

FOR LEASE

2148 Embassy Dr
Lancaster, Pennsylvania

2nd Floor
± 1,709 SF Available
\$15/SF NNN

Features

- Under new ownership, extensively renovated with modern finishes
- Available suite consists of (6) large offices, private restroom
- Primarily occupied by medical professionals
- Ample on-site parking
- Double-sided pylon signage available
- High visibility locaton on Embassy Drive in East Hempfield Twp

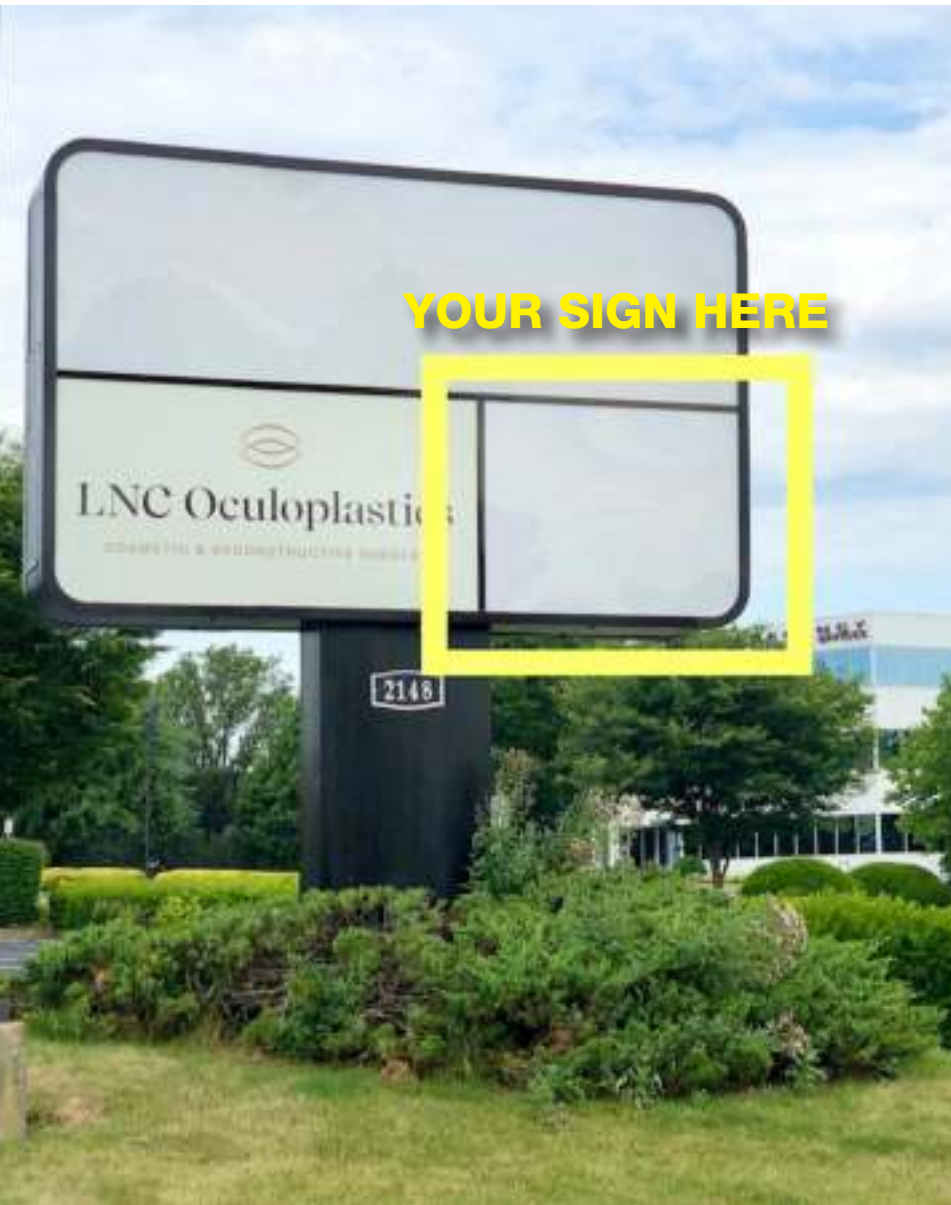


320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

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!

