

FOR LEASE

2121 Oregon Pike
Lancaster, Pennsylvania 17601

Medical/Professional Office
First Floor Available ±3,024 SF



- Perfect for conveying a professional, established presence in prestigious Manheim Township
- Great visibility, street exposure and signage along busy Oregon Pike - 21,000 VPD!
- Excellent location minutes away from Routes 222, 30 & 283
- B-1 Business zoning allows for a wide variety of office uses



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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Rich@Compass-PA.com

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Cell: (717) 808-3531
Deepa@Compass-PA.com

2121 Oregon Pk

Lancaster

Site Data



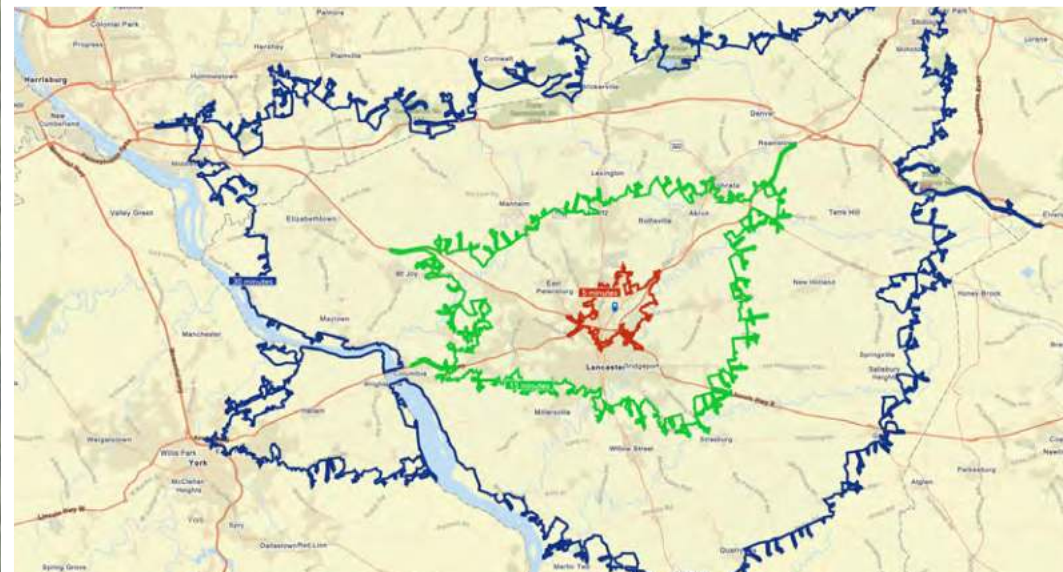
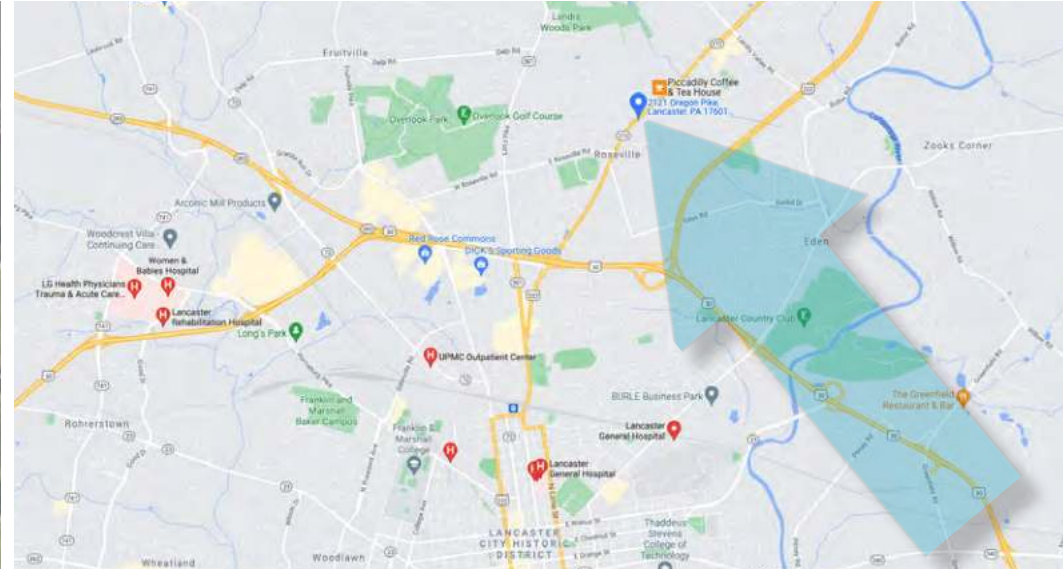
Address: 2121 Oregon Pk, Lancaster PA 17601
Municipality: Manheim Township, Lancaster County
Tax Parcel ID: 390-44785-0-0000
Zoning: (B-1) Business with D-C Corridor Overlay
Access: Approx. 5 minutes North of the Route 30 interchange with Route 222/Oregon Pike
Parking: Approx. 23 shared spaces
Water/Sewer: Public
Traffic Count: 22,000 VPD

