



101 N QUEEN STREET,  
LANCASTER, PA



**41,000 SF CLASS A OFFICE AVAILABLE FOR LEASE**

LANCASTER'S LARGEST CONTIGUOUS CLASS A OFFICE OFFERING



ZAMAGIAS  
PROPERTIES

101 N QUEEN STREET, LANCASTER, PA

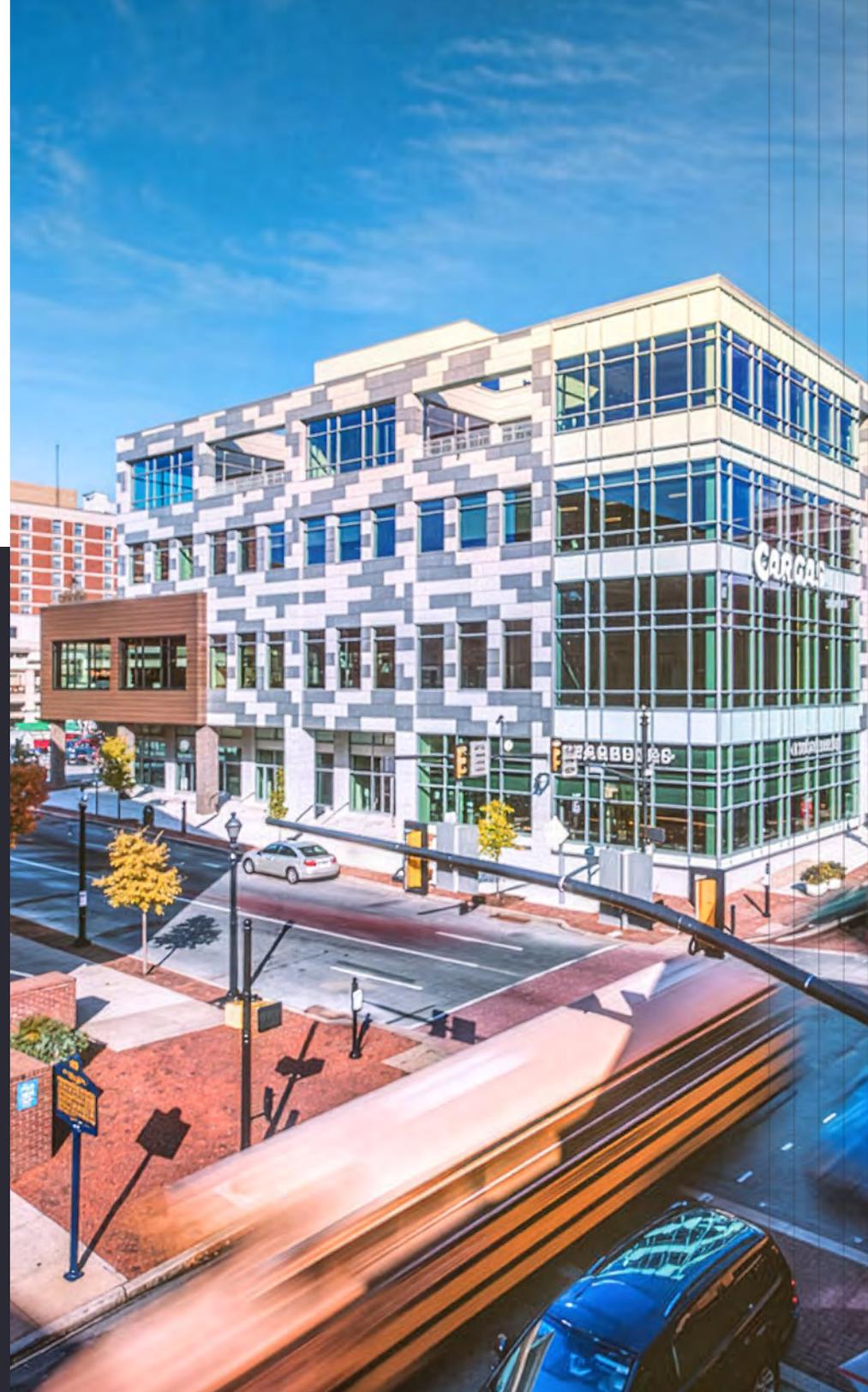
# OVERVIEW

## TURN-KEY, FULL-FLOOR CLASS A OFFICE OPPORTUNITY

101NQ offers a rare full-floor Class A office opportunity in the heart of downtown Lancaster. Built in 2015 and positioned within the city's Central Business Core, the building combines modern infrastructure, high-end finishes, and flexible layouts ideal for firms seeking quality space without major-market pricing.

