



For Sub Lease
Office
\$22.50 SF/yr

570 Lausch Lane

Lancaster, Pennsylvania 17601

Property Highlights

- Professional Class A office suite available
- 8 perimeter offices, conference room and kitchenette
- Upscale reception area
- Private offices with full height glass walls
- Full service lease rate excluding tenant janitorial
- Sublease available through 1/31/2031

Property Description

Beautiful Class A office offering upscale reception area, perimeter private offices with full height glass walls at a great full service rental excluding tenant janitorial. Located at the intersection of Manheim Pike and Lausch Lane with close proximity to Interstate 283 and Route 30.

OFFERING SUMMARY

Available SF	4,763 SF
Sub Lease Rate	\$22.50 SF/yr (Full Service + Janitorial)
Lot Size	2.04 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,398	\$80,176
3 Miles	45,779	\$92,849
5 Miles	174,542	\$67,467

For more information

Joe Bedard

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jbedard@naicir.com

Ryan Murray

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rmurray@naicir.com



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NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043
PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
717 761 5070 tel
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Property Details

ADDRESS:	570 Lausch Lane Lancaster, PA 17601
COUNTY:	Lancaster
MUNICIPALITY:	Manheim Township
TAX PARCEL #:	390-33314-0-0000
PARCEL SIZE:	2.04 Acres
ZONING:	Residential District (R-3)
PARKING:	120 (in common) 4.5/1000 SF
TOTAL BUILDING SF:	26,838 SF
AVAILABLE SF:	4,763 SF
CLASS:	A
CONSTRUCTION:	Masonry
SIGNAGE:	Yes; one panel, lobby and suite entrance

NUMBER OF FLOORS:	3
CEILING HEIGHT / TYPE:	8 - 9 ft / 2'x2' Acoustic tile
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Carpet over concrete
LIGHTING:	Parabolic
UTILITIES:	Water & Sewer: Public
ELEVATORS:	1
RESTROOMS:	2 in suite
SPRINKLERS:	Yes
HANDICAP:	Yes
LEASE TYPE:	Full Service + Janitorial
LEASE TERM:	120 months
RENTAL RATE:	\$22.50 SF/yr (Full Service + Janitorial)



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Additional Photos



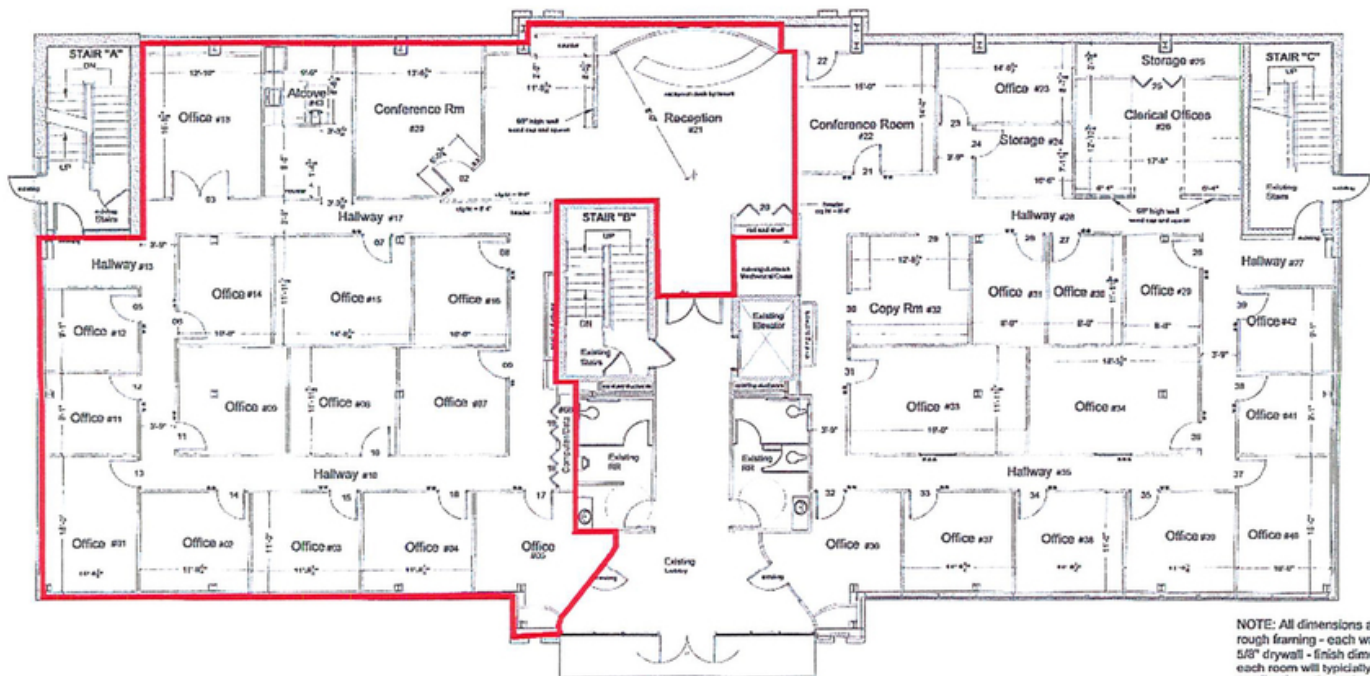
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Floor Plan