Available Area: ±3,024 SF (First Floor)
Year Built/Renovated: 1990/2015
Construction Type: Masonry
Roof: Rubber
HVAC: Electric heat pump; Central air
Power: 200 amp
Ceiling Height: ± 8 Ft

Lease Rate: \$17/SF NNN

2121 Oregon Pk Lancaster

Location

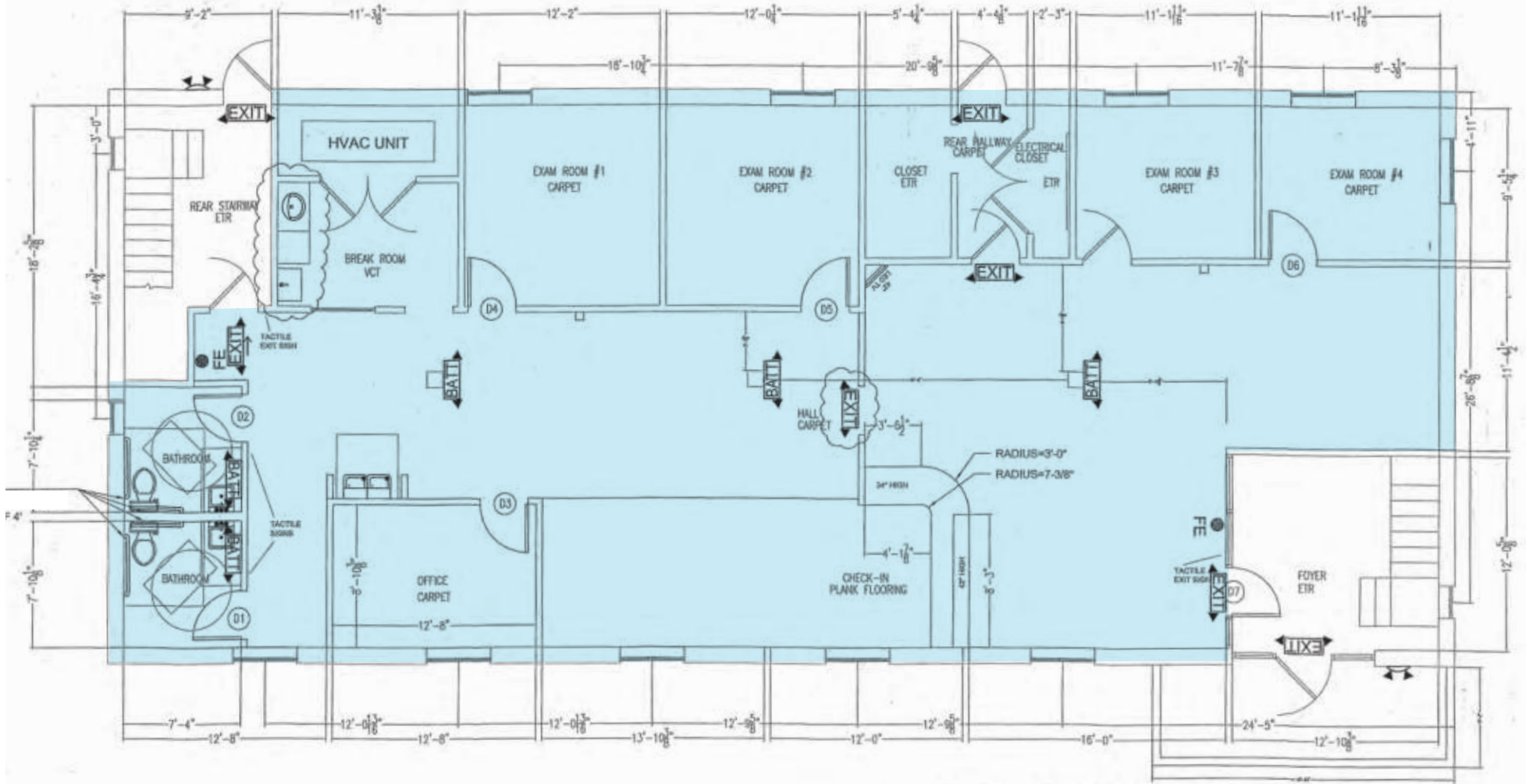