-  Trophy, Class A Building
-  Turn-Key Office Space
-  Prominent CBD Location
-  CRIZ Incentives Available

## BUILDING CO-TENANTS



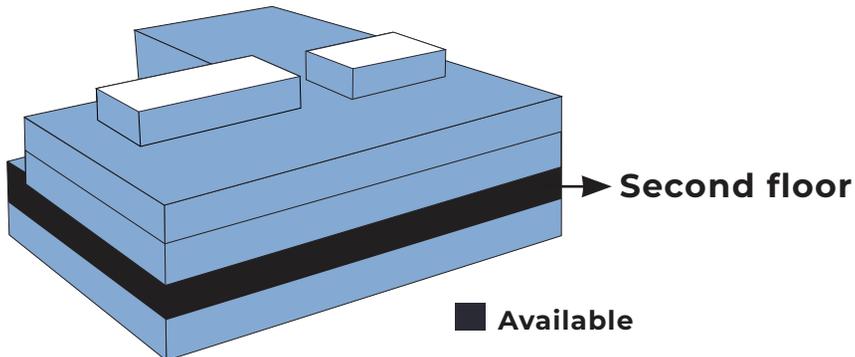
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# AVAILABILITY

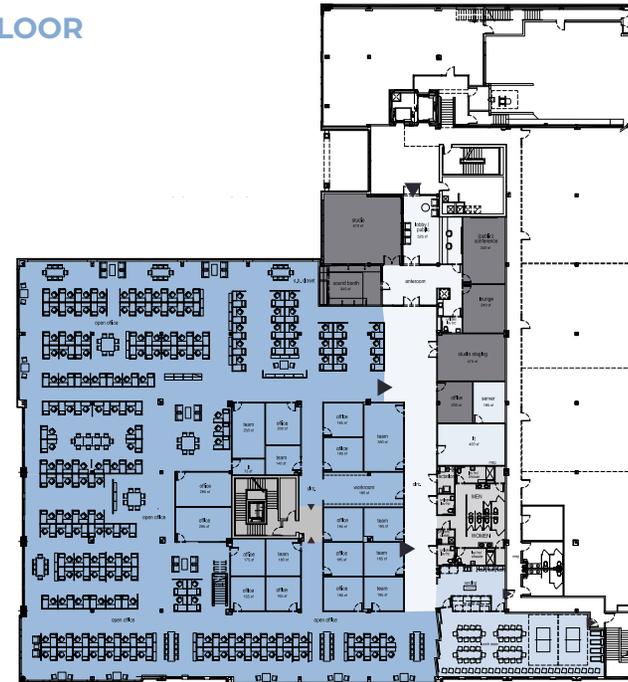
## 41,000 SF OF CLASS A OFFICE SPACE

This 41,000 SF second-floor office opportunity is fully built-out with collaboration areas, advanced technology, and a secured reception entry, allowing immediate occupancy. As the largest Class A availability in Lancaster's CBD, 101NQ delivers a compelling solution for organizations drawn to Lancaster's strong labor pool, affordability, and walkable urban environment.

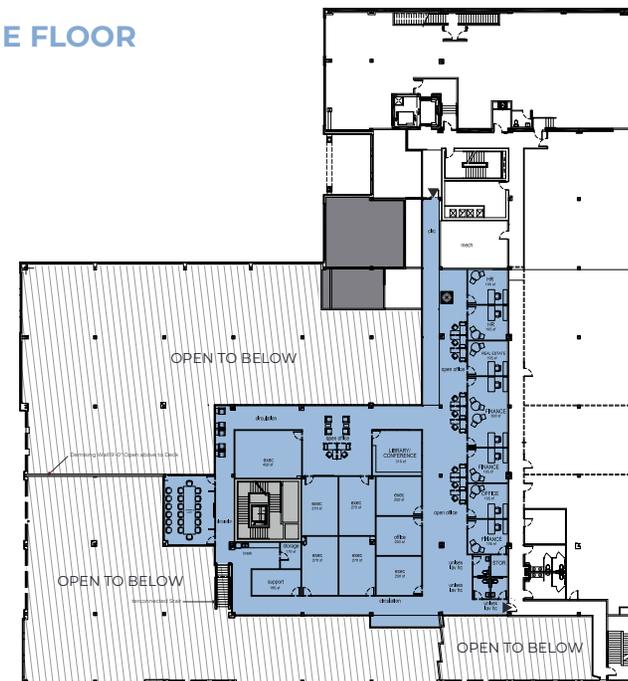
-  Full second-floor (including mezzanine)
-  Plug-and-play build-out with premium finishes
-  20' high ceilings with flexible planning options
-  Secured entry with front desk reception
-  Interior connection to public parking garage
-  Prominent facade signage opportunity



