

FOR LEASE

Proposed redevelopment of this historic landmark building, under new ownership, the Federal Building.

Potential to add Liquor license at an additional expense.



UNDER NEW OWNERSHIP!



Ben Chiaro, CCIM
Cell: 717.683.3316
ben@truecommercial.com

David Albright
Cell: 717.870.3097
david@truecommercial.com

EXTERIOR BUILDING CONCEPTUAL RENDERING

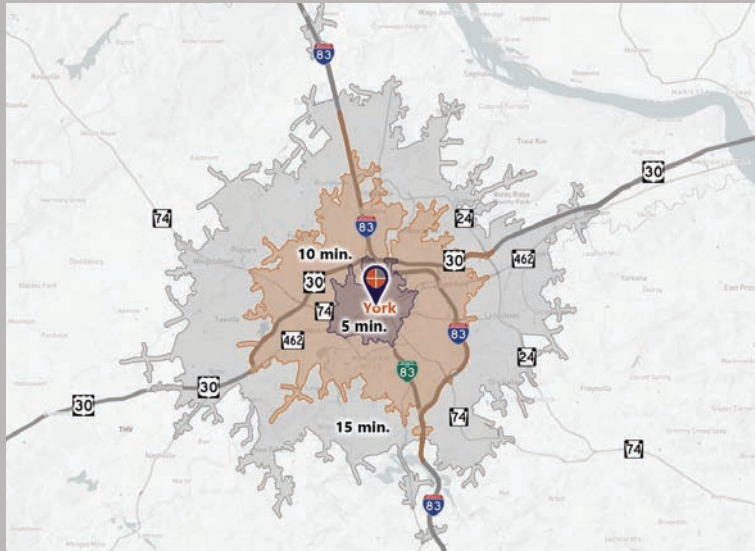
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

PROPOSED REDEVELOPMENT

DEMOGRAPHICS

Variable	55 W. Philadelphia St. York, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	40,554	95,825	173,871
Population Density (Per Sq. Mile)	9,181.0	2,950.9	1,835.6
Total Daytime Population	44,903	120,840	199,092
Total Households	15,850	37,917	68,215
Per Capita Income	\$20,630	\$30,827	\$36,301
Average Household Income	\$53,026	\$77,528	\$92,078
Average Disposable Income	\$43,022	\$60,693	\$70,865
Total (SIC01-99) Businesses	1,612	4,349	6,621
Total (SIC01-99) Employees	21,819	67,555	105,027
Food Away from Home	\$30,635,918	\$103,737,050	\$218,328,848
Food Away from Home - Lunch	\$8,951,594	\$30,197,824	\$63,507,753
Food Away from Home - Dinner	\$15,159,850	\$51,507,616	\$108,509,416
Beer & Ale Away from Home	\$771,732	\$2,662,275	\$5,578,943

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

This one-of-a-kind historic landmark building, the Federal Building, was originally constructed as York's post office in 1895, and later became a Masonic Lodge and the Medieval stone façade on N. Beaver St. was added which is now home to the gymnasium. It is now positioned for redevelopment, offering the ability to breath new life into the building's ornate architecture, such as the exterior turrets, stained glass, slate roof, and grand spiral staircase anchoring the building's most visible corner.

It's pinnacle location at the northeast corner of W. Philadelphia St. and N. Beaver St. anchors the epicenter of York City's retail district, making it a prime opportunity for adaptive reuse to a multitude of high-traffic uses, including restaurant/bar, music/entertainment venue, nightclub, event space, brewery/distillery, or other assembly type uses. Potential to add a liquor license is at an additional expense.

The interior of the building features large, open spaces with high ceilings, large windows, wood floors, and decorative molding. There is also a full basement with useable ceiling heights, as well as an exterior gated courtyard.