Deepa Balepur, Realtor®
Cell: (717) 808-3531
Deepa@Compass-PA.com



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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLEASE FIELD VERIFY ALL DIMENSIONS



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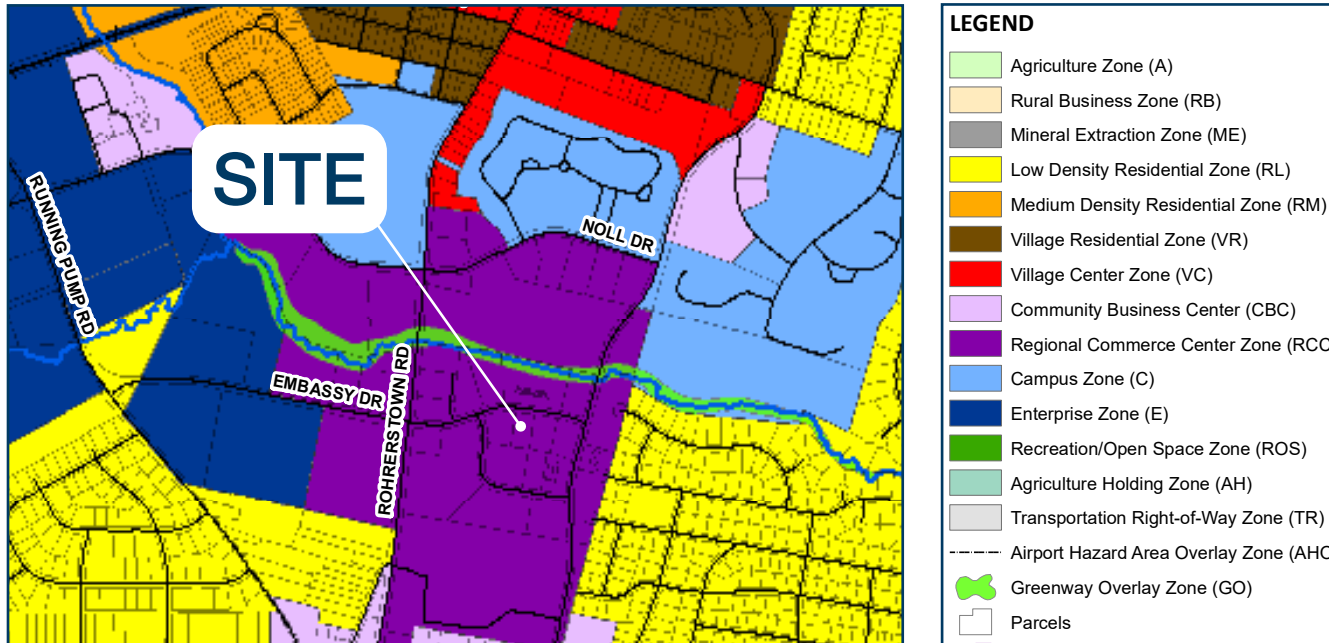
Photos are of similar suite.

