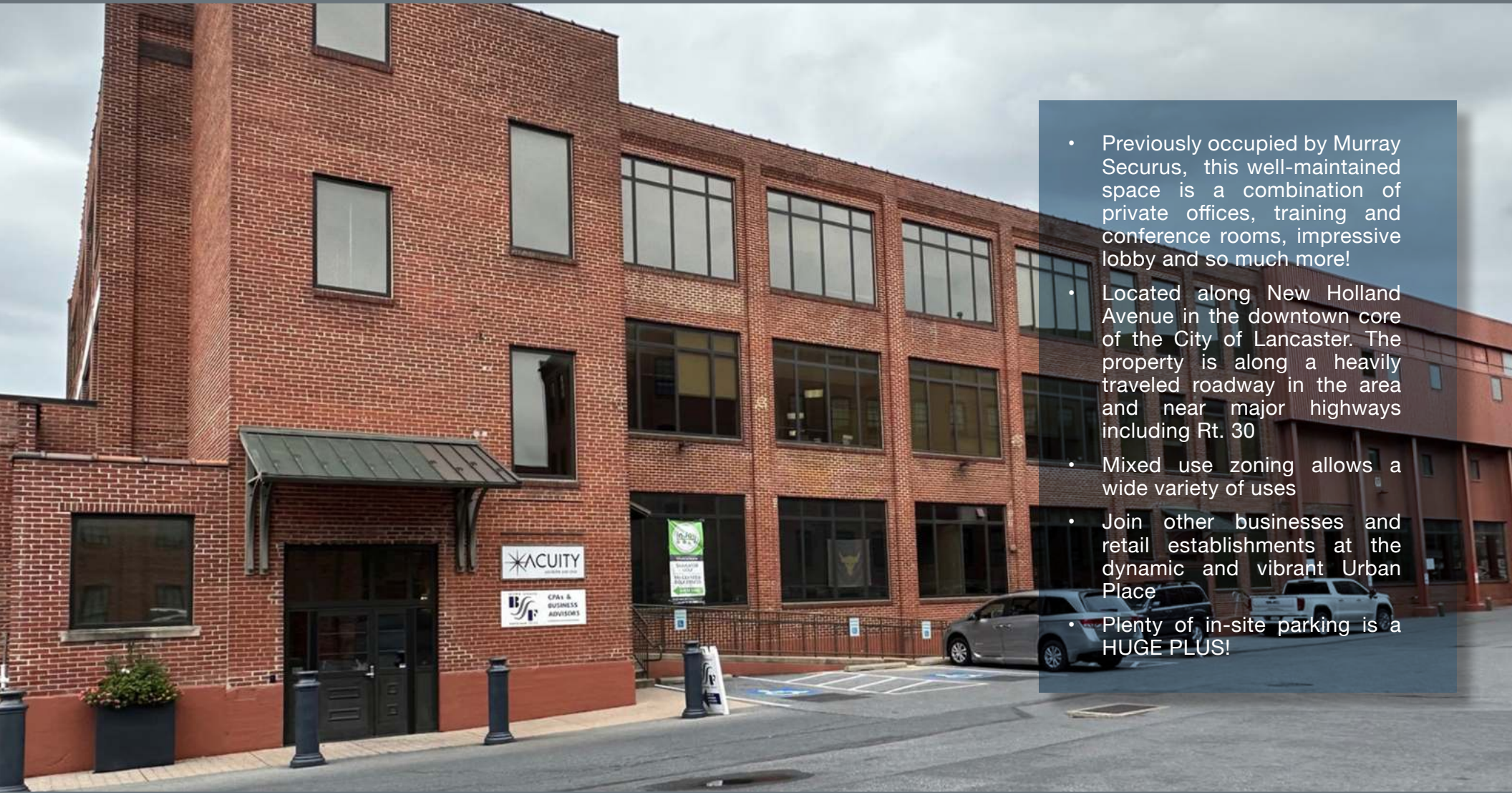


# FOR LEASE

454 New Holland Avenue  
Lancaster, Pennsylvania

# URBAN PLACE

Office Space  
± 5,100 - 21,600 SF  
\$14/SF NNN



- Previously occupied by Murray Securus, this well-maintained space is a combination of private offices, training and conference rooms, impressive lobby and so much more!
- Located along New Holland Avenue in the downtown core of the City of Lancaster. The property is along a heavily traveled roadway in the area and near major highways including Rt. 30
- Mixed use zoning allows a wide variety of uses
- Join other businesses and retail establishments at the dynamic and vibrant Urban Place
- Plenty of in-site parking is a HUGE PLUS!