PROPERTY DETAILS

- Total Building Size:.....27,060 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:.....0.25 Acres
- Date Available:.....Immediately
- Year Built:.....1895

TRAFFIC COUNTS

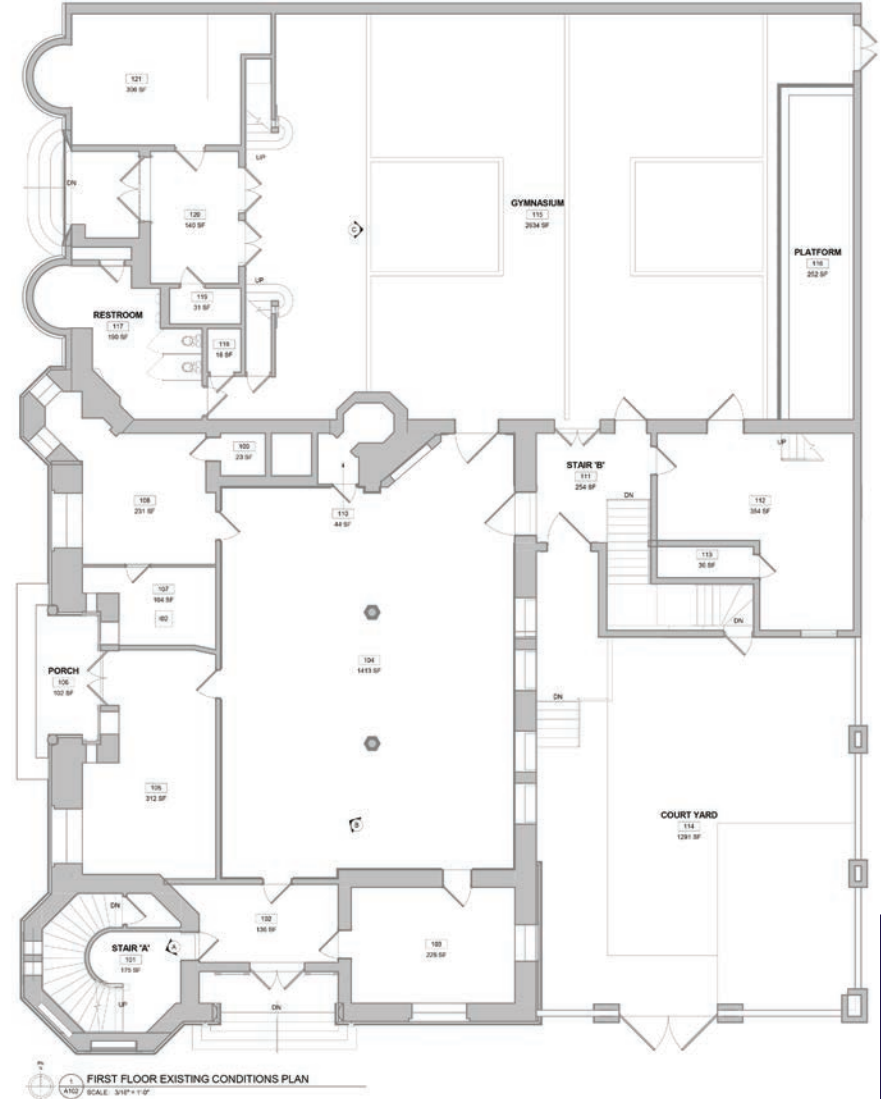
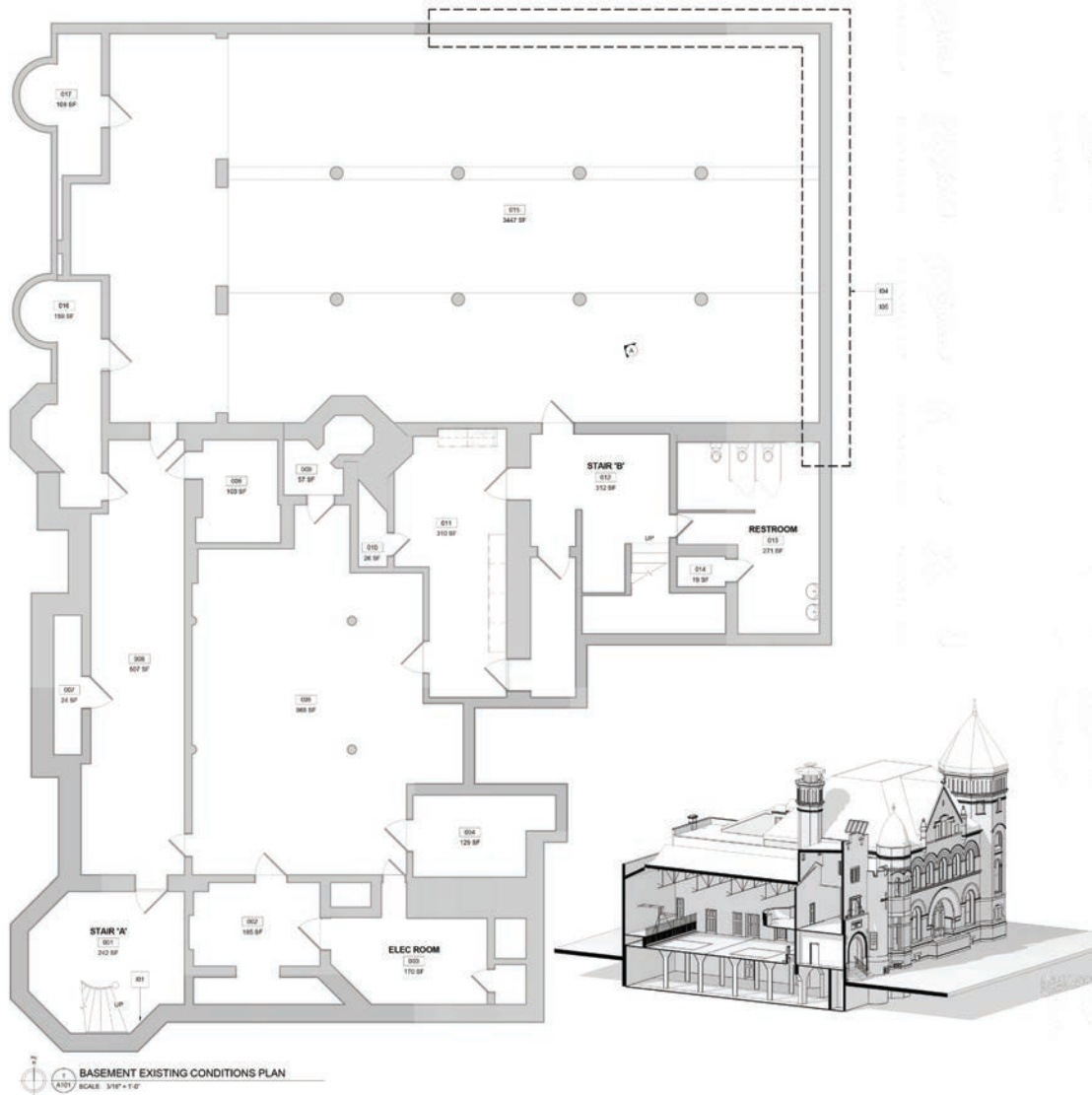
- W. Philadelphia St.:.....12,695 VPD
- N. Beaver St.:.....3,202 VPD