ALL BOUNDARIES ARE APPROXIMATE



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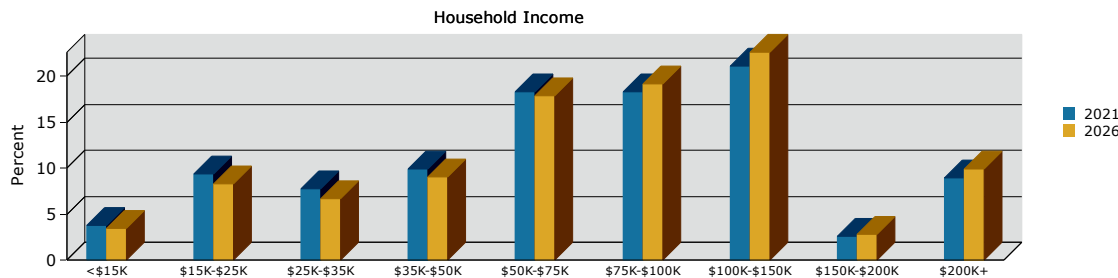
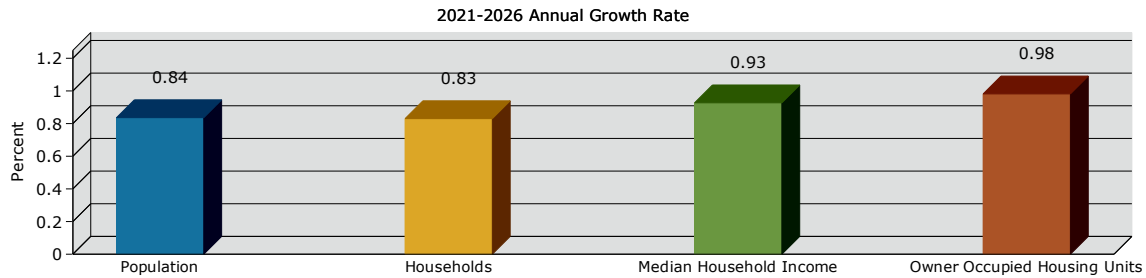
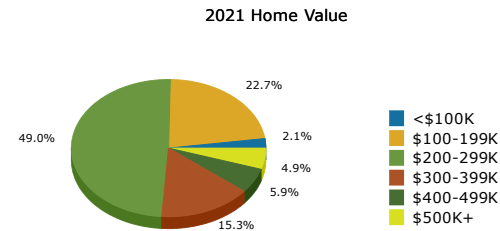
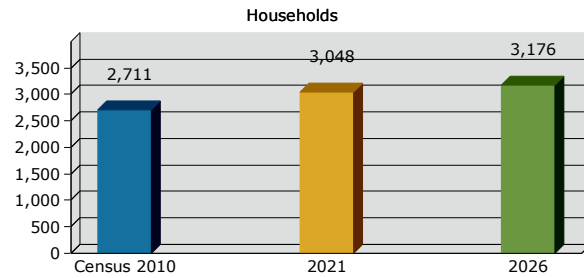
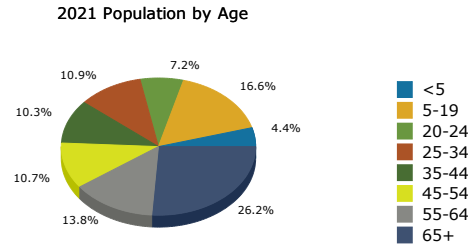
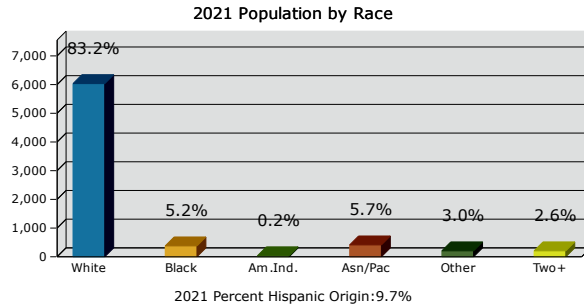
