

# Thistle Hill Professional Center Partners, L.P.

610 Edgegrove Road, Hanover, PA 17331

(717)630-9767



## Property Profile:

Address / City:	2030 Thistle Hill Drive, Suite 200, Spring Grove, PA
Municipality / County:	Jackson Township / York County
Tax Parcel #:	33-000-GF-0065.H0-00000
Zoning:	Commercial
Total Building Square Footage:	28,094 Square Feet
Available Square Footage:	3,145 Square Feet
Delivery Condition:	As-Is
Roof Type / Condition:	EPDM Rubber / Good Condition
HVAC:	One (1) Carrier Gas Heat/Electric Cool 5-Ton RTU
Land Size:	Approx. 5.15 Acres
Parking Spaces:	3.70 Spaces per 1,000sf
Utilities:	Sewer/Water Paid by Landlord, Included in CAM Gas/Electric Paid by Tenant
Sewer (public / private):	Public – Borough of Spring Grove
Water (public / private):	Public – York Water Company
Gas (provider):	Columbia Gas
Electric (provider):	Met-Ed
Possible Uses:	Medical, Office
Availability:	Third Quarter 2025
Type of Transaction:	Lease
Lease Term:	Three (3) or Five (5) Year
Security Deposit:	One Month's Base Rent
Base Rate:	\$17.95/sf NNN Annually / 3% Annual Increases
Op. Ex.:	CAM - \$2.25/sf   Ins - \$0.24/sf   Taxes - \$2.95/sf
Amenities:	Common Area Second Floor Conference Room Second Floor Access from Rear Parking Lot Elevator
Contact:	Justin Smith