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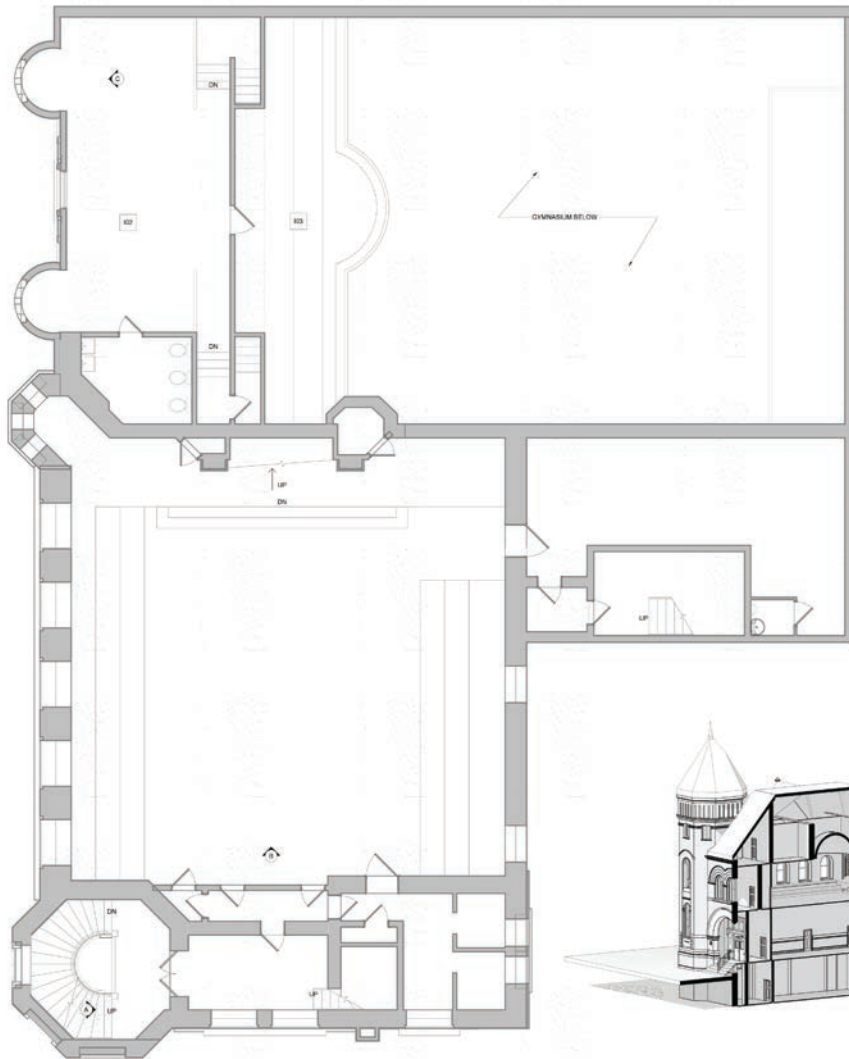
FLOOR PLANS | As BUILT