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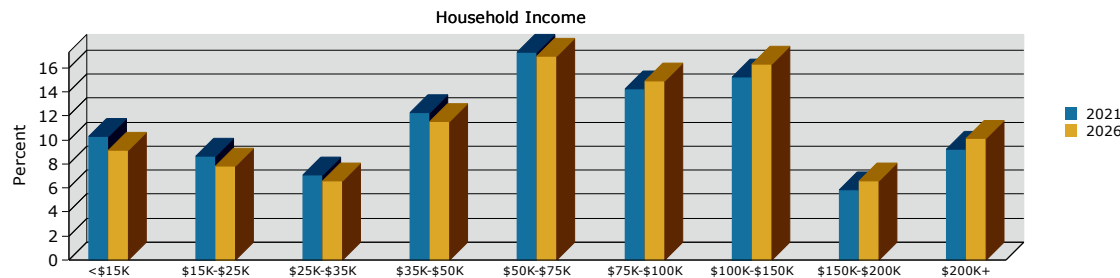
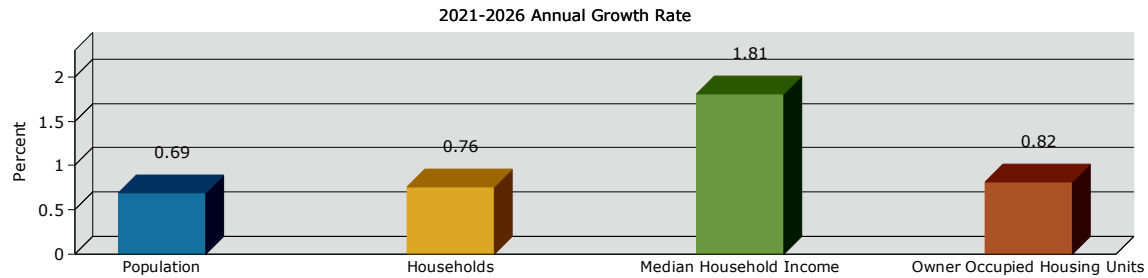
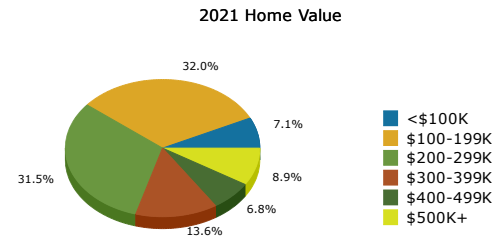
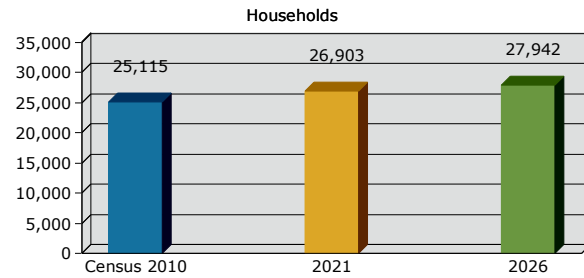
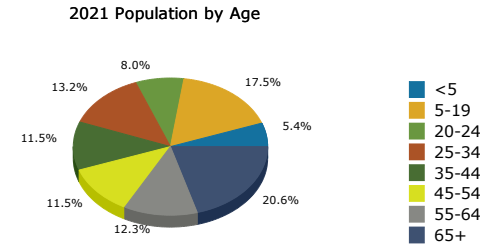
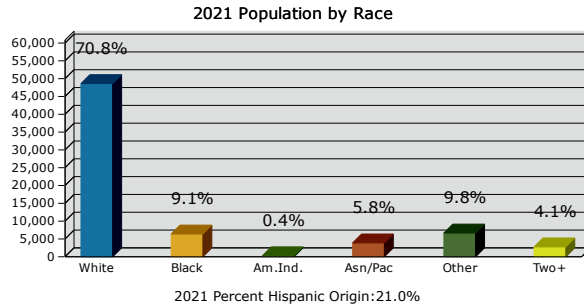


