

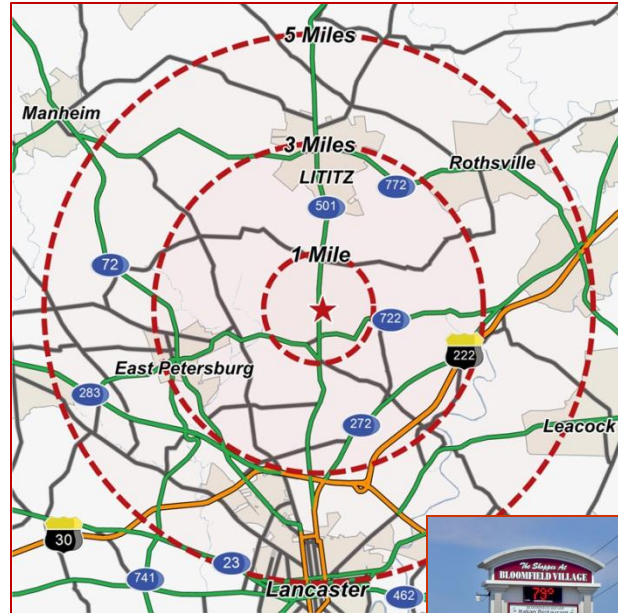
THE OFFICES AT BLOOMFIELD VILLAGE

Total GLA: +/- 63,348 SF

Lititz, PA 17543

Manheim Township

3140 Bloomfield Drive



2011 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	4,258	42,244	107,608
Avg. HH Income:	\$134,610	\$95,438	\$81,405
Daytime Population:	1,617	22,297	80,432

Managed by: **PMA** Property Management Alternatives, Inc.

For LEASE or SALE as "Condominium Ownership"

- 2nd Floor Office ~ 20,308 SF (dividable)
- Current space is open floor plan, ready for custom build-out
- Separate utilities for any smaller divided tenant spaces

Traffic Count Route 501: 22,386 vehicles per day



The Offices at Bloomfield Village

is a "mixed use" retail/office project, which contains 43,040 SF of retail space.

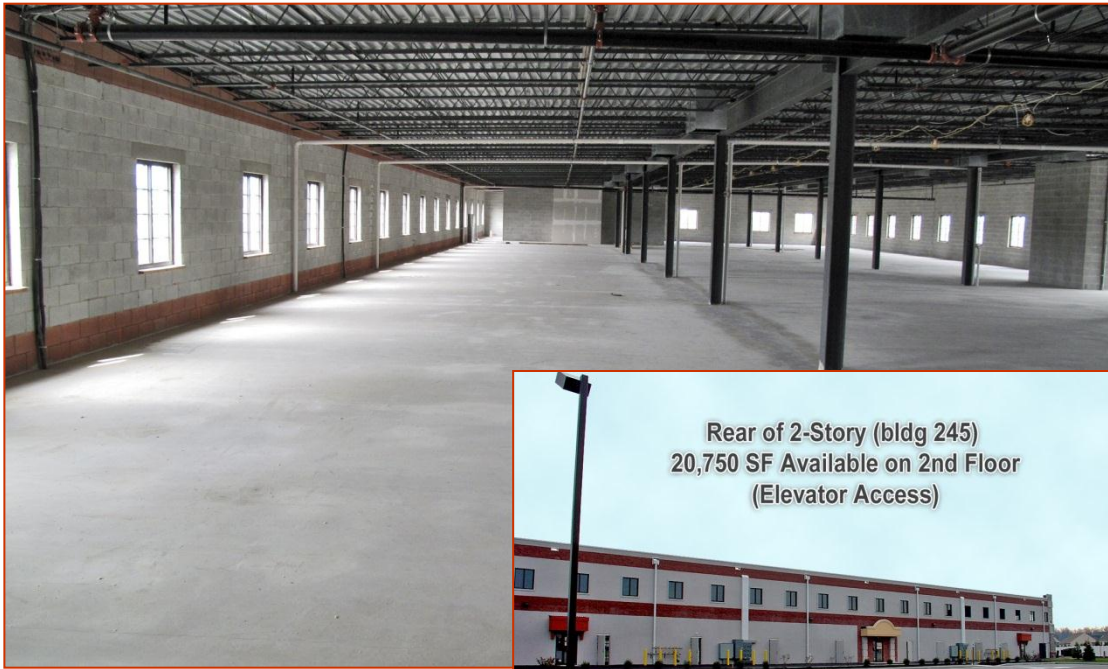
The 2nd Floor has 20,308 SF of open space and ready for tenant specific build-out.

42 Parking spaces available at rear of building. Lobby entrances on both front & rear of building with elevator service and an additional (2) stairwell access points to rear parking area.

These demised, 2nd Floor spaces, are also available For Sale through a Condominium Agreement (for those looking to own and not lease).

*See reverse side for **site plan**

The Offices at Bloomfield Village



Rear of 2-Story (bldg 245)
20,750 SF Available on 2nd Floor
(Elevator Access)



LMS
Commercial Real Estate

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The information herein (including all taxes pertaining to the same) has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.

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