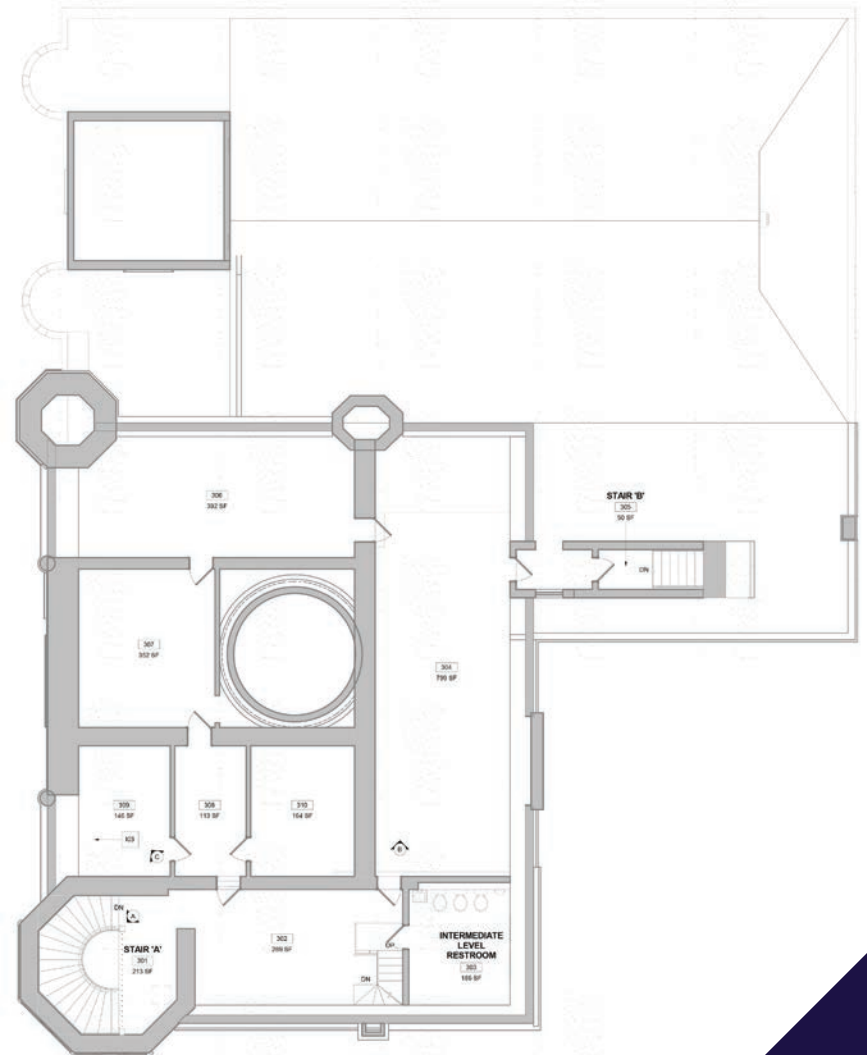
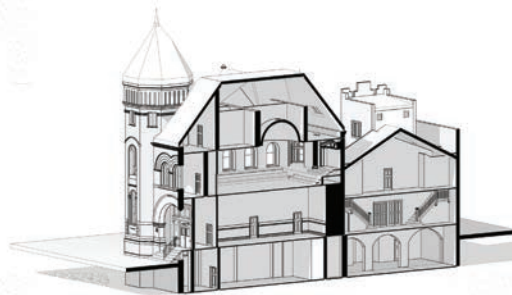
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FLOOR PLANS | As BUILT



