

# Three! Only ~~Four~~ Office Condominiums Remain Sixth Avenue Professional Center For SALE or LEASE

## Additional Information

### Property Description:

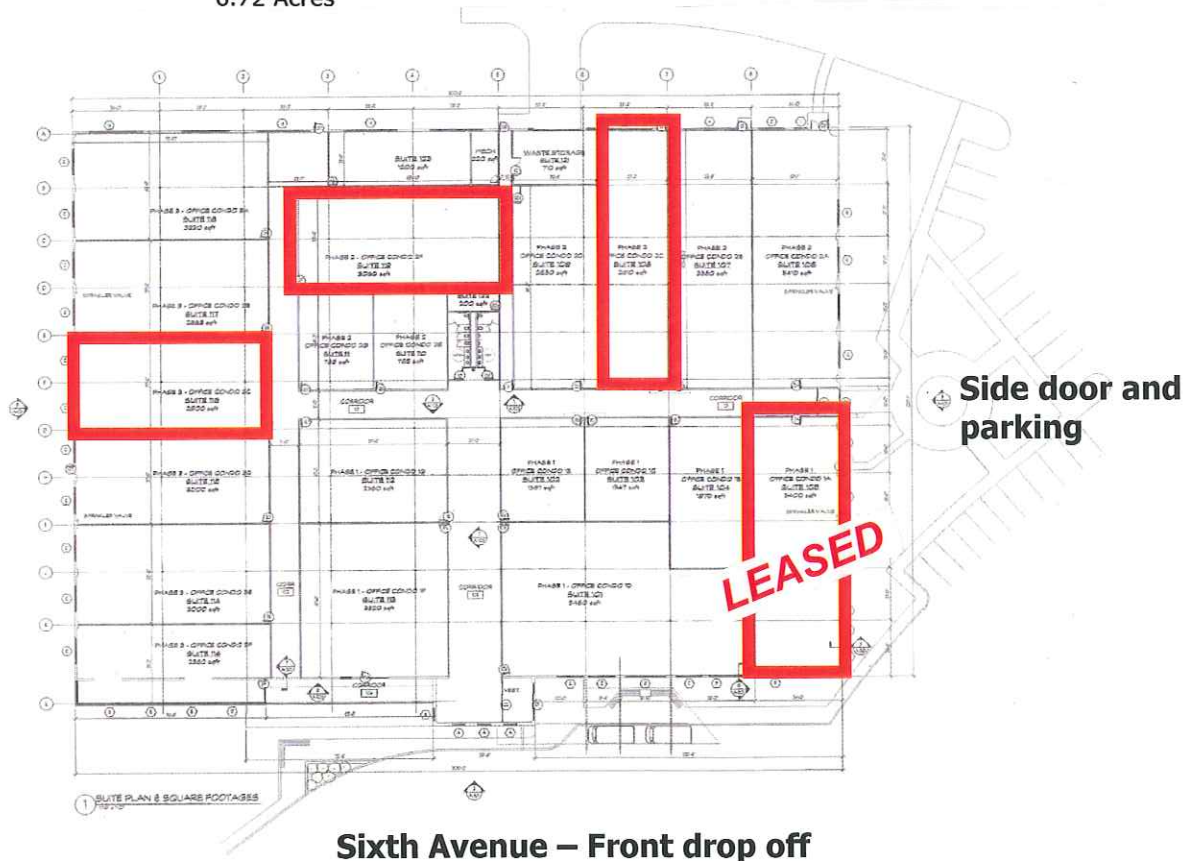
Join business and medical professionals in this new office condominium conversion. The building features a raised floor system for ease of reconfiguration, patient drop off area, secure entrances with intercom system for after hour access, common area rest rooms and family waiting areas, and is full ADA compliant. Facility is located on a seven acre site with ample parking, nicely landscaped in a quiet neighborhood which is close to Memorial Hospital, The Surgical Center of York, and all major traffic arteries.

### Location Description:

Located in Spring Garden Township in York County.

### Lot Size:

6.72 Acres



- Very competitive rent – includes a \$40.00 per square foot build-out allowance.
- Very competitive sale price per square foot – much less than new construction.
- Suites range from 2,870 square feet to 3,400 square feet.
- Very convenient location – close to I-83 and Route 30.
- Very quiet and professional neighborhood.

**Call John W. Woodward at Real Services, Inc. TODAY!  
Phone 717-854-8122**