1st Floor Plan

570 Lausch Lane
Lancaster, PA 17601



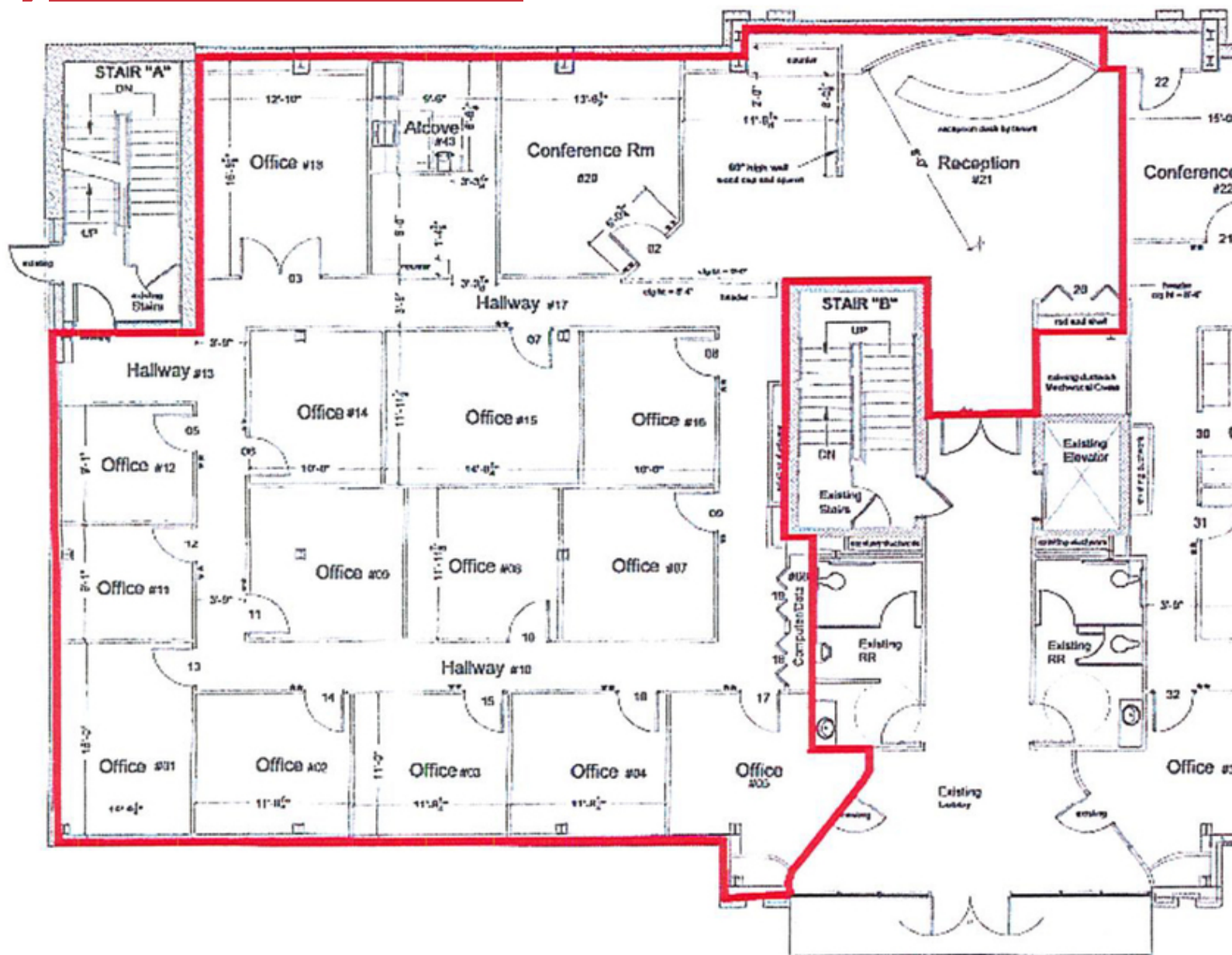
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