1
ASB
SECOND FLOOR EXISTING CONDITIONS PLAN
SCALE: 3/8" = 1'-0"



1
ASB
THIRD FLOOR EXISTING CONDITIONS PLAN
SCALE: 3/8" = 1'-0"

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CONCEPTUAL RENDERINGS

Information on Conceptual Renderings: these renderings are conceptual only. Proposed concept plans depict brewery, lounge and/or event space, for which the building's existing conditions make for an easy conversion utilizing many of the historic design features and finishes.



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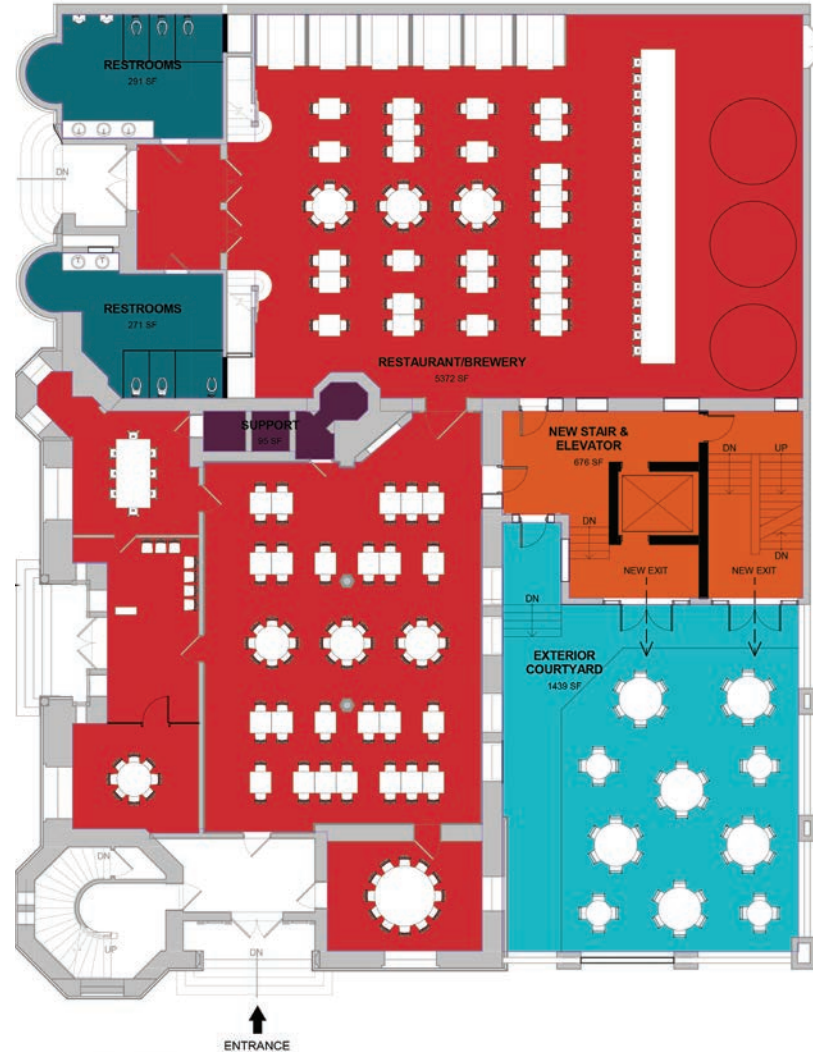