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



# 454 New Holland Avenue Lancaster, Pennsylvania



## URBAN PLACE

*Urban Place is the former home of a 19th-century cork manufacturing giant, Lancaster Cork Works, and later the home of Armstrong Cork Company and Kerr Glass Company. Today, the eight-acre property has been converted into modern offices, retail, hotel, event, and dining spaces.*

<b>Address:</b>	454 New Holland Ave., Lancaster, PA 17602
<b>Municipality:</b>	Lancaster City, Lancaster County
<b>Zoning:</b>	(MU) Mixed Use
<b>Utilities:</b>	Public water & sewer
<b>Available Space:</b>	± 21,600 SF, 3rd Floor
<b>Year Built:</b>	1933; Renovated 2004-2006
<b>Structural Frame:</b>	Masonry
<b>Foundation:</b>	Concrete Slab
<b>Exterior Walls:</b>	Brick, Standing seam metal
<b>Windows:</b>	Storefront & fixed casement-style
<b>Doors:</b>	Storefront
<b>Roof:</b>	Rolled rubber
<b>HVAC:</b>	Roof-mounted
<b>Power:</b>	Separately metered; paid by Tenant
<b>Lease Rate:</b>	\$14/SF NNN
<b>Operating Expenses:</b>	Approx. \$5.31/SF



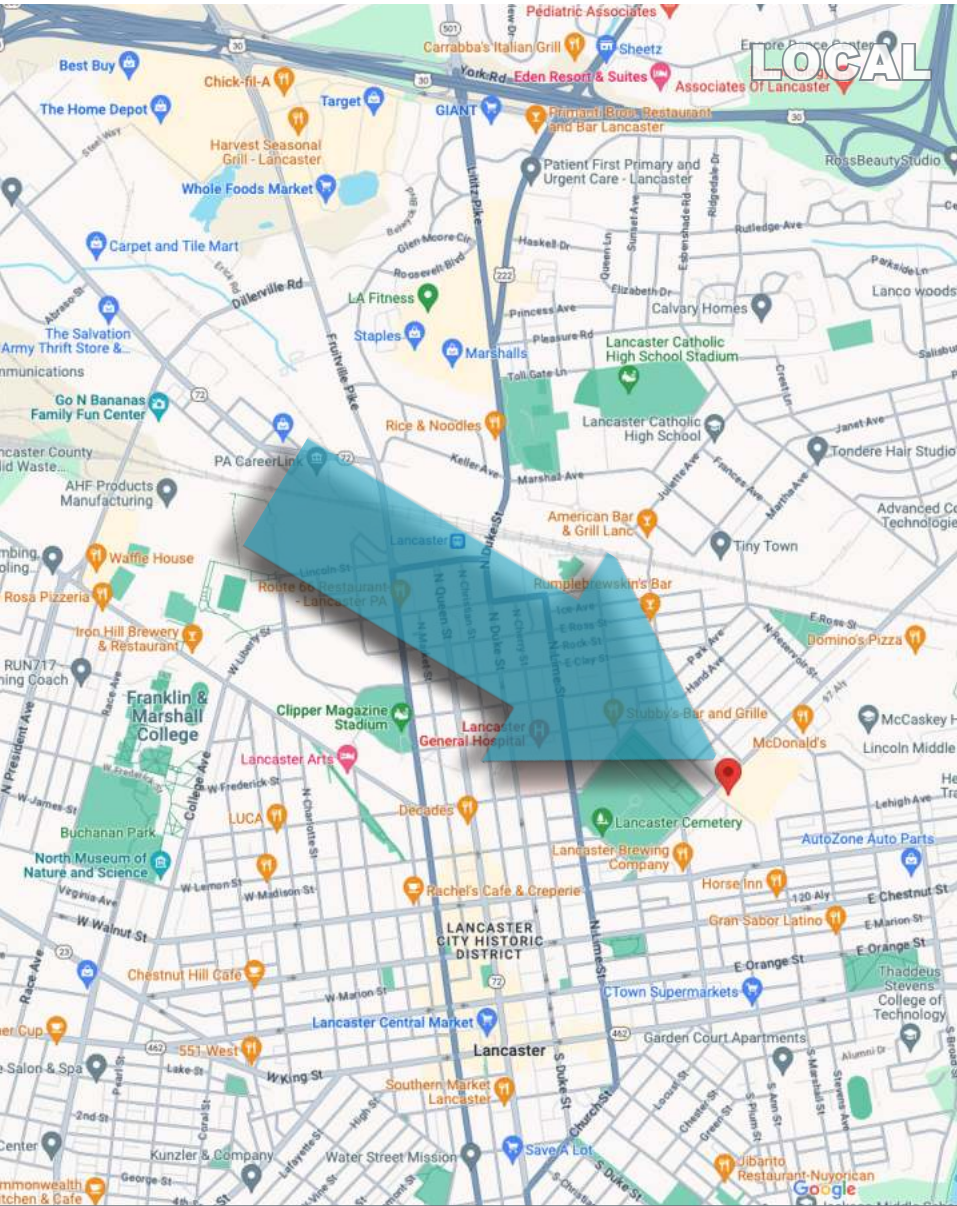
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# 454 New Holland Avenue Lancaster, Pennsylvania