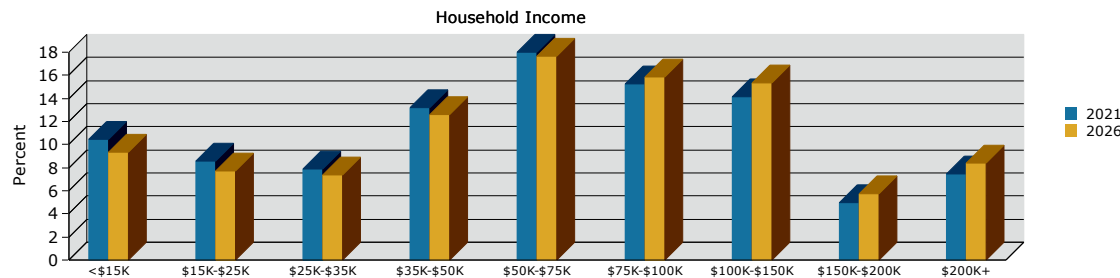
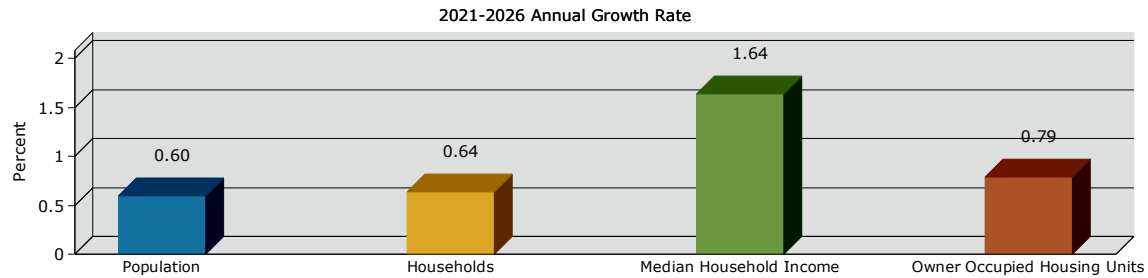
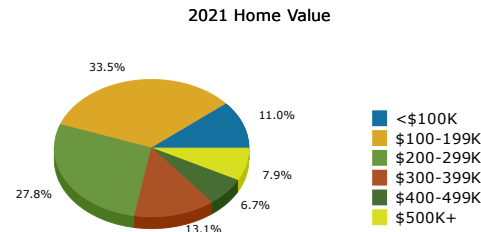
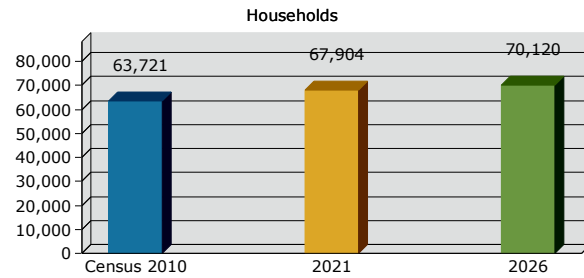
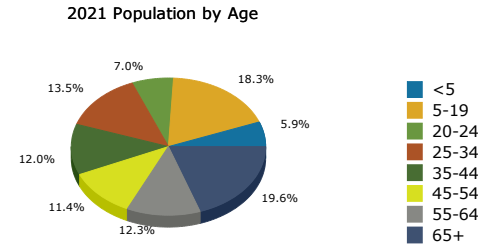
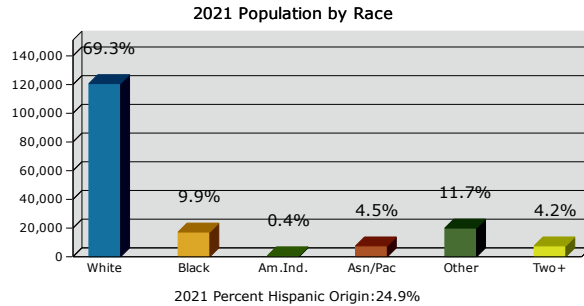
PLEASE FIELD VERIFY
ALL DIMENSIONS