PROPOSED FLOOR PLAN | RESTAURANT/BREWERY



BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

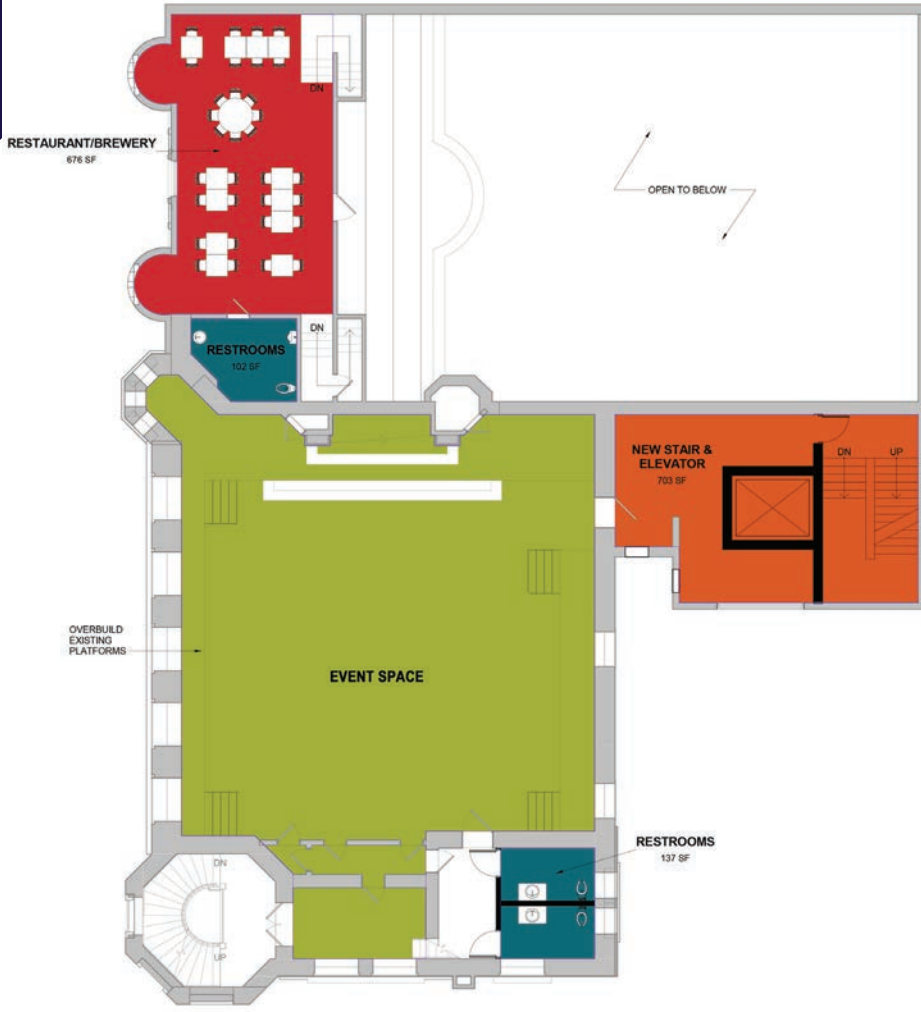
SPACE KEY

- NEW STAIR & ELEVATOR
- NEW RESTROOMS
- RESTAURANT/BREWERY
- EXTERIOR COURTYARD
- PRIVATE OFFICE
- SUPPORT
- KITCHEN
- CO WORK
- TRASH