## Location



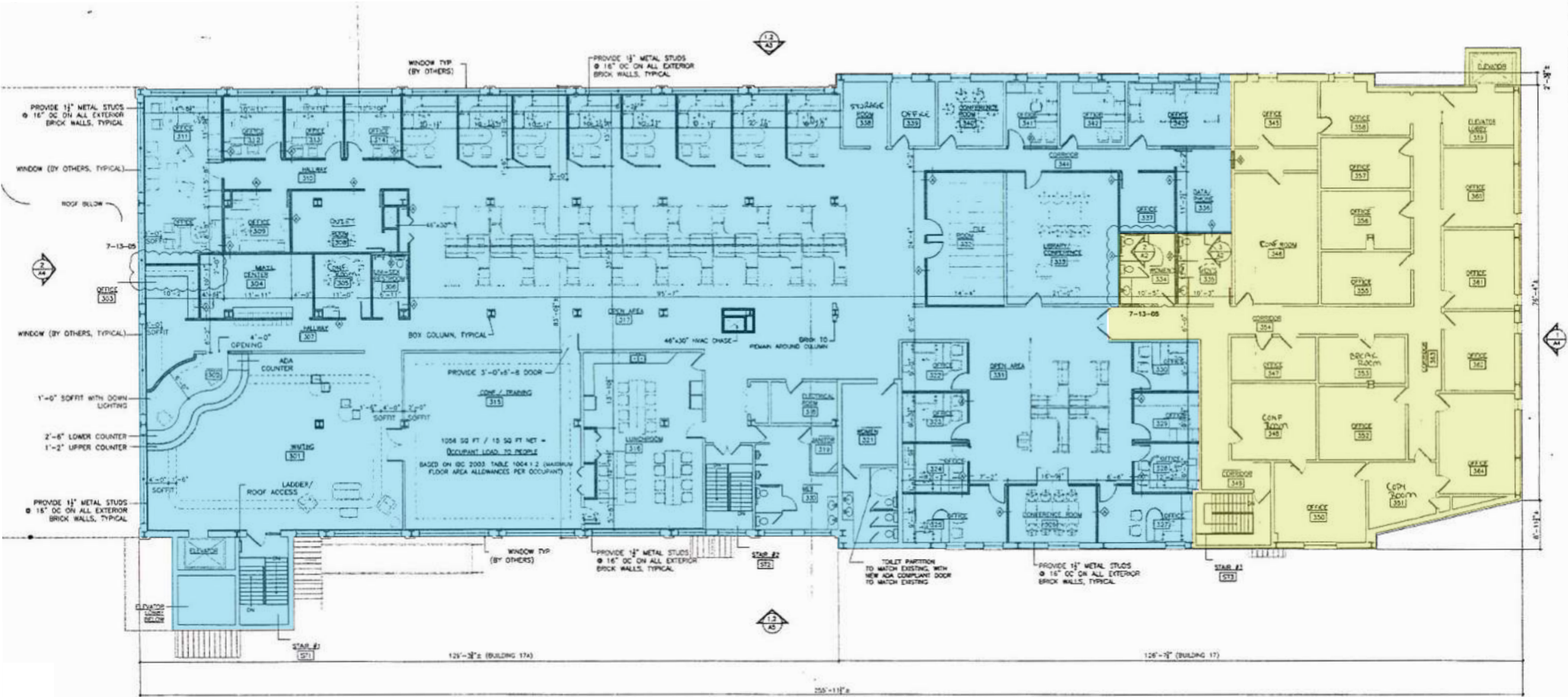
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# 454 New Holland Avenue Lancaster, Pennsylvania

