

DOWNTOWN OFFICE FOR LEASE



LOCATION. CHARACTER. COLOR.

128 East Grant Professional Building features a welcoming lobby, elevator access, abundant windows, wood floors, common area restrooms, signage, a central, walkable location and onsite parking available for lease.

Excellent location just half a block to the Courthouse and Hamilton Club + less than 2 blocks to Penn Square



Tracy Lin Horst, Broker & Corinn Kirchner, Associate Broker (717) 394-3374

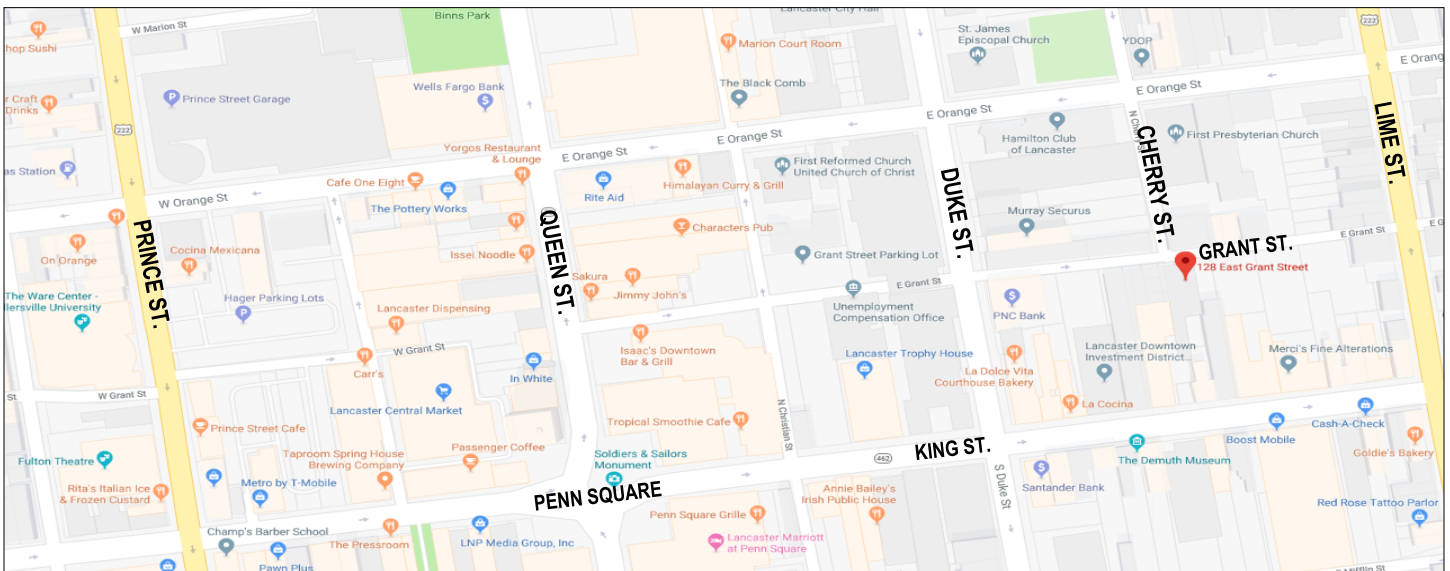
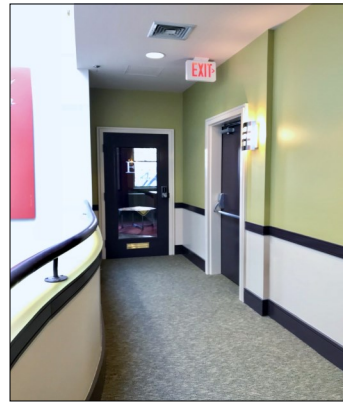
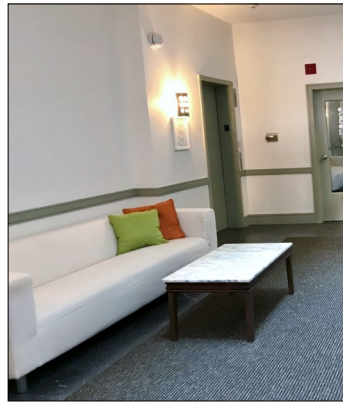
Tracy@ppmproperties.com | Corinn@ppmproperties.com