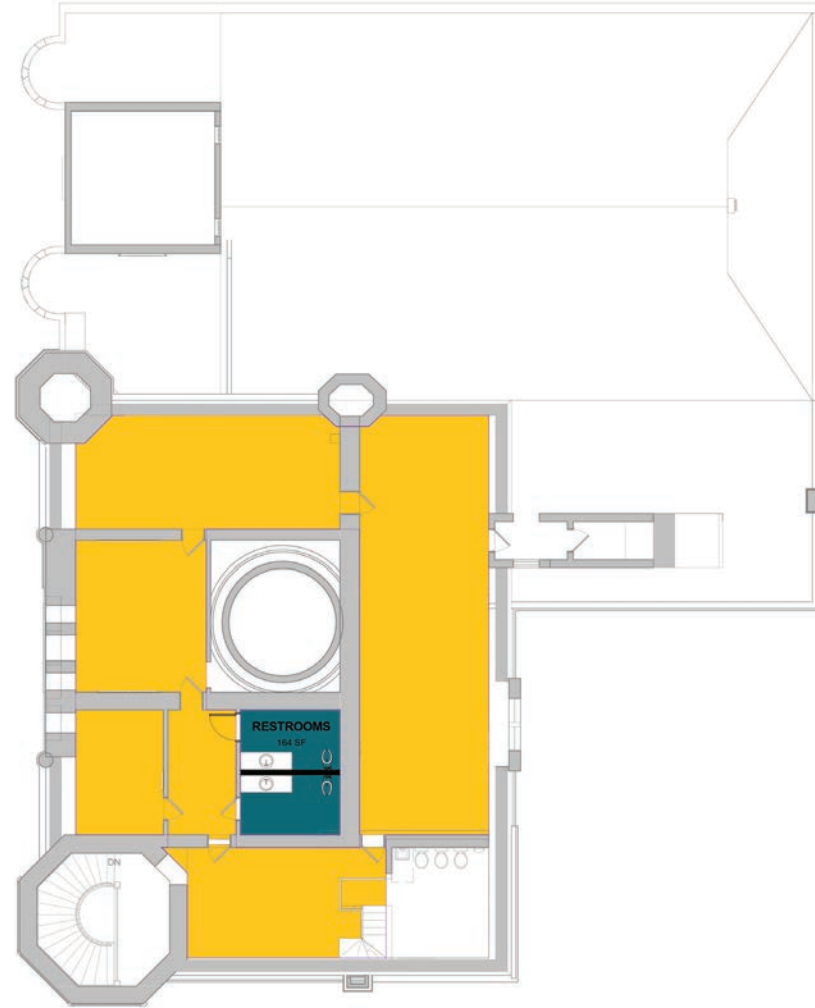
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PROPOSED FLOOR PLAN | RESTAURANT/BREWERY



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

SPACE KEY

- NEW STAIR & ELEVATOR
- NEW RESTROOMS
- RESTAURANT/BREWERY
- EXTERIOR COURTYARD
- EVENT SPACE
- SUPPORT
- KITCHEN
- EVENT SPACE
- TRASH

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DOWNTOWN YORK AREA MAP

Visit Downtown York

DRINKING & DINING

1. Central Market
8. Pizza Boli's York
3. Roost Uncommon Kitchen
4. Marcello's Pizza
5. JB Lovedrafts
6. McDonald's
7. Harmony Cafe
8. Pizza Boli's York
9. Mesa Moreira
10. Mudhook Brewing Co.
11. Archetype Pizza
12. Collusion Tap Works
13. Prince St. Cafe
14. Gift Horse Brewing Co.
15. The Left Bank
16. Essan Thai Restaurant
17. Cupcakes & More
18. The Green Bean Roasting Co.
19. Skillet2Plate Soul Bistro
20. The Handsome Cab
21. World Grills
22. Sarah's Snacks
23. Holy Hound Taproom
24. Liquid Hero Brewery
25. First Capital Dispensing Co.
26. Tutoni's Restaurant
27. Granfaloon's Tavern
28. Chinatown Express
29. Subway
30. Rockfish Public House
31. LettUsKnow
32. Aviano's Corner Trattoria
33. Fig & Barrel
34. Hamir's Indian Fusion
35. Iron Horse York
36. Revival Social Club
37. Stage Deli

