

MARKET REPORT

OFFICE | YORK COUNTY, PA | Q2 2024



INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
13.50M →	3.19% ↓	\$8.08M ↑	61,844 ↓	44,871 →	+\$0.98 ↑ 12-month rolling avg

Class A and B Properties Co-Dominate Leasing Activity

HIGHLIGHTS

- Absorption remains negative but shrinks from spike in Class A and B leasing activity
- WellSpan feeds construction pipeline with mini-hospital developments
- Supply and demand maintain equilibrium

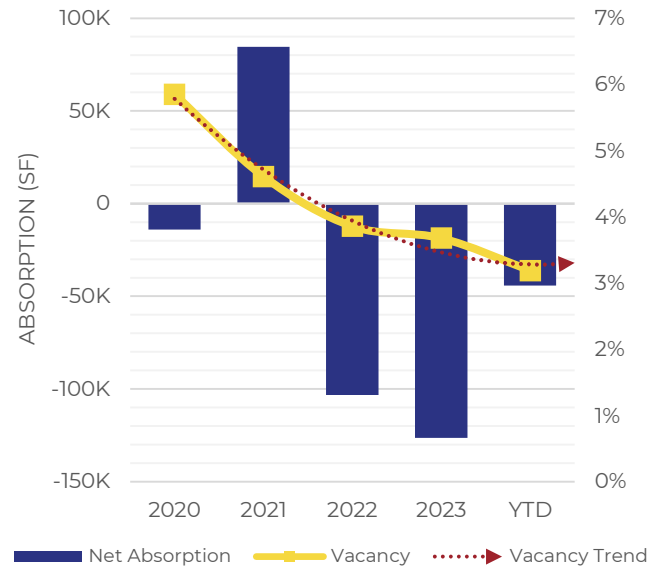
OVERVIEW

Lease rates stabilize on their upward trajectory and continuing demand maintains leasing activity. Class A and B properties co-dominated this quarter, accounting for 93% of new leases signed. Inventory growth is still relatively idle, keeping vacancy low and allowing landlords opportunity to adapt to flight to quality trends.

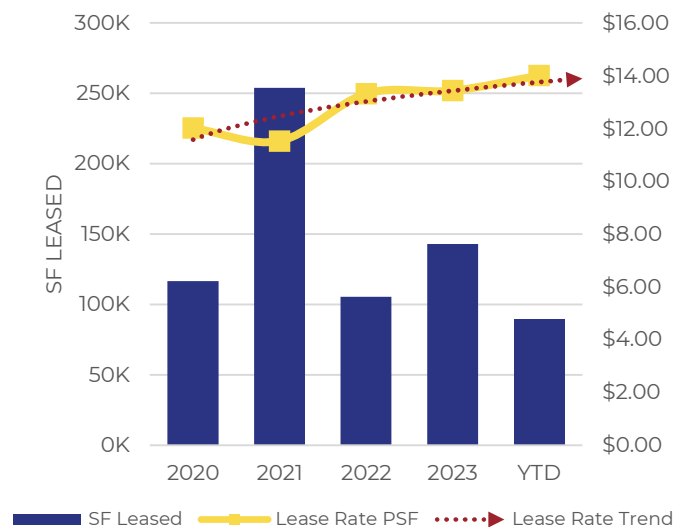
Sale volume improves from the previous quarter but remains low with ongoing restricted lending, more anticipated distress sales and high interest rates. Competition for limited higher-end spaces drives value, and since 2020 Class A properties have seen a 2% overall increase in sale price/SF, 15% for Class B.

WellSpan is partnering with national mini-hospital operator Emerus in a plan to provide select emergency medical services to communities that currently lack access. There are three of these mini-hospital projects planned for York and Cumberland counties and although they will be operated and staffed by Emerus, they will be fully integrated with WellSpan Systems. The first of these neighborhood hospitals broke ground in June. 13515 Wolfe Road in Hopewell Township will be an 18,000 SF state-of-the-art, acute care mini-hospital when it is completed in Q4 2025.

NET ABSORPTION & VACANCY



SF LEASED & AVG LEASE RATE



Key Sale Transactions

2315 N Susquehanna Tr, York

SIZE	11,691 SF
SELLER	Susquehanna Real Estate LP
BUYER	Trone Family Trust
PRICE	\$2,625,000

2139 White St, York

SIZE	6,856 SF
SELLER	New Birth of Freedom Council, Inc.
BUYER	VDM Port Charlotte SW LLC
PRICE	\$1,200,000

2129 S Queen St, York

SIZE	4,364 SF
SELLER	Charles E. London DVM & Assoc
BUYER	Gradison Management LLC
PRICE	\$754,000

785 Vogelsong Rd, York

SIZE	6,248 SF
SELLER	KDHPO
BUYER	Vogelsingh LLC & Vogelkaur LLC
PRICE	\$735,000

221-3WBa W Philadelphia St, York

SIZE	7,649 SF
SELLER	Comcast
BUYER	Susquehanna Real Estate LP
PRICE	\$700,000

Key Lease Transactions

1665 Roosevelt Ave, York

SIZE	16,243 SF
TENANT	Ciocca Automotive
TRANSACTION	New

207 Redco Ave, Red Lion

SIZE	7,200 SF
TENANT	Major Kline LLC
TRANSACTION	New

1010-1050 Plymouth Rd, York

SIZE	3,950 SF
TENANT	Glow Med Spa & Aesthetic Center LLC
TRANSACTION	New

2 E Market St, York

SIZE	3,880 SF
TENANT	Shine Music Foundation
TRANSACTION	New

2951 Whiteford Rd, York

SIZE	2,988 SF
TENANT	Pennwood Cyber Charter School
TRANSACTION	New

DREW M. STEFFENS
Director of Data Services
(717) 854-7065
dsteffens@rockrealestate.net

221 W Philadelphia St, Ste 19, York, PA 17401
313 W Liberty St, Ste 117, Lancaster, PA 17603

EMILY KLINGLER
Research Analyst
(717) 850-0848
eklingler@rockrealestate.net

717.854.5357
ROCKrealestate.net