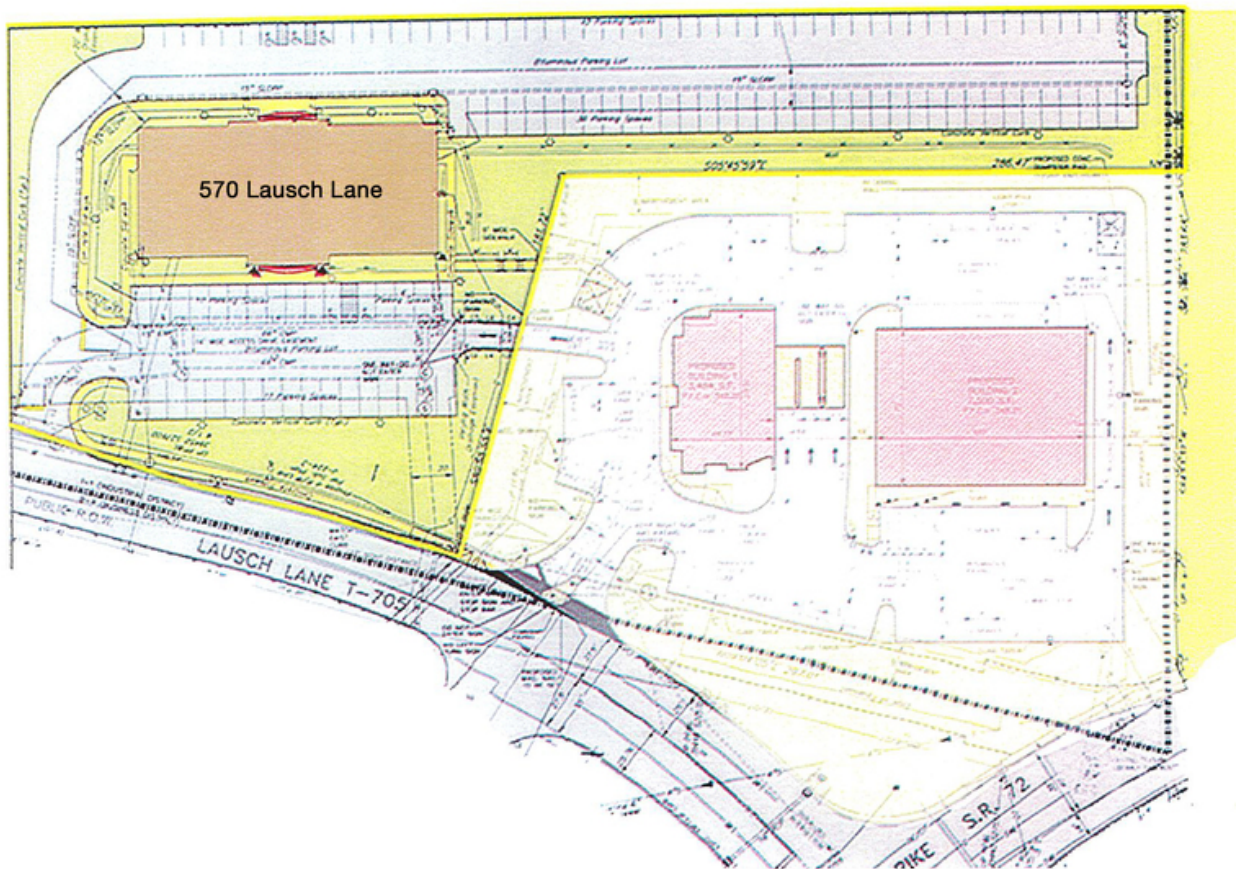
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Site Plan