ARTICLE XI. BUSINESS DISTRICT B-1 (Amended by Ordinance 2021-04, dated June 28, 2021)

SECTION 1101. PURPOSE

It is the purpose of this district to provide for various types of small-scale business and professional offices that provide services to local neighborhoods.

SECTION 1102. USES BY RIGHT

Uses by right shall be as follows:

1. Agricultural, horticulture, hydroponic uses and necessary buildings, including farm dwellings and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, alpacas, llamas, emus and other livestock, the raising of poultry and poultry products, and the sale of farm products produced on-site and sold on a retail basis in accordance with Section 2503.
2. Offices, professional and medical/dental.
3. Public parks and public recreation areas.
4. Community facilities.
5. Public utility installations.
6. Dwelling units in combination with professional offices or other permitted commercial uses in the same principal structure.
7. Bed-and-breakfast establishments.
8. Forestry.
9. Telecommunications tower, attached.
10. Municipal uses.
11. Regional stormwater facility.
12. Accessory buildings and uses customarily incidental to the above permitted uses.

SECTION 1103. SPECIAL EXCEPTION USES

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board shall be as follows: In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

1. Houses of worship.
2. Day-care centers.
3. Banks and financial institutions in combination with professional offices.
4. Restaurants in combination with professional offices.
5. Funeral homes.
6. Telecommunications towers.
7. Accessory buildings and uses customarily incidental to the above uses by special exception.

SECTION 1104. CONDITIONAL USES

The following uses are permitted by conditional use when authorized by the Board of Commissioners:

1. Office parks.

SECTION 1105. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT

1. Maximum building height: 35 feet, unless otherwise specified by the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
 - A. Agricultural uses or forestry: Such uses shall comply with the requirements of Section 2503.
 - (1) Minimum lot area: 10 acres.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard:
 - [i] Farm dwelling: 35 feet. (See Section 2213)
 - [ii] Agribusiness structures, feedlots and manure storage: 100 feet from the property line and 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [b] Side yard:
 - [i] Farm dwelling, each side: 12 feet.
 - [ii] Agribusiness structures, feedlots and manure storage: 100 feet from the property line and 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - [c] Rear yard:
 - [i] Farm dwelling: 35 feet.
 - [ii] Agribusiness structures, feedlots and manure storage: 100 feet from the property line and 200 feet from existing dwellings on adjacent property.
 - [iii] Other permanent structures: 75 feet.
 - (5) Minimum open area: 75%.
 - (6) Sale of farm and/or garden products on a retail basis. Such activities shall comply with the requirements of Section 2503.1.
 - B. Professional offices, medical/dental offices and community facilities:
 - (1) Sewer and water. Public sewer and/or public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:
 - [a] Lots fronting on arterial and major collector roads:
 - [i] At street line: 100 feet.
 - [ii] At front yard setback line: 100 feet.
 - [b] Lots fronting on other road classifications:
 - [i] At street line: 60 feet.
 - [ii] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.

