

FOR LEASE

Extraordinary Downtown Commercial Space

1 York Street | Hanover, PA 17331

Available SF: 1st Floor - 1,522 SF

Zoning: Downtown District

Municipality: Hanover Borough

County: York

\$17.95/SF NNN

ROCK
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

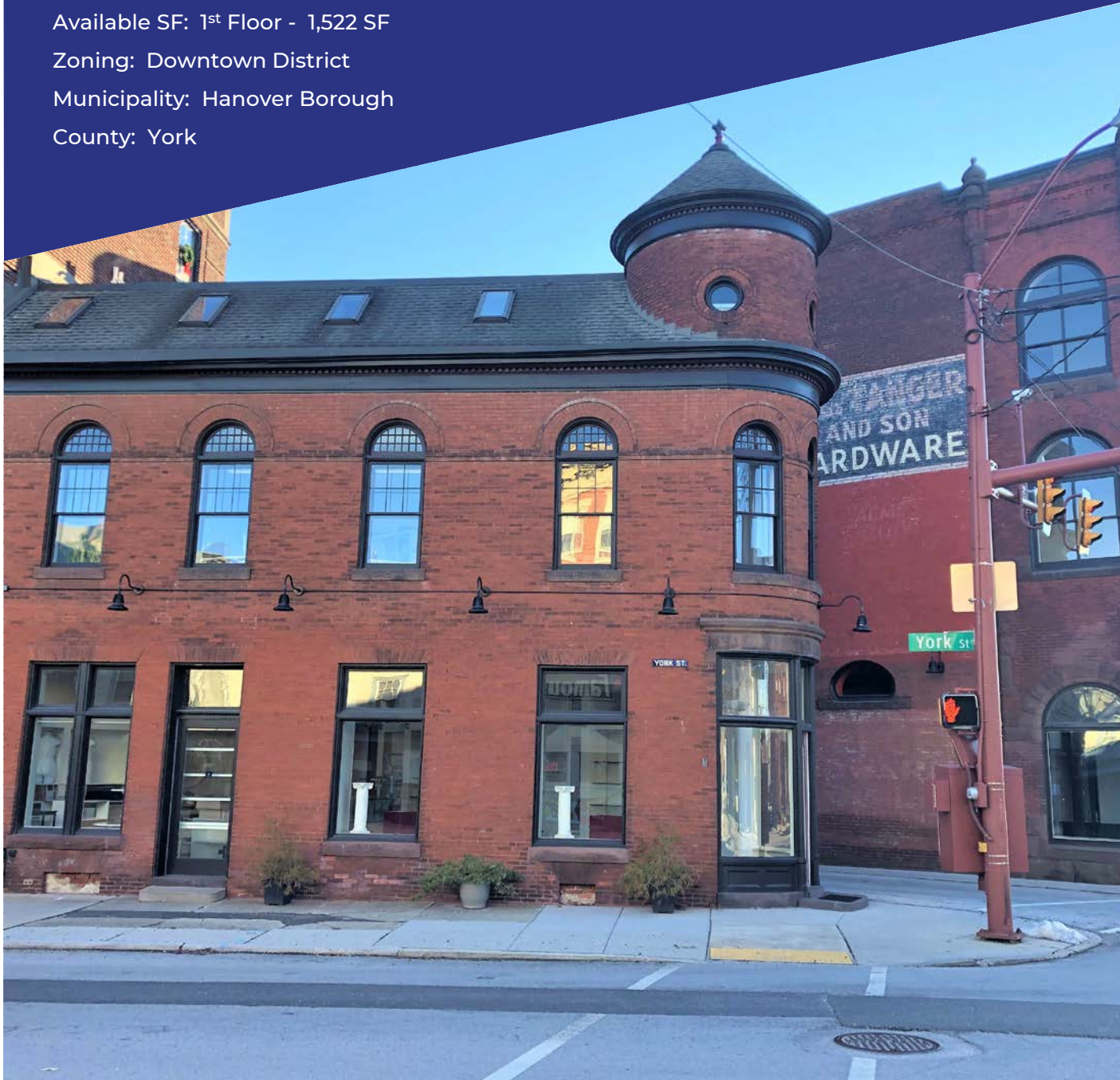
- ✓ High Profile Location
- ✓ Attractive Boutique Space
- ✓ Historic Building
- ✓ Beautiful and Unique

CONTACT

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PROPERTY INFORMATION

| | |
|---------------------|----------------------|
| Acreage | 0.03 |
| Number of Stories | 3 |
| Year Built | 1870 |
| Total GLA | 4,028 |
| Roof Construction | Asphalt Shingle |
| Heat Type & Fuel | Gas |
| Air Conditioning | Central A/C |
| Floor Construction | Wood |
| Ceiling Height | 10' |
| Sprinkler System | None |
| Daily Traffic Count | 10,951 |
| Parking | Permitted Public Lot |
| Elevators | None |

GENERAL INFORMATION

| | |
|--------------|---------------------------|
| Parcel ID | 67-67-000-05-0466-00-0000 |
| Availability | Immediate |
| Sewer | Public |
| Water | Public |
| Gas | Columbia Gas |
| Electric | MetEd |

LOCATION DESCRIPTION

Southwest corner of intersection of York Street and Broadway

NOTES

1st Floor ~ Boutique retail space in a restored historical building on the corner of Broadway and York Street. Beautiful and unique brick building with great window lines. Prominent downtown location on a busy and highly visible corner.