## 3rd Floor Plan ± 5,100 - 21,600 SF Available



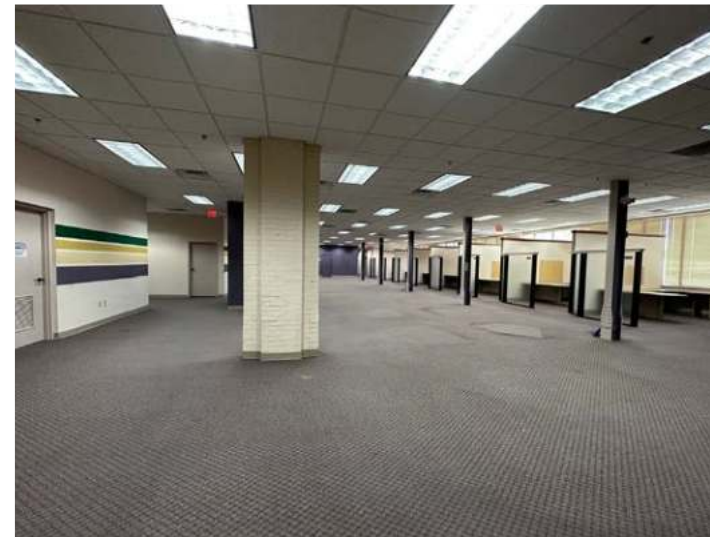
- ± 16,500 SF
- ± 5,100 SF
- ± 21,600 SF Total Available Space

PLEASE FIELD VERIFY ALL DIMENSIONS

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# 454 New Holland Avenue Lancaster, Pennsylvania

## Photos



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# 454 New Holland Avenue Lancaster, Pennsylvania

## Photos



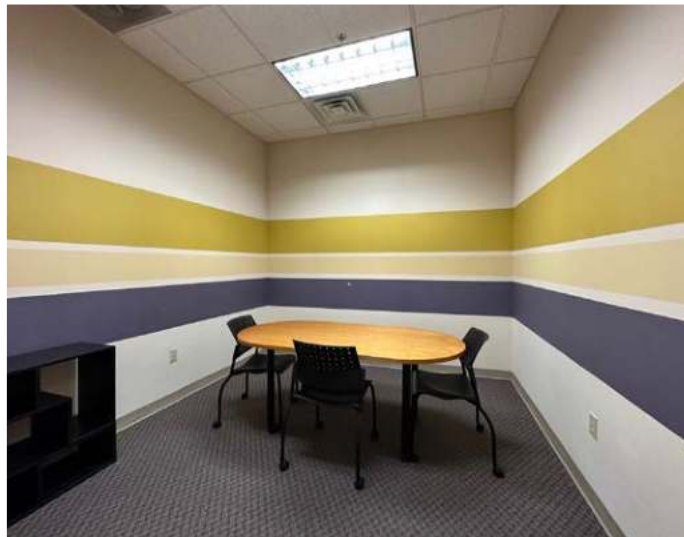
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The property at 454 New Holland Avenue has available approximately 184 total parking spaces in three designated parking areas: Lots A, B and C, respectively.

The parking area designated as Lot A includes 72 parking spaces located in front of and to the east side of the building comprised of the following:

- (a) 3 handicap designated parking spaces to the right of the elevator entrance (facing the entrance);
- (b) 1 executive parking space to the right of the elevator entrance (facing the entrance);
- (c) 8 visitor/client parking spaces to the left of the elevator (facing the entrance);
- (d) 7 visitor/ client parking spaces next to the east side of the building and
- (e) 53 employee parking spaces on the east side of the building.

Lot A is for the exclusive use of visitors, customers, clients and employees of the following tenants:

- (a) Acuity Advisors and CPAs, LLP
- (b) Murray Insurance Associates, Inc.
- (c) Brown Schultz Sheridan & Fritz, CPAs

\*Leasable Space includes parking rights assigned in this Memorandum to Murray Insurance Associates, Inc.