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Site Map



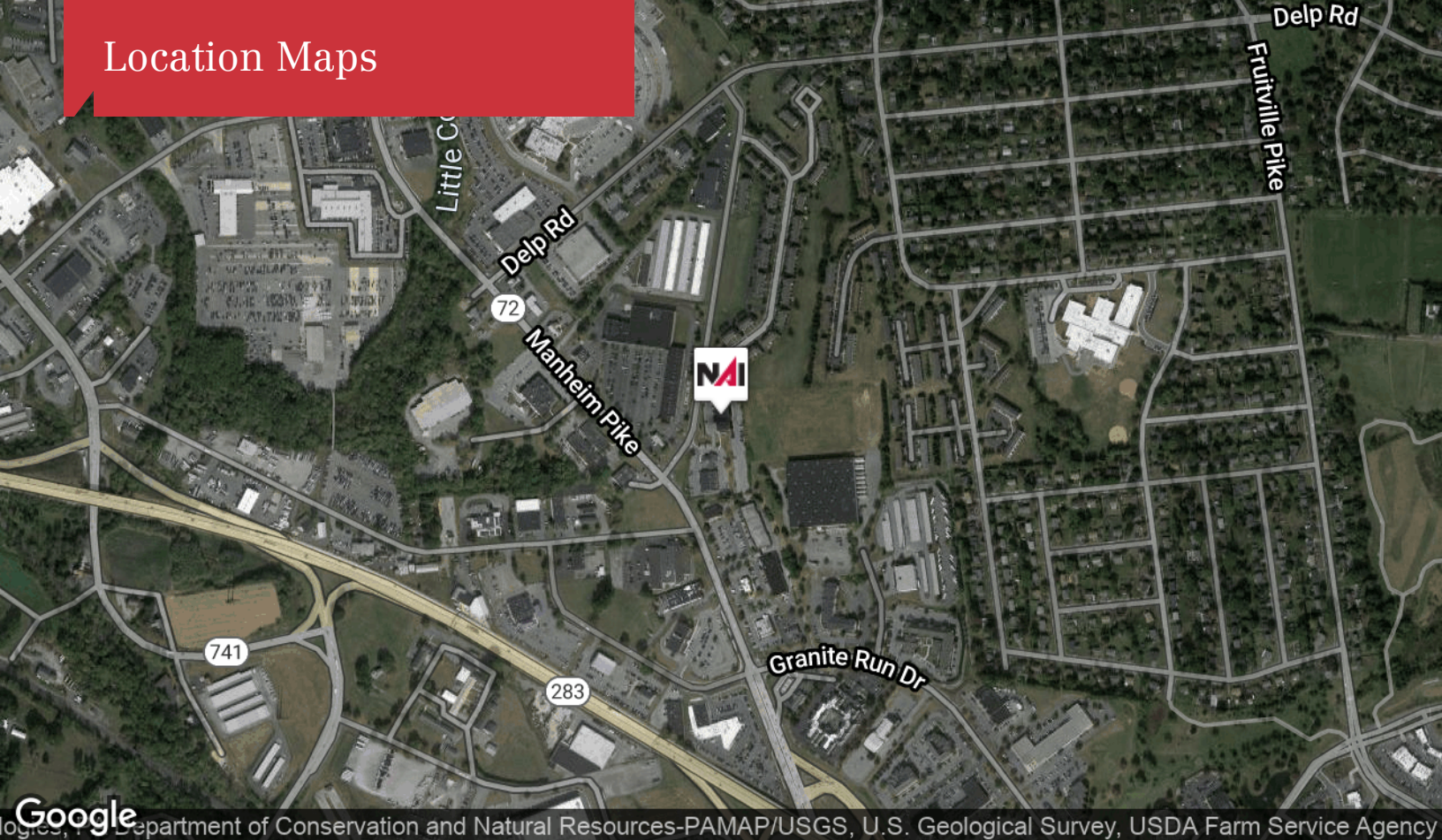
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Location Maps