2148 Embassy Dr Lancaster, Pennsylvania

Photos



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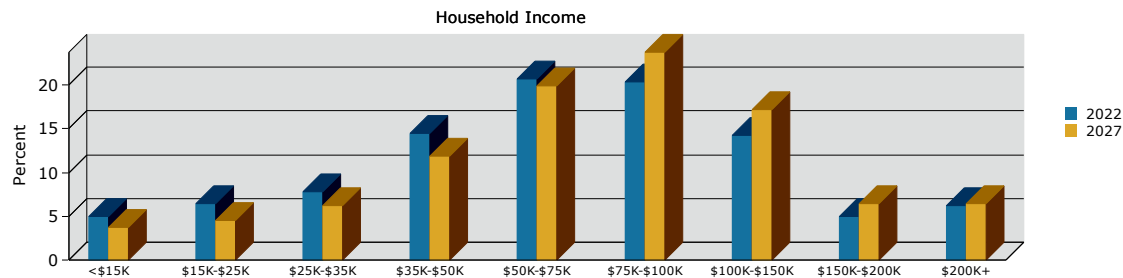
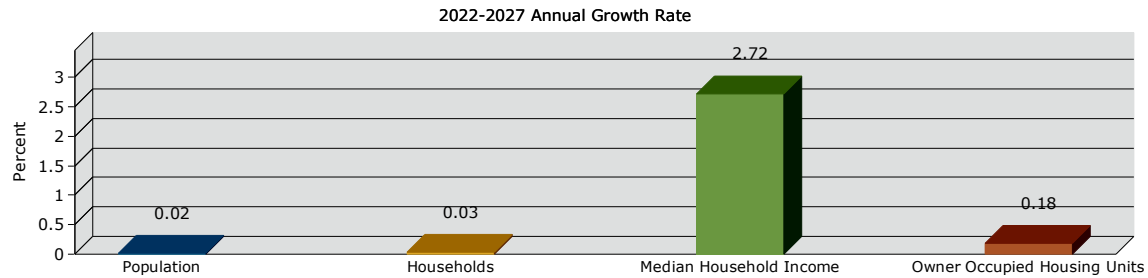
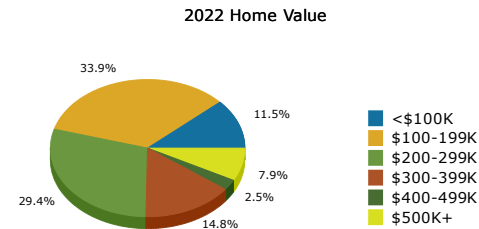
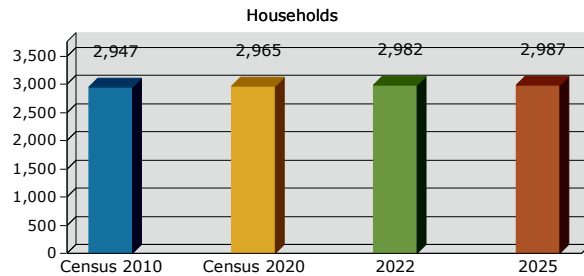
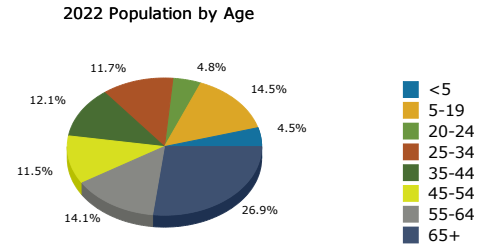
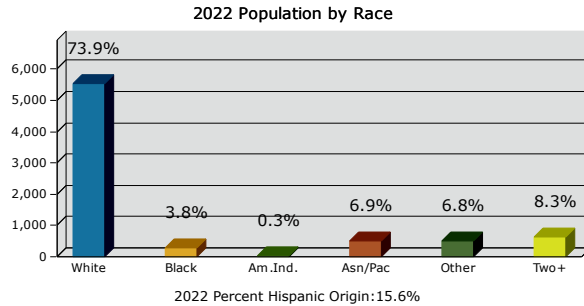
Regional Commerce Center Zone (RCC)

Statement of intent: To designate areas for mixed use commerce centers, which provide opportunities for the development of major employment complexes, with a focus on priority business clusters; office, research, and light industrial complexes; and economic development. These primary activities are supplemented by a modest amount of retail sales, service and repair and service activities to serve the needs of the commerce center employees. The zone has direct access to a complete transportation network, which accommodates both local and regional traffic. Special attention is given to design to ensure all elements of the center are coordinated and fit into the community character of East Hempfield Township.