## SECOND FLOOR

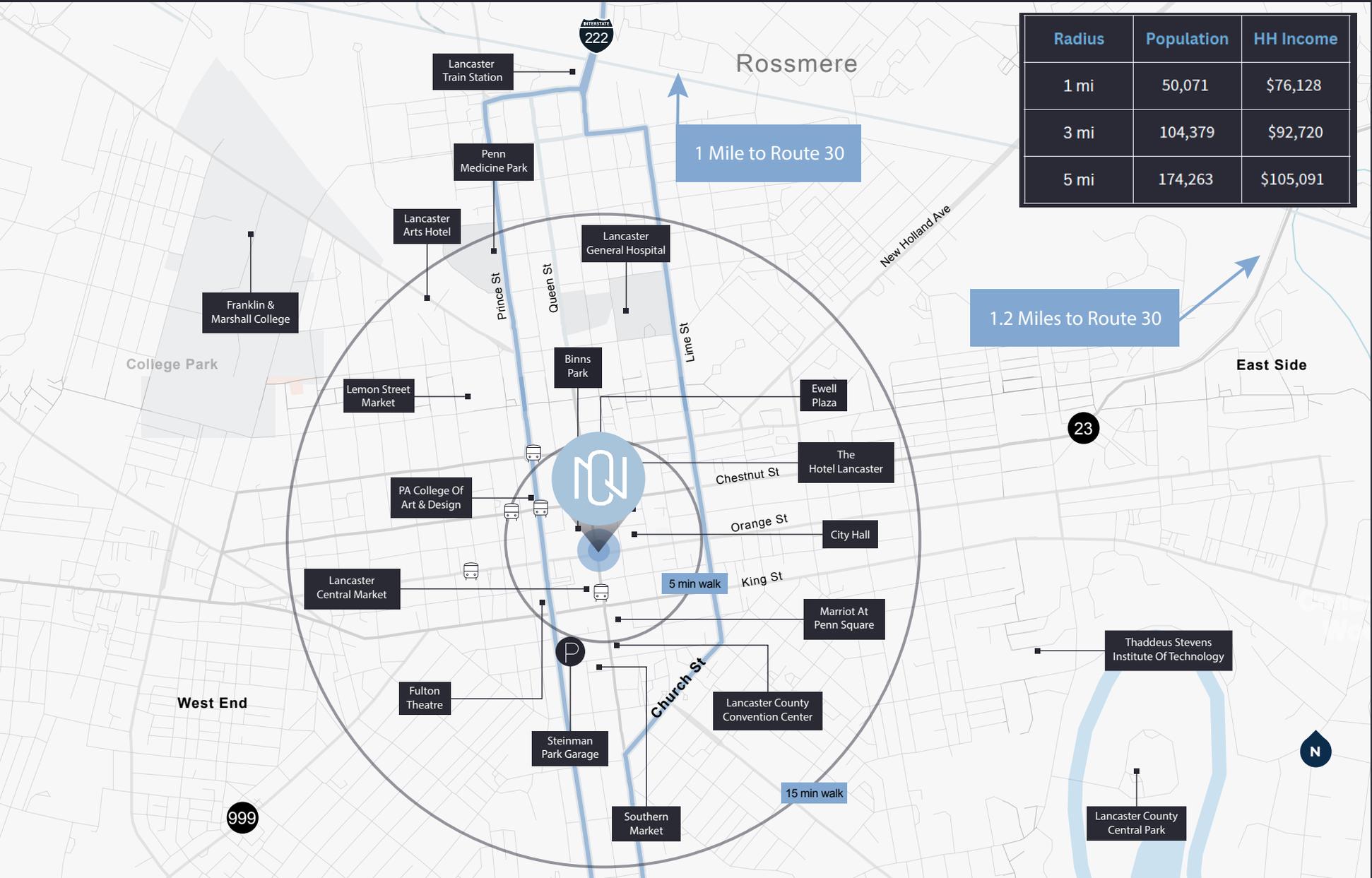


## MEZZANINE FLOOR



# LOCATION & ACCESS

CONNECTED TO THE REGION, ANCHORED DOWNTOWN



Radius	Population	HH Income
1 mi	50,071	\$76,128
3 mi	104,379	\$92,720
5 mi	174,263	\$105,091

1 Mile to Route 30

1.2 Miles to Route 30

5 min walk

15 min walk

East Side

West End

Rossmere

College Park

23

999

N



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LANCASTER, PA

## CONTACT US

### SCOTT WILLIAMS

scotta.williams@jll.com  
+1 610 721 9912

### HARRISON WILLIAMS

harrison.williams@jll.com  
+1 610 387 5092

### JONES LANG LASALLE BROKERAGE, INC.

550 E Swedesford Road, Suite 260  
Wayne, PA 19087  
+1 610 249 2255



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