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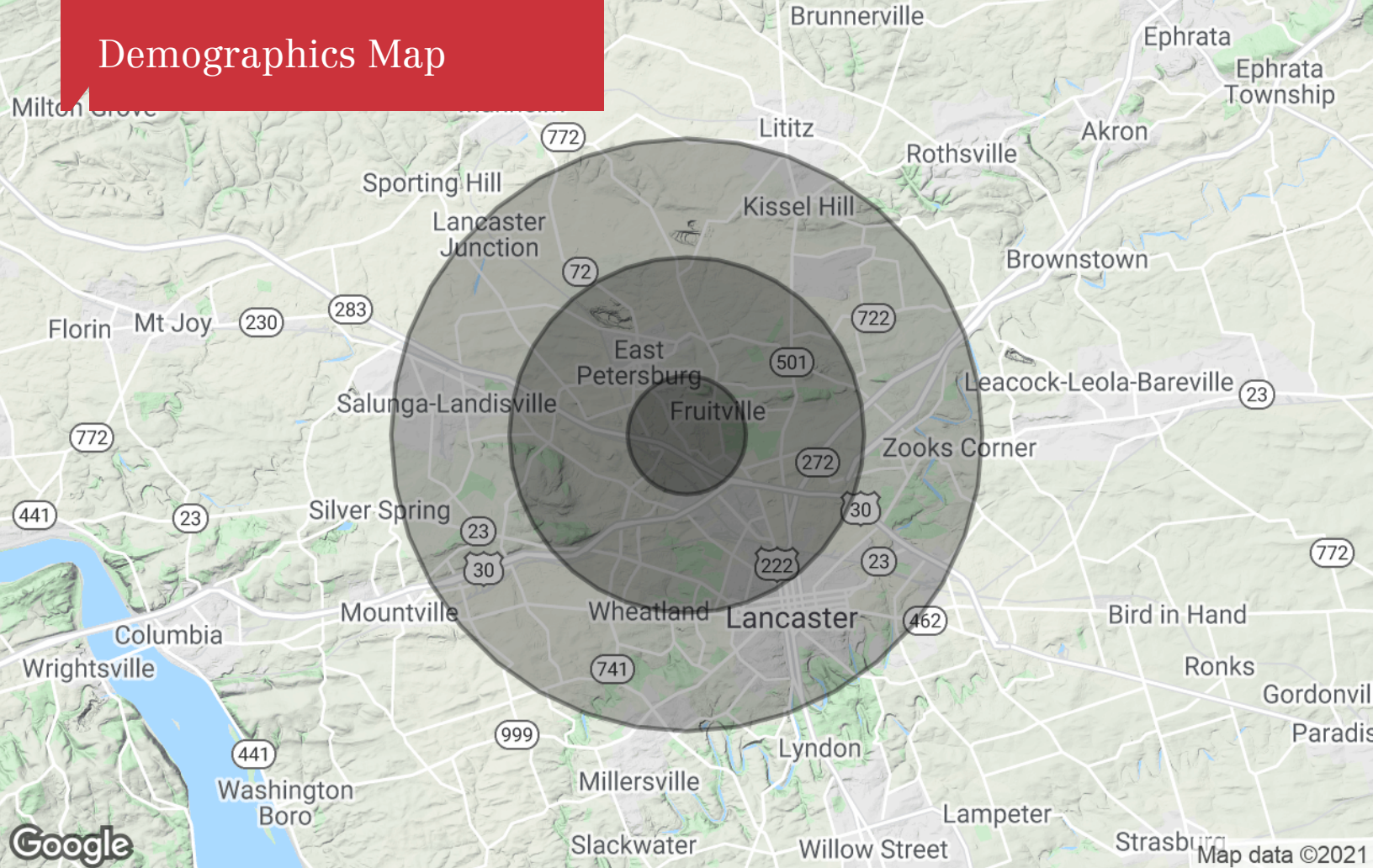
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Map data ©2021

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,398	45,779	174,542
MEDIAN AGE	41.6	40.3	37.7
MEDIAN AGE (MALE)	40.6	38.8	36.3
MEDIAN AGE (FEMALE)	42.8	41.5	38.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,731	17,777	68,345
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$80,176	\$92,849	\$67,467
AVERAGE HOUSE VALUE	\$242,749	\$279,985	\$210,963

Race

	1 Mile	3 Miles	5 Miles
% WHITE	84.2%	88.2%	82.1%
% BLACK	4.9%	4.1%	8.5%
% ASIAN	9.7%	5.7%	3.7%
% HAWAIIAN	0.4%	0.1%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	1.1%	1.9%	5.4%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	6.3%	7.9%	18.8%

* Demographic data derived from 2010 US Census



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