233 North Duke Street, Lancaster PA 17602 | www.ppmproperties.com

128 East Grant Street
Property Information



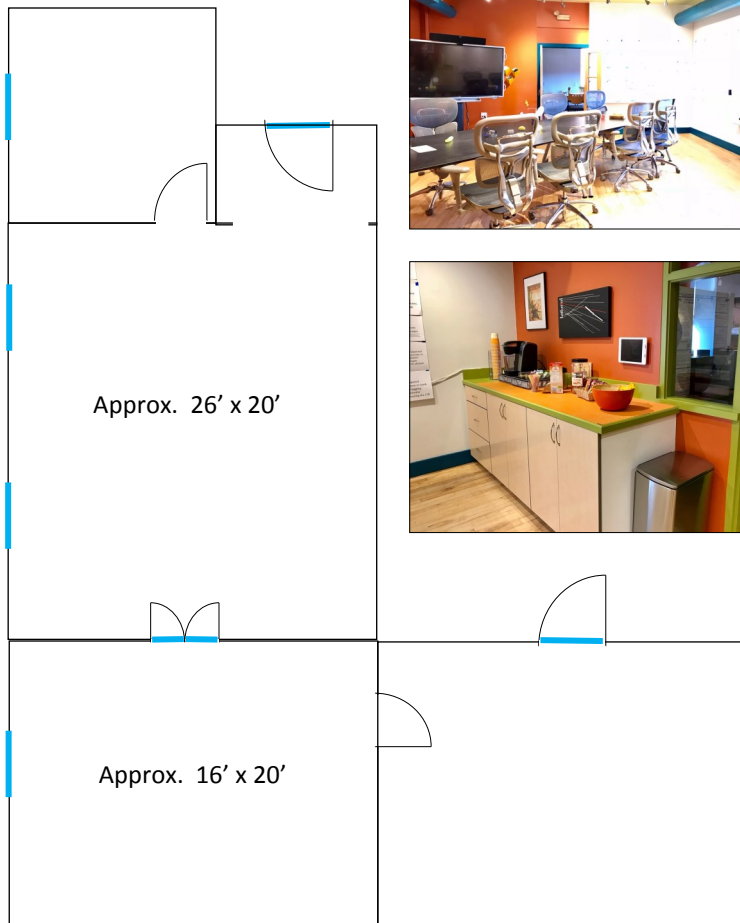
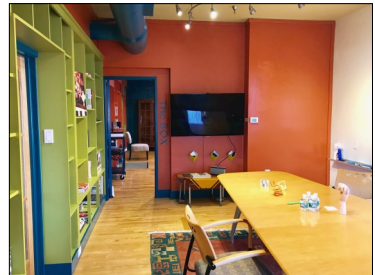
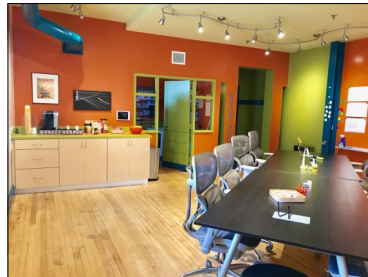
- ◆ Property: Commercial Condominium, 128 East Grant Street
- ◆ Zoning: Central Business District
- ◆ Signage: Opportunity for signage at the entrance of the building, and on suite door
- ◆ HVAC: Heat pump and central air (all electric)
- ◆ Restrooms: Shared restrooms on each floor (cleaning/stocking included in rent)
- ◆ Parking: Onsite parking available for lease \$75/month
Additional surface lots with leasable spaces down Cherry Street, as available
Garage parking nearby at East King Street Garage



128 East Grant Street

Suite 301 - 1,300 +/- Sq. ft.

PPM
real estate
717-394-3374



1,300 +/- Sq. Ft.

- ♦ 2 Glass door suite entrances
- ♦ 4 Room office suite with excellent energy
- ♦ Built in bookshelves and storage throughout
- ♦ Modern lighting and track systems
- ♦ Furnishings potentially available for sale

Rent \$1,500.00 per month

*Tenant pays electric + internet/phone
Rent includes taxes, CAM + water/sewer/trash*

128 East Grant Street

Suite 401 - 858 +/- Sq. ft.

