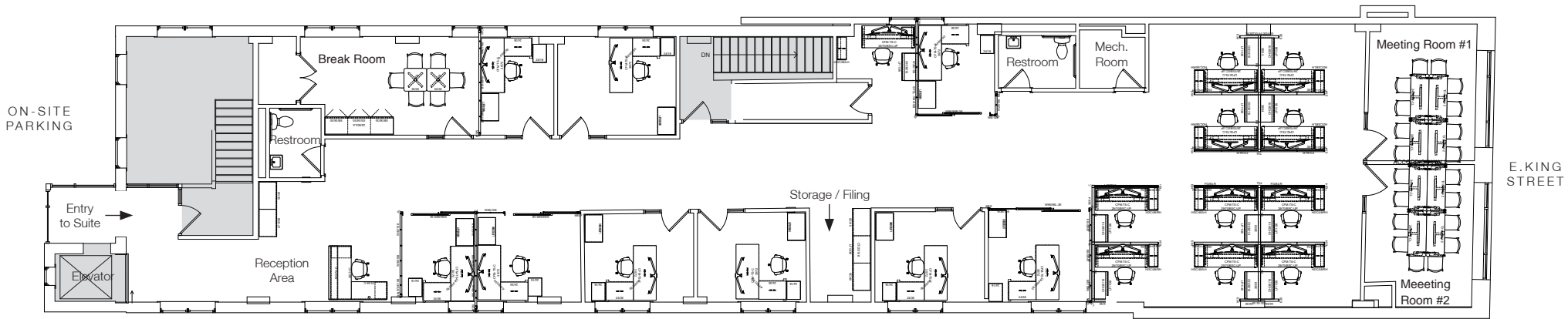
Municipality: City of Lancaster, County of Lancaster
Tax Parcel ID: 333-99613-0-0000
Zoning: (CB) Central Business
**Year Built/
Renovated:** est. 1929 / 2013

Water/Sewer: Public
Roof: Rubber
HVAC: Two (2) Gas Units on 3rd Floor
Electric: 1200 Amps
Elevator: One (1)

Total Building Area: 15,113 GSF
Available Suite Area: 4,988 RSF
Parking: Two (2) reserved spaces on site included in lease rate







Common Area

LAYOUT SHOWN:

- (11) Potential offices (including two meeting rooms)
- (11) Workstations
- (1) Reception area
- (1) Breakroom/meeting room
- (2) Restrooms
- (1) Storage/filing area

Furniture not included - for illustrative purposes only

158 E. King Street, Third Floor Lancaster, Pennsylvania

Prime City Location



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158 E. King Street, Third Floor

Lancaster, Pennsylvania

Parking & Access

**LEASE RATE
INCLUDES
2 PARKING
SPACES ON SITE**

*ADDITIONAL PARKING
AVAILABLE IN
ADJACENT KING
STREET GARAGE*



**REAR ENTRANCE
TO 3RD FLOOR SUITE**



	1 mile	3 miles	5 miles
Population			
2000 Population	44,959	98,057	154,361
2010 Population	47,360	105,977	170,925
2019 Population	49,563	111,744	181,826
2024 Population	50,725	115,128	187,840
2000-2010 Annual Rate	0.52%	0.78%	1.02%
2010-2019 Annual Rate	0.49%	0.57%	0.67%
2019-2024 Annual Rate	0.46%	0.60%	0.65%
2019 Male Population	50.0%	48.7%	48.3%
2019 Female Population	50.0%	51.3%	51.7%
2019 Median Age	31.5	36.4	38.5

In the identified area, the current year population is 181,826. In 2010, the Census count in the area was 170,925. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 187,840 representing a change of 0.65% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 31.5, compared to U.S. median age of 38.5.

Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	44.5%	61.5%	70.5%
2019 Black Alone	18.9%	13.2%	9.8%
2019 American Indian/Alaska Native Alone	0.7%	0.6%	0.4%
2019 Asian Alone	3.3%	3.7%	4.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	25.6%	15.9%	11.1%
2019 Two or More Races	6.8%	5.1%	4.1%
2019 Hispanic Origin (Any Race)	49.8%	33.0%	23.8%

Persons of Hispanic origin represent 23.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2019 Wealth Index	33	68	85
2000 Households	16,542	38,324	60,040
2010 Households	17,196	41,057	66,260
2019 Total Households	17,908	42,985	70,094
2024 Total Households	18,321	44,277	72,391
2000-2010 Annual Rate	0.39%	0.69%	0.99%
2010-2019 Annual Rate	0.44%	0.50%	0.61%
2019-2024 Annual Rate	0.46%	0.59%	0.65%
2019 Average Household Size	2.62	2.49	2.48

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	15.3%	15.5%	16.6%
Median Household Income			
2019 Median Household Income	\$36,010	\$50,920	\$56,534
2024 Median Household Income	\$40,288	\$55,191	\$61,715
2019-2024 Annual Rate	2.27%	1.62%	1.77%
Average Household Income			
2019 Average Household Income	\$48,066	\$67,192	\$76,570
2024 Average Household Income	\$54,511	\$75,304	\$85,263
2019-2024 Annual Rate	2.55%	2.31%	2.17%
Per Capita Income			
2019 Per Capita Income	\$17,640	\$25,911	\$29,576
2024 Per Capita Income	\$19,982	\$29,024	\$32,912
2019-2024 Annual Rate	2.52%	2.30%	2.16%

Households by Income

Current median household income is \$56,534 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$61,715 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$76,570 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$85,263 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$29,576 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,912 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	122	127	121
2000 Total Housing Units	18,418	41,068	63,644
2000 Owner Occupied Housing Units	6,722	21,709	36,802
2000 Renter Occupied Housing Units	9,820	16,614	23,238
2000 Vacant Housing Units	1,876	2,745	3,604
2010 Total Housing Units	18,578	43,566	69,973
2010 Owner Occupied Housing Units	6,524	22,296	39,386
2010 Renter Occupied Housing Units	10,672	18,761	26,874
2010 Vacant Housing Units	1,382	2,509	3,713
2019 Total Housing Units	19,469	45,794	74,238
2019 Owner Occupied Housing Units	6,047	21,593	39,235
2019 Renter Occupied Housing Units	11,861	21,391	30,859
2019 Vacant Housing Units	1,561	2,809	4,144
2024 Total Housing Units	19,939	47,179	76,668
2024 Owner Occupied Housing Units	6,014	21,825	40,037
2024 Renter Occupied Housing Units	12,307	22,452	32,354
2024 Vacant Housing Units	1,618	2,902	4,277