- (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T- Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side contiguous with the residential district.
 - [i] No minimum side yard shall be required on either side of the common boundary of two or more separate adjoining lots on which two or more buildings are adjoined side by side if:
 - [a] The buildings are connected by passageways, corridors or common areas;
 - [b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - [ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 50 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.
 - [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side contiguous with the residential district.
 - [i] No minimum side yard shall be required on either side of the common boundary of two or more separate, adjoining lots on which two or more buildings are adjoined side by side if:
 - [a] The buildings are connected by passageways, corridors or common areas; and
 - [b] Corridors or common areas are provided by cross easements for the benefit of the owners of all such buildings or structures and their respective employees, clients and/or visitors.
 - [ii] In order to reduce the continuous appearance of the adjoining buildings or structures, each of the adjoining and connected buildings on the lots, not subject to the specified minimum side yard dimensions, shall have a visual break in the building facade at minimum distances of every 60 feet. Such visual breaks may consist of projections from the building, angles of deflection of the building's center line, or variations in the color or texture of the facade.
 - [d] Interior yards: open space between buildings on the same lot.
 - [i] When front to front, rear to rear, or front to rear, parallel buildings shall have 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distance may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
 - [ii] A yard space of 50 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 25 feet.
 - [iii] A yard space of 50 feet is required between end walls and front or rear faces of buildings.
 - [e] Perimeter buffer: 20 feet.
 - (6) Length of building. Unless otherwise specified in the applicable T-Zone Overlay, no building shall exceed 150 feet in length.
 - (7) Maximum square footage. The maximum square footage of a medical/dental office shall be five thousand (5,000) square feet.
 - (8) Minimum open area: 35%.
- C. Dwelling units in combination with professional offices or other permitted commercial uses. Such uses shall comply with the requirements of Section 2525.

- D. Public parks and public recreation areas:
 - (1) Minimum lot area: none.
 - (2) Minimum lot width: 50 feet.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 35 feet. (See Section 2213)
 - [b] Side yard, each side: 20 feet.
 - [c] Rear yard: 35 feet.
 - (5) Minimum open area: none.
- E. Public utility installations:
 - (1) Minimum lot area: none.
 - (2) Minimum lot width: none.
 - (3) Minimum lot depth: none.
 - (4) Minimum yard dimensions:
 - [a] Front yard: 25 feet. (See Section 2213)
 - [b] Side yard, each side: 12 feet.
 - [c] Rear yard: 12 feet.
 - (5) Minimum open area: none.
 - (6) Landscaping and screening. (See Section 2512 and Section 2513).
- F. Bed-and-breakfast establishments: Such uses shall comply with the requirements of Section 2505.
 - (1) Sewer and water. Public sewer and/or public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 50 feet.
 - [b] At front yard setback line: 50 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: in accordance with the applicable T-Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 25 feet.
- G. Telecommunications tower, attached. Such uses shall comply with the requirements of Section 2516.

SECTION 1106. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION

- 1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
- 2. Minimum lot requirements:
 - A. Houses of worship:
 - (1) Sewer and water. Both public sewer and public water service are required.

- (2) Minimum lot area: 5 acres.
- (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 150 feet.
- (4) Minimum lot depth: 200 feet.
- (5) Minimum yard dimensions:
 - [a] Front yard: 35 feet, unless otherwise specified in the applicable T- Zone Overlay District or Section 2213.
 - [b] Side yard: 25 feet, except, where adjacent to a residential district, the side yard shall be 50 feet.
 - [c] Rear yard: 50 feet.
- (6) Minimum open area: 50%.
- (7) Landscape and screening. (See Section 2512 and Section 2513)
- B. Day-care centers: Such uses shall comply with the requirements of Section 2508.
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 50 feet, unless otherwise specified in the applicable T- Zone Overlay or Section 2213.
 - [b] Side yard, each side: 25 feet.
 - [c] Rear yard: 50 feet.
 - [d] Perimeter buffer: 20 feet.
 - (6) Minimum open area: 20%.
- C. Banks and financial institutions in combination with professional offices. Such uses shall comply with the requirements of Section 2504.
- D. Restaurants in combination with professional offices. Such uses shall comply with the requirements of Section 2504.
- E. Funeral homes:
 - (1) Sewer and water. Both public sewer and public water service are required.
 - (2) Minimum lot area: 20,000 square feet.
 - (3) Minimum lot width:
 - [a] At street line: 100 feet.
 - [b] At front yard setback line: 100 feet.
 - (4) Minimum lot depth: 150 feet.
 - (5) Minimum yard dimensions:
 - [a] Front yard: 25 feet, unless otherwise specified in the applicable T- Zone Overlay or Section 2213.
 - [b] Side yard: 25 feet.
 - [c] Rear yard: 50 feet.

