

# FOR LEASE

226 North Arch Street  
Lancaster, Pennsylvania

Downtown Office Space  
± 2,400 SF  
\$14.95/SF NNN

- Approx. 2,400 SF of REALLY COOL professional office space in Lancaster City
- Prime location near downtown amenities and attractions, boasting a high walkability score
- Building has a few on-site shared parking spaces and Water Street Parking Garage is located nearby
- Ready for occupancy!



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

# 226 North Arch Street Lancaster, Pennsylvania



## SITE DATA

Municipality	Lancaster City
Unit Area	± 2,400 SF, First Floor
Zoning	R3, Office permitted
Parking	On Site & Public Lot
HVAC	Gas Heat & Central Air

## LEASE RATE

\$14.95/SF NNN\*

\*Estimated NNNs (2021) \$4.61/SF

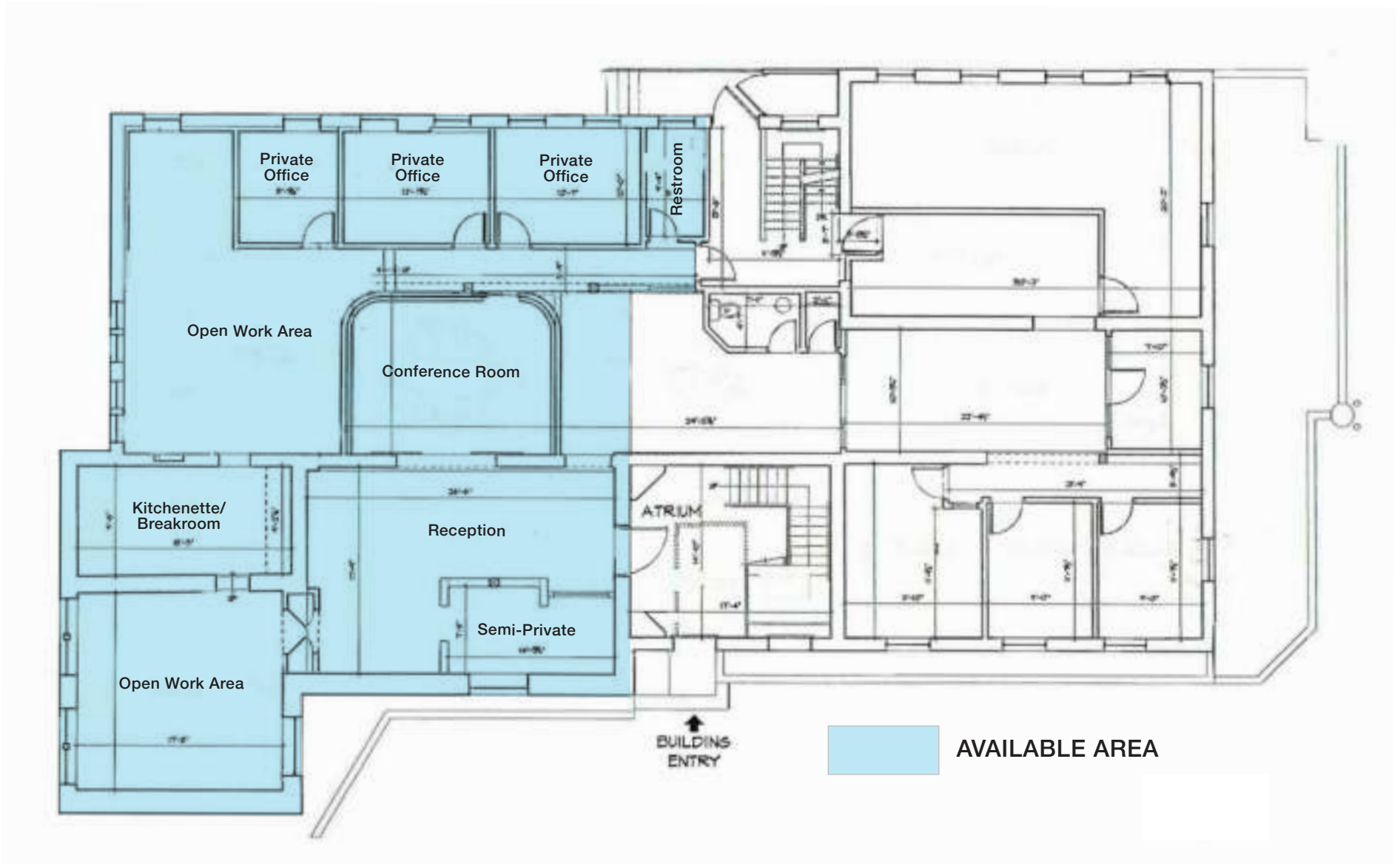
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## Location



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PLAN NOT TO SCALE - PLEASE FIELD VERIFY ALL DIMENSIONS



Furniture and certain fixtures and equipment shown in the photos are property of the tenant and are not included with the lease.

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## Photos



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**Residential Medium Density Dwellings District (R3).**

The R3 District is characterized by the predominance of attached, or row, houses, and smaller lot sizes. A variety of small, neighborhood-oriented or low-impact commercial retail and service uses are permitted by special exception, as well as a limited number of institutional and cultural/recreational uses.\*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>