*See East Hempfield Township General Code of Ordinances for Permitted Uses and additional information: <https://www.easthempfield.org/government/ordinances/index.php>

Brossman Business Center Ephrata, Pennsylvania

1 Mile Radius Demographics

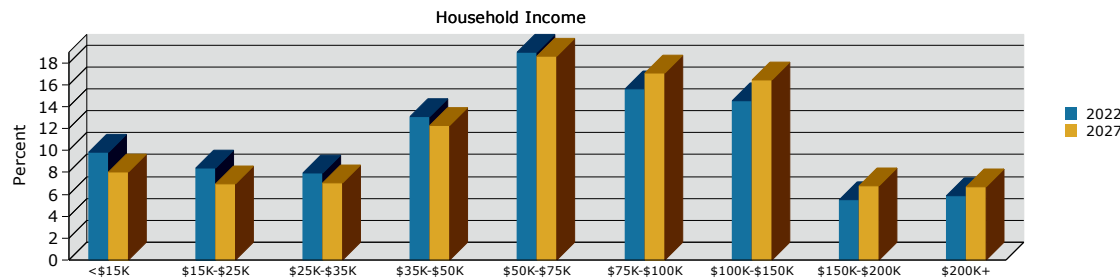
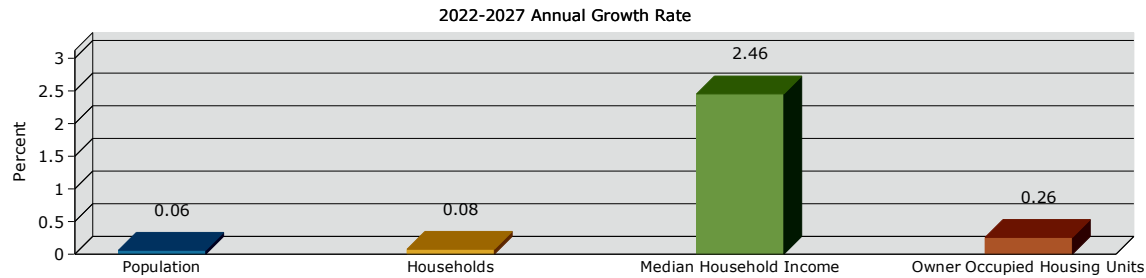
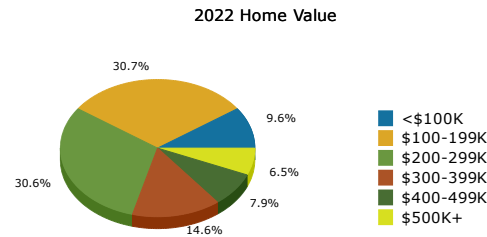
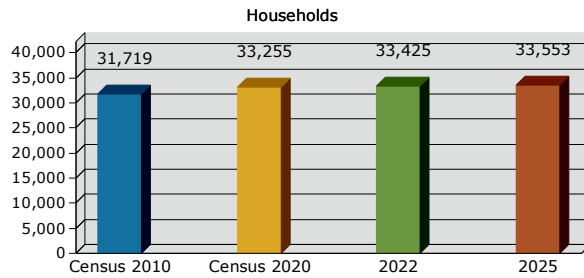
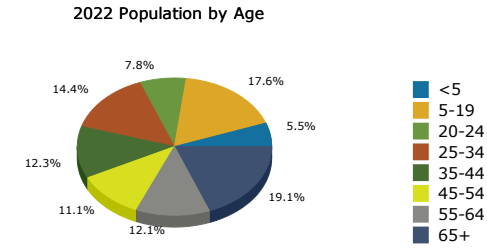
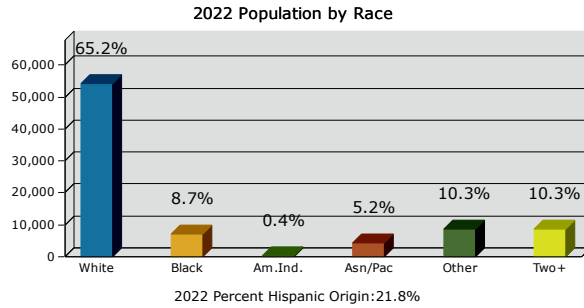


