

Thistle Hill Professional Center Partners, L.P.

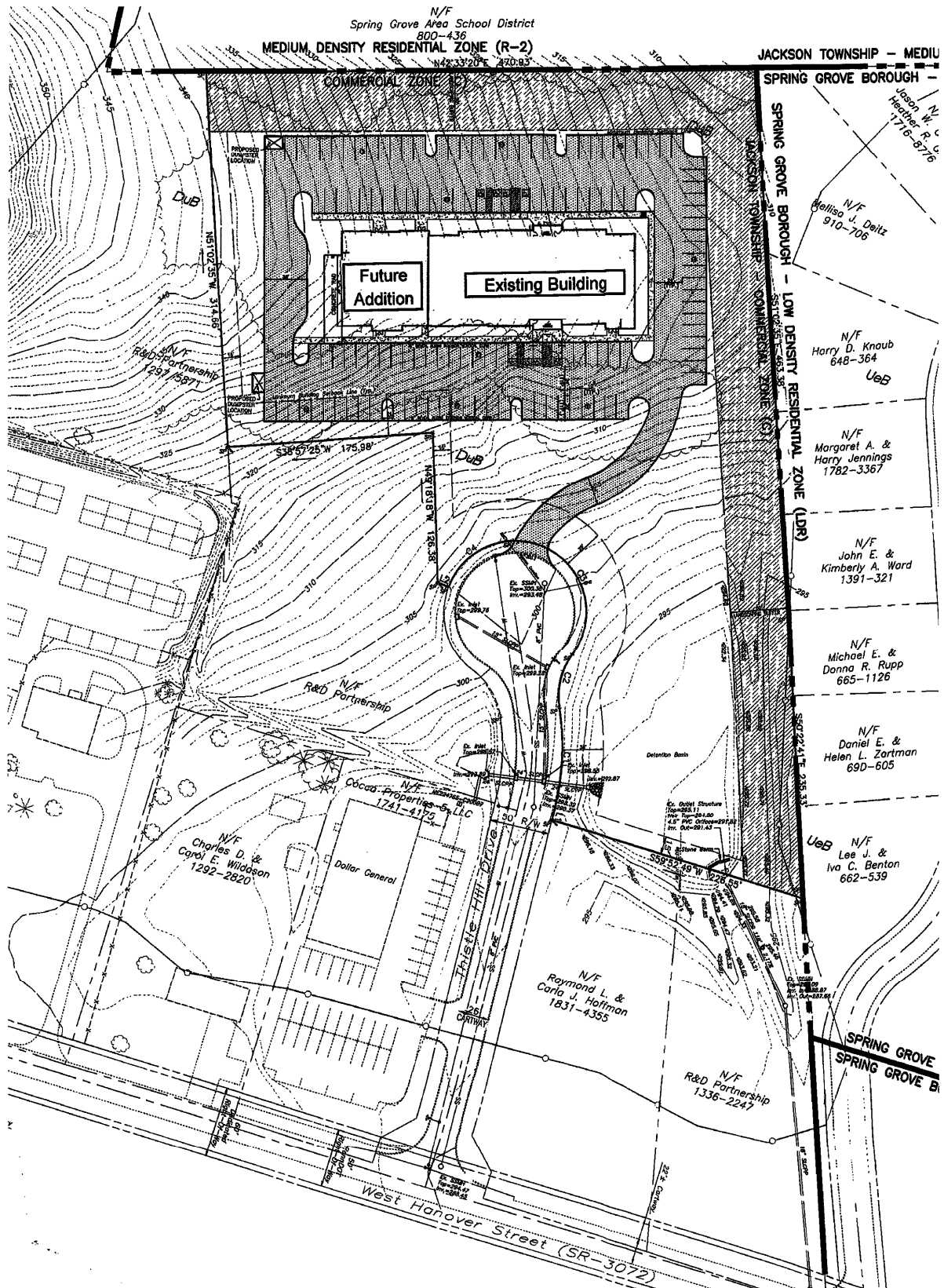
P.O. Box 688 • 610 Edgegrove Rd. • Hanover, PA 17331
(717) 630-9767 Fax (717) 630-0903



Property Profile:

Unit:	Suite 204
Address / City:	2030 Thistle Hill Drive, Spring Grove, PA 17325
Municipality / County:	Jackson Township / York County
Tax Map & Parcel #:	33-000-GF-0065-H0-00000
Zoning:	Commercial
Total Building Square Footage:	25,540 Square Feet
Available Square Footage:	1,665 Square Feet
Delivery Condition:	Negotiable
Roof Type / Condition:	Rubber roof on steel decking / new condition
HVAC:	Roof-top unit, gas heat, electric air conditioning
Sprinkler:	Wet type fire protection system
Land Size:	Approx. 5.16 Acres
Parking Spaces:	112 Shared car spaces
Utilities:	All utilities paid by tenant
Sewer (public / private):	Public – Spring Grove Borough (Included in CAM)
Water (public / private):	Public – York Water Company (Included in CAM)
Gas (provider):	Columbia Gas
Electric (provider):	Met-Ed
Trash (non-hazardous):	Republic Services (included in CAM)
Possible Uses:	Medical/Professional Office
Availability:	Immediately Available
Type of Transaction:	Lease
Lease Term:	5 Year or as negotiated
Security Deposit:	One month's base rent
Base Rate:	\$14.00/sf annually (\$1,942.50 per month)
Operating Expenses:	
Common Area Maintenance	\$2.12/sf annually (2019 Actual)
Real Estate Taxes	\$2.75/sf annually (2019 Actual)
Building Insurance	\$0.21/sf annually (2019 Actual)
Operating Expense Totals	\$5.08/sf annually (\$704.85 per month)
Comments:	Premises is located in the Thistle Hill Professional Center. Other tenants within the Center include Hanover Hospital Express Care, Lab and Diagnostic, Spring Grove Family Care, Darrell Sipe Opticians and Hearing Aids, Hanover Medical Group and Adelphoi Village, Inc.
Contact:	Allen Smith, Conewago Contractors, Inc.

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