[d] Perimeter buffer: 20 feet.

(6) Minimum open area: 40%.

(7) Landscaping and screening. (See Section 2512 and Section 2513)

F. Telecommunications tower. Such uses shall comply with the requirements of Section 2516.

SECTION 1107. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION

1. Office parks. Such uses shall comply with the requirements of Section 2514.

SECTION 1108. SUPPLEMENTAL REGULATIONS

The uses in this district are also subject to applicable regulations contained in the following articles:

1. Article XVIII, Signs.
2. Article XX, Off-Street Parking and Loading.
3. Article XXI, Accessory Uses.
4. Article XXII, General Regulations.
5. Article XXIV, T-Zone Overlay Area.
6. Article XXV, Performance Standards.

SECTION 2410. D-C CORRIDOR OVERLAY AREA

1. Permitted uses.
 - A. Uses shall be permitted in accordance with the underlying zoning district.
2. Area and bulk regulations:
 - A. Maximum building height: Thirty-five (35) feet, except that buildings shall be permitted to increase the maximum height to fifty-five (55) feet with the purchase of transferable development rights in accordance with Article XXVI. However, all structures are subject to Section 2208 and Section 2214 of this ordinance. Such height increase may be permitted in accordance with the following:
 - (1) No height increase shall be permitted within one hundred fifty (150) feet of residentially zoned land;
 - (2) No height increase shall be permitted unless the building is within three hundred (300) feet of the D-R Corridor Overlay;
 - (3) The perimeter buffer shall be increased by one (1) foot for each additional foot of height along the side and rear yards.
 - B. Build-to line.
 - (1) A build-to line shall be established for each development, or for each block within the development, so long as the build-to line becomes shallower with more intensely developed blocks. Such build-to line shall fall within the range of fifteen (15) feet to twenty-five (25) feet for all uses.
 - (2) In the case of infill properties, the build-to line for new principal structures shall be equal to or less than the front yard setback of the principal buildings on adjacent parcels, but shall not exceed the maximum of twenty-five (25) feet, except that the setbacks listed in Section 2213 shall apply.
 - (3) In the case of an existing nonconforming building that cannot meet the build-to line, a fence, hedge or wall shall be constructed along the build-to line in order to maintain the street wall.
 - C. Maximum building length. No building shall exceed one hundred fifty (150) feet in length; provided, however, that:
 - (1) There must be a visual break in the building facade every seventy (75) feet. Such break shall consist of, as a minimum, a two foot recess or projection projecting from the building for a linear distance of fifteen (15) feet along the façade; or at least a thirty degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments.
 - (2) The maximum length may be increased to a length of two hundred fifty (250) feet with the purchase of transferable development rights in accordance with Article XXVI.
3. Design requirements.
 - A. All subdivision, land development, and redevelopment within the T-Zone Overlay shall comply with the design standards in Appendix A.
 - B. All subdivision, land development and redevelopment shall be consistent with the applicable transformation concepts in Appendix B.
 - C. All subdivision, land development and redevelopment shall be consistent with the applicable design standards in Appendix C.
 - D. All subdivision, land development and redevelopment shall be consistent with the best practices in Appendix D.
4. Supplemental Regulations.
 - A. Article XVIII, Signs.
 - B. Article XX, Off-Street Parking and Loading.
 - C. Article XXI, Accessory Uses.
 - D. Article XXII, General Regulations.
 - E. Article XXVI, Transfer of Development Rights (TDR).
 - F. Article XXV, Performance Standards.