EXPENSE RESPONSIBILITY

| | |
|-------------------------|-------------|
| Operating Exp. (OE) | \$1.67/SF |
| Electric | Tenant |
| Gas | Tenant |
| Water | Tenant - OE |
| Sewer | Tenant - OE |
| Refuse | Tenant - OE |
| Janitorial | Tenant |
| HVAC Maint. | Landlord |
| Repairs Int. | Tenant |
| Repairs Ext. | Landlord |
| Roof/Structure | Landlord |
| Lawn/Snow | Landlord |
| Contents/Liability Ins. | Tenant |
| Fire Ins. | Tenant - OE |
| RE Taxes | Tenant - OE |



1st Floor Interior Views | 1 York Street, Hanover

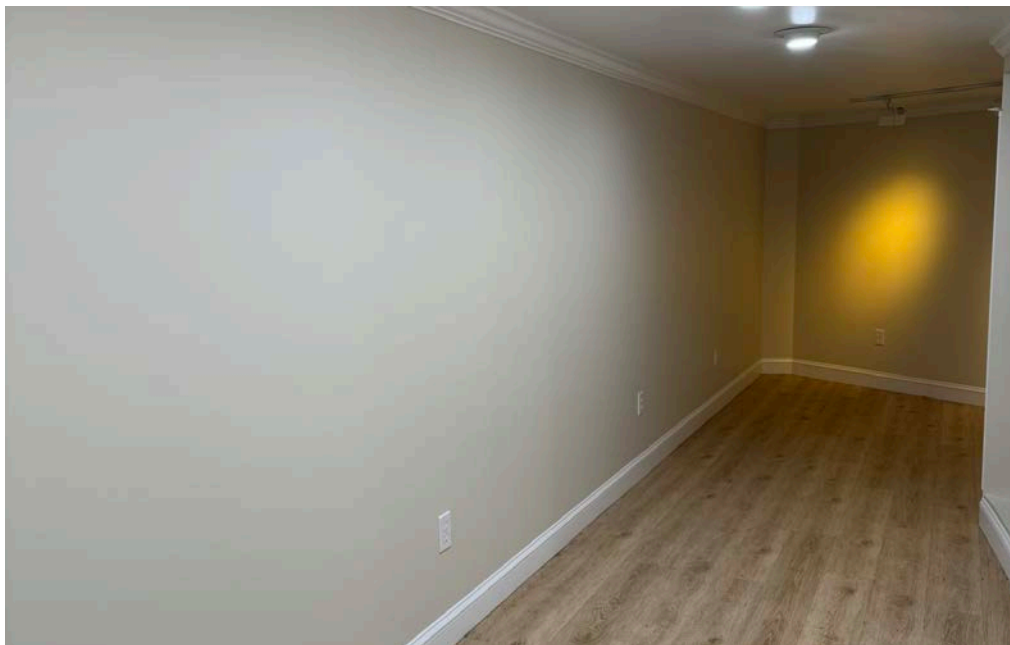
221 W Philadelphia St | Ste 19
York, PA 17401

313 W Liberty St | Ste 117
Lancaster, PA 17603

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1st Floor Interior Views | 1 York Street, Hanover

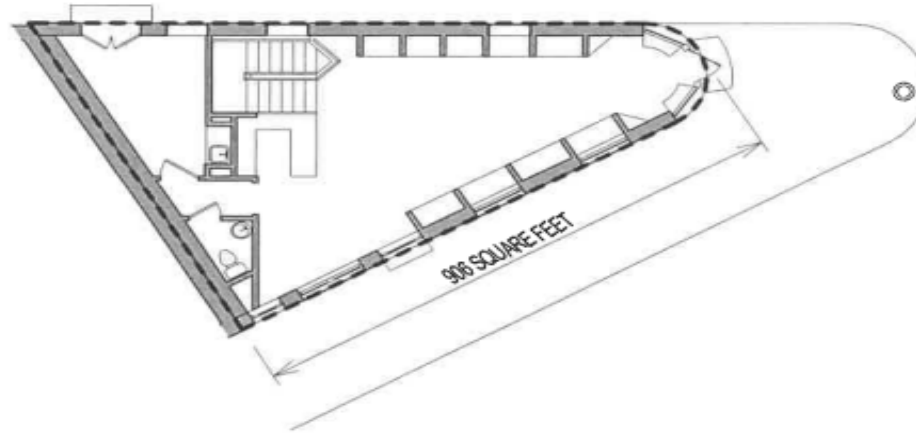
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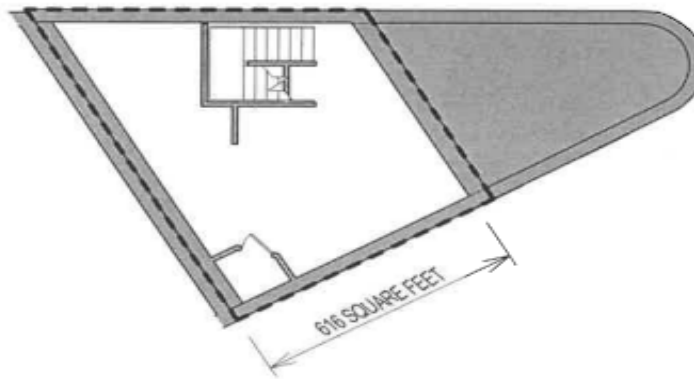
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ONE YORK STREET - 1st FLOOR

1/16" = 1'-0"



ONE YORK STREET LOWER LEVEL

1/16" = 1'-0"

TOTAL LEASE AREA
1522 SQUARE FEET



1st Floor - Floorplan | 1 York Street, Hanover

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Aerial | 1 York Street, Hanover

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