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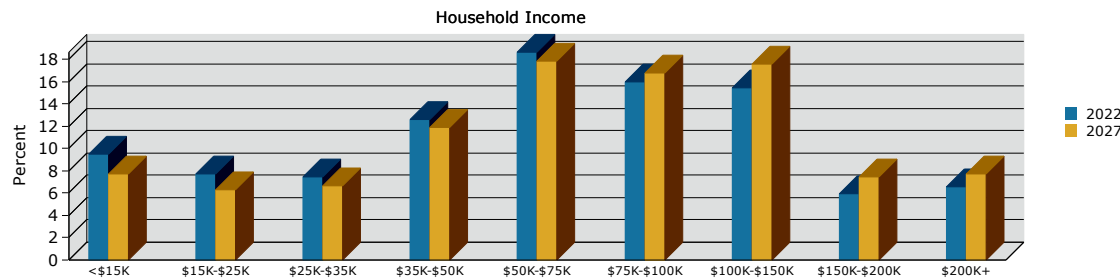
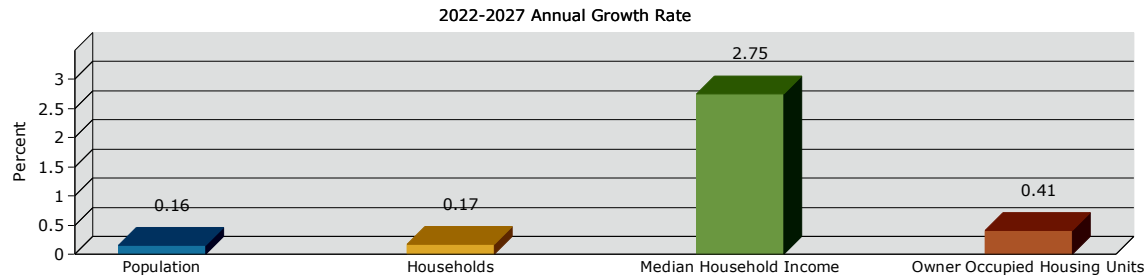
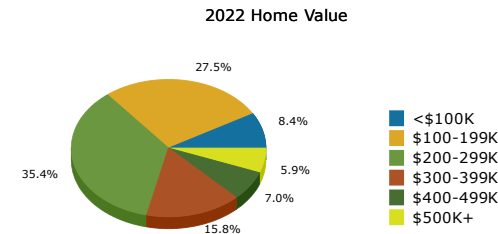
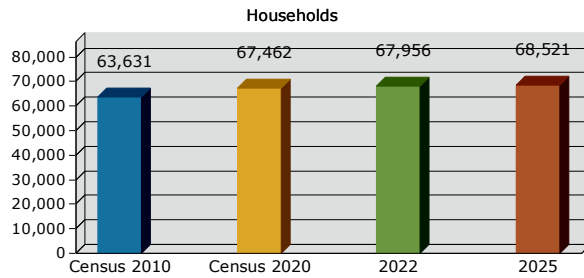
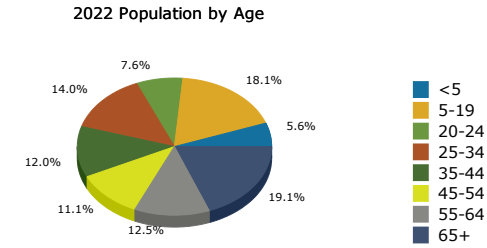
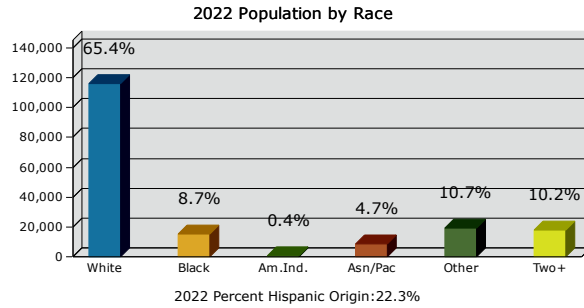
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3 Mile Radius Demographics



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5 Mile Radius Demographics



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