ATTRACTIONS

38. Marketview Arts
39. Valencia Ballroom
40. Timeline Arcade
41. York Revolution Stadium
42. The Bond
43. Small Star Art House
44. Appell Performing Arts Center

LODGING

45. Red Roof Inn
46. The Yorktowne Hotel - a Tapestry Collection by Hilton (Now Open)
47. Grace Manor Bed & Breakfast

SHOPPING

48. House of York
49. Boho Bella
50. The Witchwood Teahouse
51. Pineapple Home Gallery
52. C-town Supermarket
53. Sky Optics
54. New Hub Store
55. Rainbow Shops
56. Family Dollar
57. Lilybird & Company
58. Camera Center of York
59. Revolt Style Studio
60. Pippi's Pen Shoppe
61. Refillism
62. Sunrise Soap Co.
63. Artemis Vintage
64. Rite Aid
65. My Girlfriend's Wardrobe
66. Charles A. Schaefer Flowers
67. Bound Books

FITNESS

68. York YMCA
69. CrossFit York



LEGEND

- | | |
|---|------------------------------------|
| A Northwest Triangle Redevelopment | P1 King St. Garage |
| B York County Judicial Center | P2 Market St. Garage |
| C Continental Square | P3 Philadelphia St. Parking |
| | P4 Central Market Deck |



NORTHWEST TRIANGLE

This 4 acre mixed use redevelopment site will feature a mix of 70,000 SF of retail/restaurant space, 300 new market rate apartments, and over 50,000 SF of office/flex/conference space.



YORK JUDICIAL CENTER

One of the largest traffic generators in the city, with 680 employees and drawing 2,450 visitors per day from all over York County.



MARKET DISTRICT

Anchored by Central Market, and contains Restaurant Row, the Market District centers around the blocks of N. Beaver St. W. Philadelphia St. N. George St., S. Beaver St. & W. Market St. Shop, dine and be entertained throughout the downtown core.



CONTINENTAL SQUARE

The downtown crossroads at George & Market Streets has seen a host of new activity recently. Decorative lighting will highlight the buildings. Home to many new businesses, office tenants, and new market-rate apartments.



Home to artists' collectives, galleries, eclectic retail, a Mural Walk featuring over a dozen vibrant creations by local artists, and a secret courtyard cantina, Royal Square is an emerging arts and shopping destination in Downtown York.

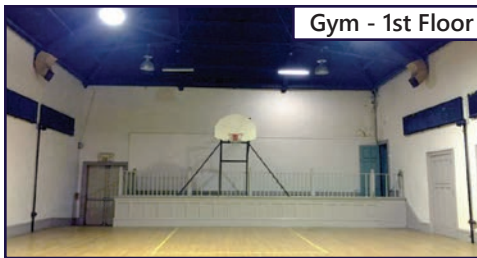
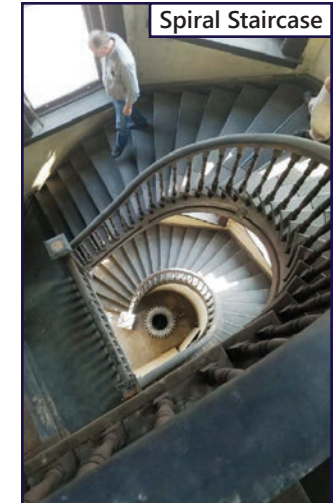
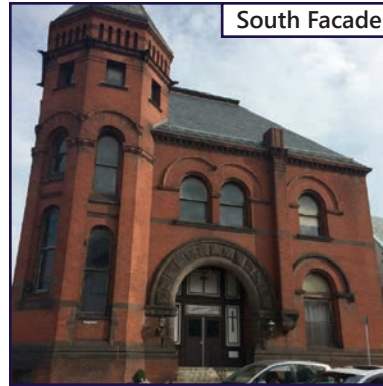


Located just across the Codorus Creek, WeCo is a diverse business district with restaurants, shopping, entertainment, community activities and local businesses.

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CURRENT PROPERTY PHOTOS



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AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO



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