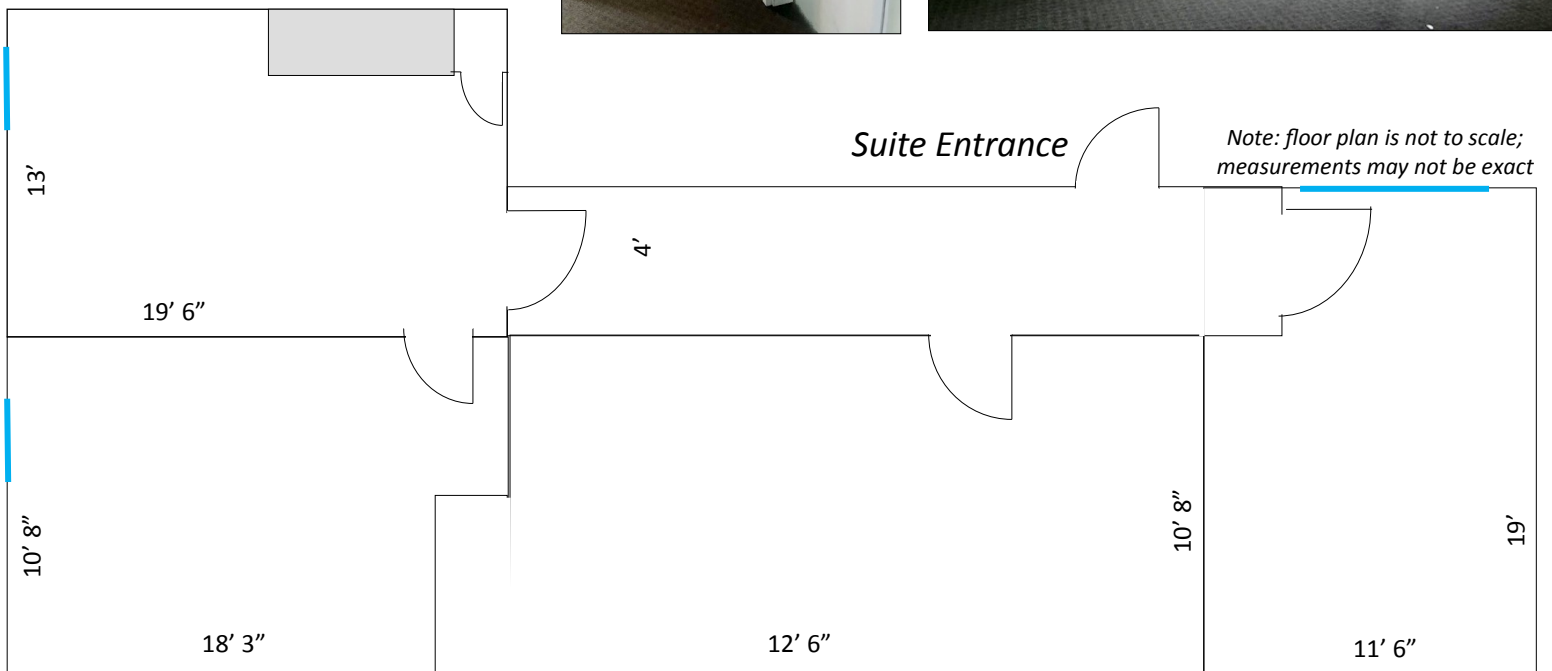
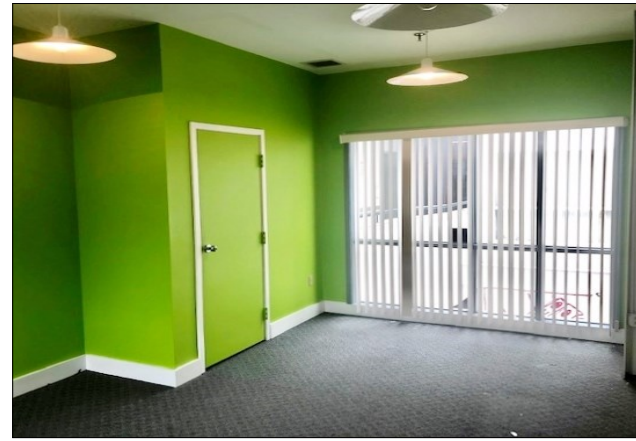
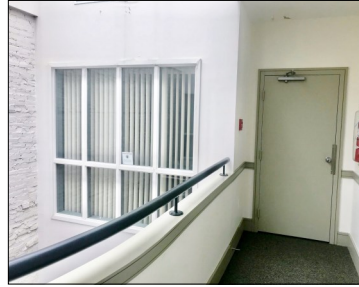
PPM inc.
real estate
717-394-3374

858 +/- Sq. Ft.

- ◆ Situated on the 4th floor with abundant windows
- ◆ 4 Room office suite with ability to remove walls or change floor plan if tenant desires
- ◆ Exposed brick, drywall ceilings, drop lighting (easy to add/change lighting!)
- ◆ Access to shared kitchenette + restrooms on the 4th floor (cleaning/stocking included in rent)

Rent \$1,050.00 per month

Tenant pays electric + internet/phone
Rent includes taxes, CAM + water/sewer/trash





Focused

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to the unique strengths and opportunities in the county.

Comprehensive

PPM understands the needs of buyers, sellers, and property owners in a commercial environment. We offer a full range of sales, leasing, and property management services along with project development coordination, to complement and expand a Lancaster County presence.

Experienced

PPM has a proven record of successful project development coordination. Founded in 1990, we have partnered with many professional teams to develop new properties, also acquiring decades of experience in property management. Our specialized knowledge base offers a solid maintenance perspective and a community development savvy that is crucial for property buyers, sellers, and owners.

Thoughtful

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.



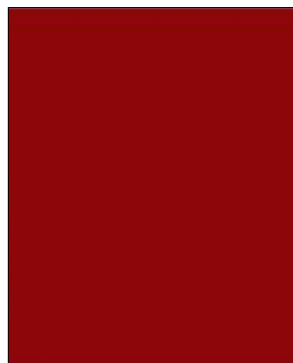
Tracy Lin Horst

Owner & Broker



Corinn Kirchner

VP of Sales & Leasing



PPM Real Estate develops exciting commercial real estate opportunities in a changing Lancaster City and County.

Commercial sales, leasing & property management

233 N. Duke Street . Lancaster, PA 17602 . 717-394-3374