

# LMS

Commercial Real Estate

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Lancaster County

Professional Office

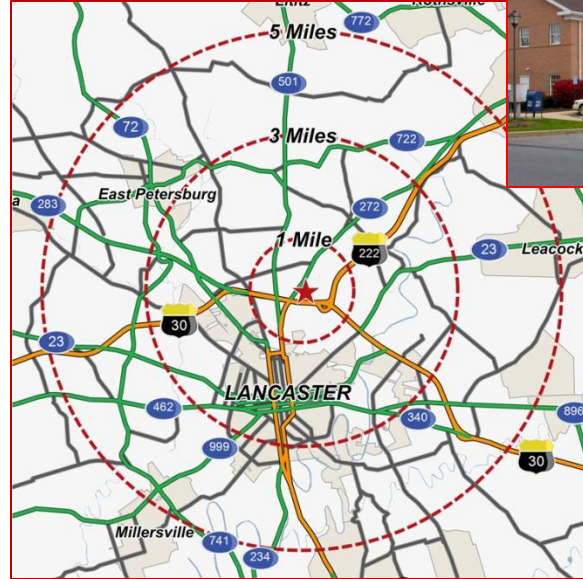
## EDEN PROFESSIONAL CENTER

Total GLA: +/- 43,710 SF

Lancaster, PA 17601

Manheim Township

1725-1755 Oregon Pike



Building 1725A



Building 1755

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

### SPACE AVAILABLE:

- 1,340 SF (2<sup>nd</sup> Floor)

### 2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	7,220	95,488	167,774
Avg. HH Income:	\$76,893	\$63,212	\$71,042
Daytime Population:	8,623	74,365	111,226

### Eden Professional Center

is +/- 43,710 square feet of class "A" office space, constructed in 1986. The property consists of two (2), 2-Story brick buildings. It is ideally located at the intersection of Route 30 and 272 (Oregon Pike) in Lancaster, PA.

Some of the existing tenants include doctors, lawyers, patient help, and financial services.

Building 1725B



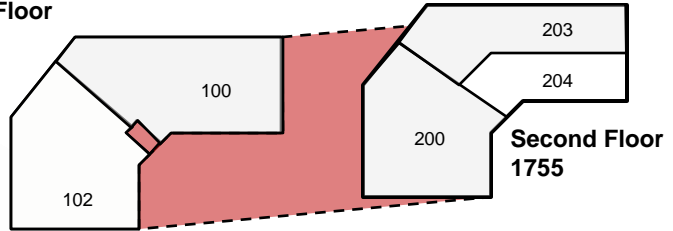
\*See reverse side for **site plan**



LANCASTER CITY

OREGON PIKE PA ROUTE 272

**First Floor  
1755**



**Second Floor  
1755**

**Office Suites 1725**

**First Floor**

100A	Eden Park Pediatrics	2,804 sf
102A	Dr. Daniel Mast	1,911 sf
104A	Eden Park Pediatrics	1,401 sf
105B	Mary Ann Duffy	1,197 sf
107B	Lancaster Medical Group	2,949 sf

**Second Floor**

200A	Wood Star Productions	1,000 sf
201A	Bankers Life & Casualty	1,596 sf
203A	Mutual of Omaha	800 sf
204A	Available	1,340 sf
205B	Rehab After Work	2,820 sf
206B	Christian Landis Agency	2,101 sf



1725 Oregon Pike

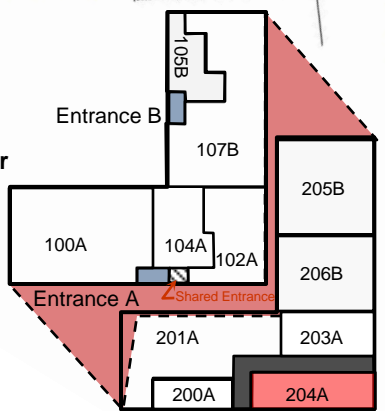
**Office Suites 1755**

**First Floor**

100	Ambassador Advisors	5,245 sf
102	Dr. John M. Schmidt, DMD	4,830 sf

**Second Floor**

200	Behavioral Healthcare	5,096 sf
203	Equitable Life Assurance	2,838 sf
204	Behavioral Healthcare	2,005 sf



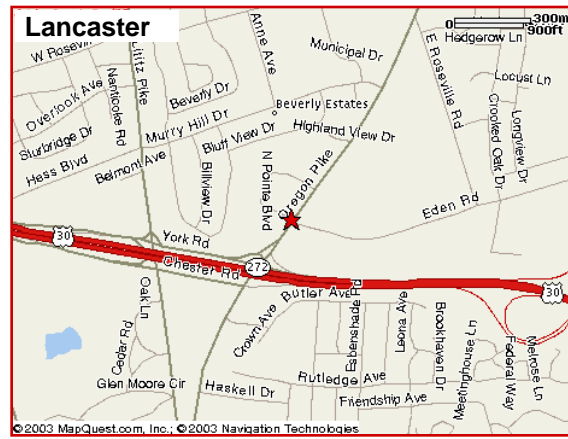
**First Floor  
1725**

**Second Floor  
1725**

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For additional information, please contact **Wilay Boensch:**  
717.569.9373 [wboensch@lms-pma.com](mailto:wboensch@lms-pma.com)



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