The parking area designated as Lot B includes 106 parking spaces across the street from the building on New Holland Avenue comprised of the following:

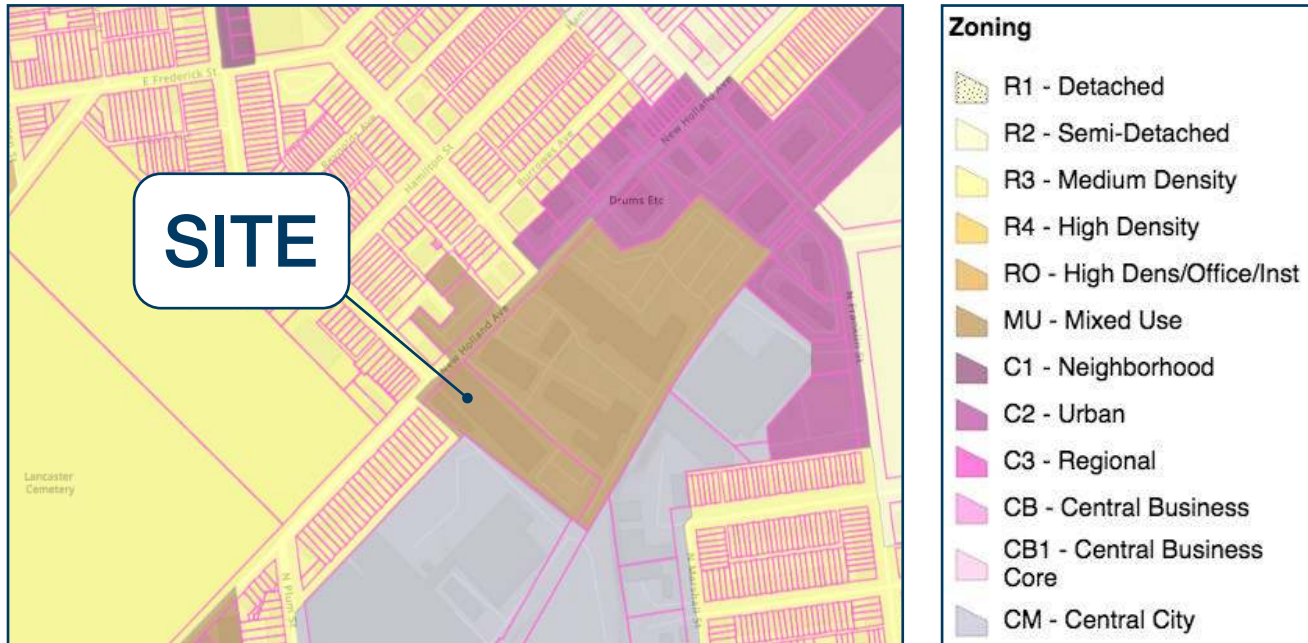
- (a) 104 parking spaces including 5 designated handicap parking space;
- (b) 2 bus parking spaces with an access aisle in the center of the lot adjacent to the alley serving North Marshall Street

Lot B is available for all tenants of the building and specifically for visitors and employees of Acuity Advisors and CP As, LLP, Lancaster Science Center, D/B/ A Lancaster Science Factory, Murray Insurance Associates, Inc., Brown Schultz Sheridan & Fritz, CPAs and patrons of the Tenant.

The owners of Quip's Pub also have the right to Lot B parking spaces under a separate Lease Agreement Generally, the patrons of Quip's Pub use this lot after 4 p.m. on weekdays and on weekends when the tenants of the building have limited business hours and use of the available parking facilities.

The parking area designated as Lot C includes 6 parking spaces on the south side of the building immediately adjacent to space now identified as the Tenant that are primarily for the benefit of FJD Partners, LLC d/b/a Frisco's Chicken.





**Mixed Use District (MU).**

The MU District includes areas of the City characterized by residential uses in close proximity to nonresidential uses, including historic warehouses and manufacturing facilities, many of which have been vacated by the original industries. In addition, the MU District includes undeveloped land where new mixed-use residential and nonresidential development with traditional neighborhood character is recommended. A variety of residential, commercial, cultural, light industrial and other miscellaneous uses are permitted in order to encourage the reuse of former manufacturing structures and undeveloped land. This is the only zoning district which permits both dwellings and a variety of manufacturing uses to coexist. However, since the MU District is considered primarily as a high-density residential district, all manufacturing uses must meet certain conditions and receive special exception approval.

\*See Lancaster City Code of Ordinances for Table of Permitted Uses and additional information:  
<https://ecode360.com/attachment/LA1674/LA1674-300b%20Table%20of%20Permitted%20Uses.pdf>