

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 occupy 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 \$16.95/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

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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)

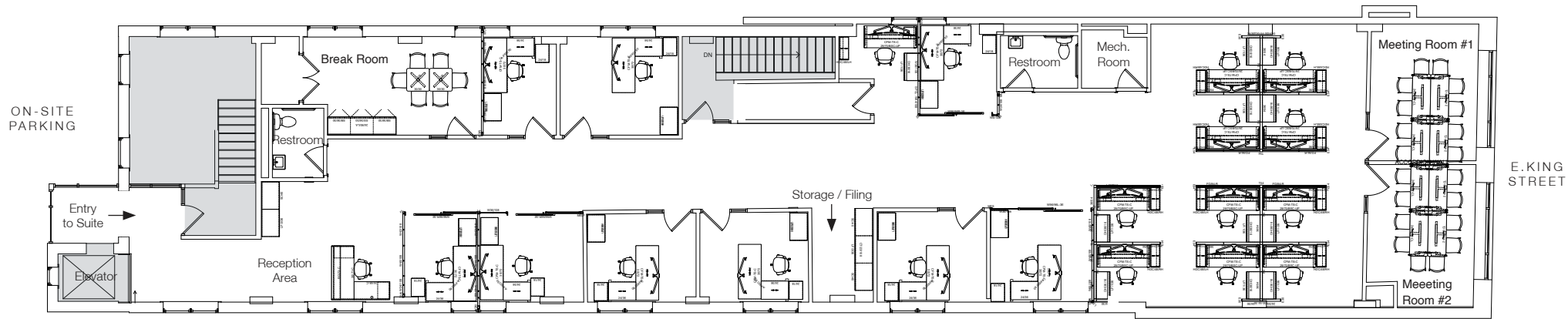
Total Building Area: 15,113 GSF
Available Suite Area: 4,988 RSF
Parking: Two (2) reserved spaces on site included in lease rate



Floor Plan



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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

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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**



**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
2021 Population	49,119	111,244	181,511
2026 Population	50,057	114,191	187,062
2000-2010 Annual Rate	0.52%	0.78%	1.02%
2010-2021 Annual Rate	0.32%	0.43%	0.54%
2021-2026 Annual Rate	0.38%	0.52%	0.60%
2021 Male Population	50.0%	48.7%	48.3%
2021 Female Population	50.0%	51.3%	51.7%
2021 Median Age	31.9	36.8	38.8

In the identified area, the current year population is 181,511. In 2010, the Census count in the area was 170,925. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 187,062 representing a change of 0.60% annually from 2021 to 2026. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 31.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	43.7%	60.7%	69.8%
2021 Black Alone	19.2%	13.4%	10.0%
2021 American Indian/Alaska Native Alone	0.7%	0.6%	0.4%
2021 Asian Alone	3.3%	3.7%	4.2%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	26.1%	16.3%	11.4%
2021 Two or More Races	6.9%	5.2%	4.2%
2021 Hispanic Origin (Any Race)	50.8%	33.9%	24.5%

Persons of Hispanic origin represent 24.5% of the population in the identified area compared to 18.9% 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 68.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	37	69	90
2000 Households	16,542	38,324	60,040
2010 Households	17,196	41,057	66,260
2021 Total Households	17,872	43,081	70,500
2026 Total Households	18,256	44,319	72,801
2000-2010 Annual Rate	0.39%	0.69%	0.99%
2010-2021 Annual Rate	0.34%	0.43%	0.55%
2021-2026 Annual Rate	0.43%	0.57%	0.64%
2021 Average Household Size	2.60	2.47	2.46

The household count in this area has changed from 66,260 in 2010 to 70,500 in the current year, a change of 0.55% annually. The five-year projection of households is 72,801, a change of 0.64% annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2010. The number of families in the current year is 43,457 in the specified area.

158 E. King Street, Third Floor Lancaster, Pennsylvania

Demographics

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	12.4%	13.5%	14.4%
Median Household Income			
2021 Median Household Income	\$40,839	\$54,022	\$60,752
2026 Median Household Income	\$43,589	\$57,577	\$65,665
2021-2026 Annual Rate	1.31%	1.28%	1.57%
Average Household Income			
2021 Average Household Income	\$55,223	\$72,591	\$83,259
2026 Average Household Income	\$59,913	\$79,803	\$91,796
2021-2026 Annual Rate	1.64%	1.91%	1.97%
Per Capita Income			
2021 Per Capita Income	\$20,366	\$28,164	\$32,467
2026 Per Capita Income	\$22,145	\$31,023	\$35,844
2021-2026 Annual Rate	1.69%	1.95%	2.00%
Households by Income			

Current median household income is \$60,752 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$65,665 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$83,259 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$91,796 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,467 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,844 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	147	141	135
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
2021 Total Housing Units	19,474	46,180	75,062
2021 Owner Occupied Housing Units	6,599	23,097	41,636
2021 Renter Occupied Housing Units	11,273	19,983	28,864
2021 Vacant Housing Units	1,602	3,099	4,562
2026 Total Housing Units	19,950	47,582	77,632
2026 Owner Occupied Housing Units	6,800	23,890	43,321
2026 Renter Occupied Housing Units	11,455	20,429	29,480
2026 Vacant Housing Units	1,694	3,263	4,831

Currently, 55.5% of the 75,062 housing units in the area are owner occupied; 38.5%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 69,973 housing units in the area - 56.3% owner occupied, 38.4% renter occupied, and 5.3% vacant. The annual rate of change in housing units since 2010 is 3.17%. Median home value in the area is \$208,408, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.28% annually to \$233,325.



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