

FOR LEASE

812 N. Prince Street
Lancaster, Pennsylvania

Downtown Office Space
± 10,631 SF
\$10/SF Gross (tenant pays electric)



- Great location in Lancaster City with easy access and great visibility
- Well-maintained space with private offices, conference rooms, kitchenette etc.
- On site parking is a BIG PLUS in Lancaster City
- UNBELIEVABLE lease rate - \$10PSF GROSS for a 2-3 year lease term

BOUNDARIES ARE APPROXIMATE



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

812 N Prince Street Lancaster, Pennsylvania

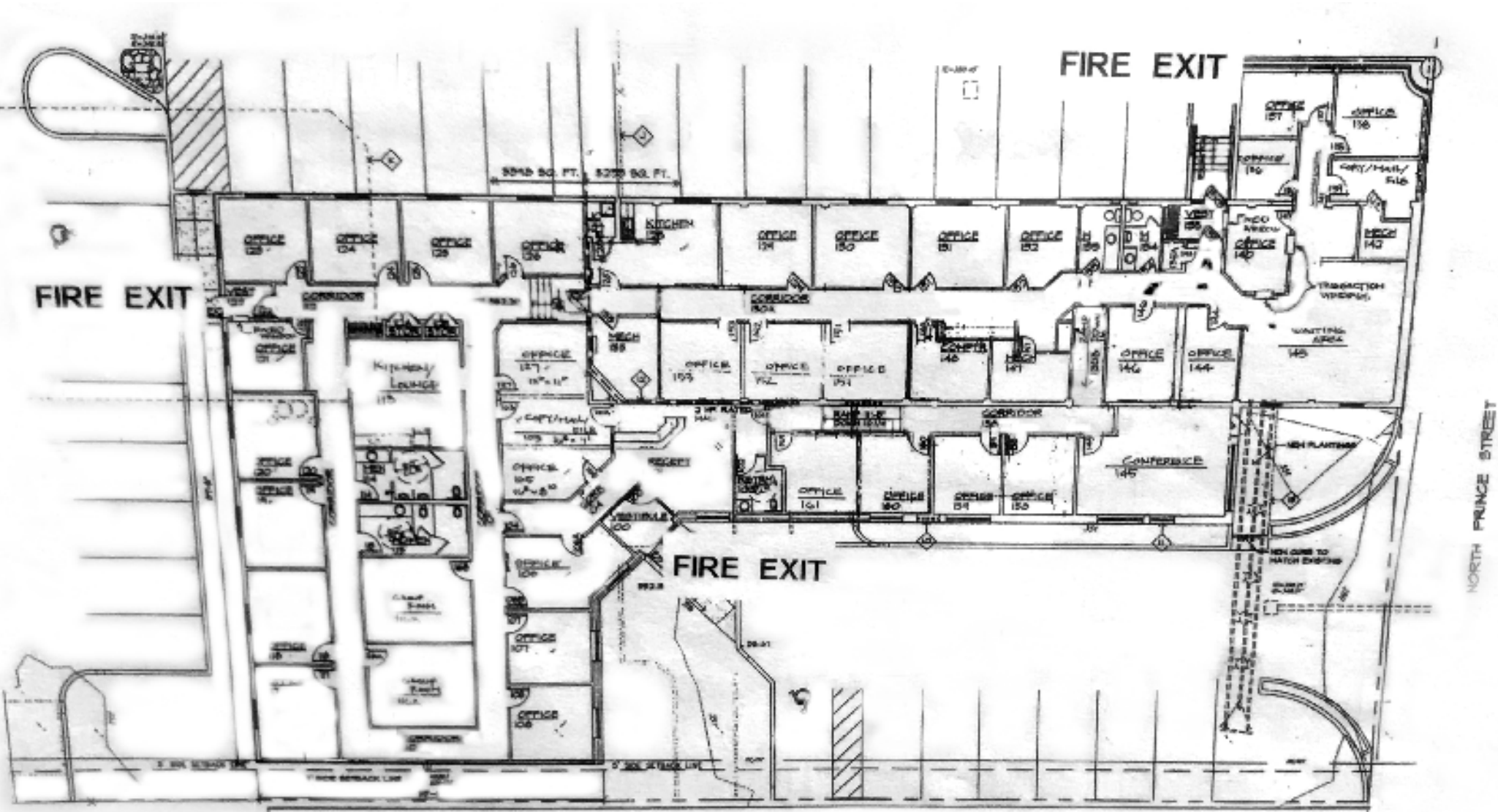
Location



 **COMPASS** real estate, LLC

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Photos



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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>