

MARKET REPORT

OFFICE | YORK COUNTY, PA | Q1 2025



INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
13.48M ↑	2.71% ↑	\$3.53M ↓	36,301 ↓	57,860 ↑	+\$0.30 ↑ 12-month rolling avg

Market Resiliency Observed in Positive Absorption

HIGHLIGHTS

- Upward pressure from a tight market and active leasing moved absorption into the positive for the first time since 2021
- Class B properties maintained their lead in sale and lease transaction counts for a second year
- Sale activity tapered down for a third consecutive year and Q1 delivered only \$3.53M in total sales

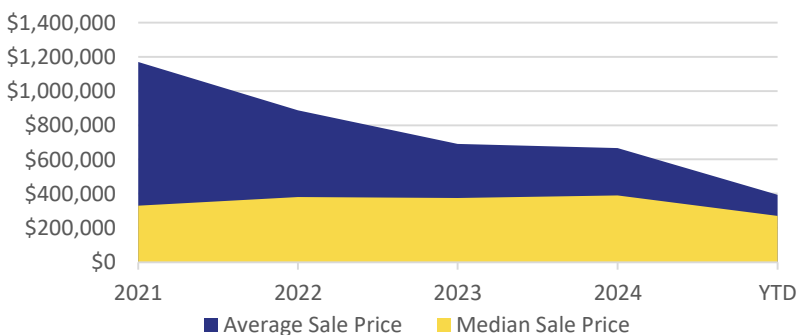
OVERVIEW

Balanced supply and demand helped stabilize vacancy with a nominal 2 bps increase to 2.71% and maintained competition within the market. Overall average lease rates hit a record high of \$13.92/SF, a 4% increase from 2024.

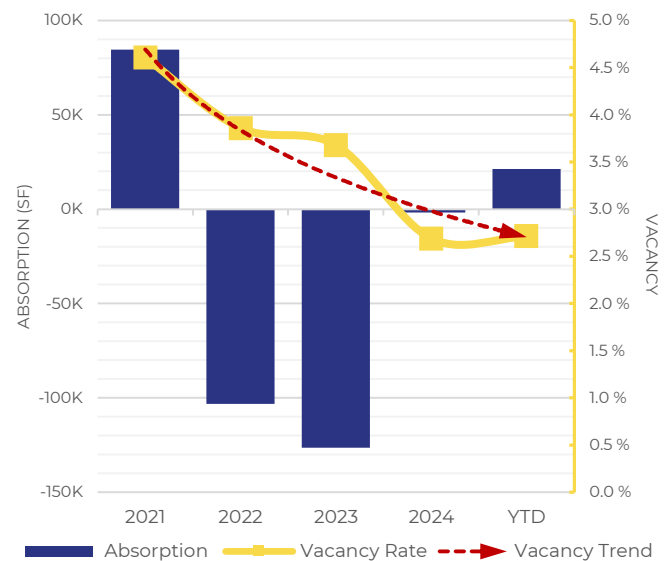
Average rent for Class A offices increased an impressive 18% to \$20.03/SF, while Class B and C remained relatively unchanged.

Since 2022, average unit size has grown annually by an average of 30% for all classes. This trend has been more prominent in Class A properties, which have seen average annual increases of 54% for the last four years.

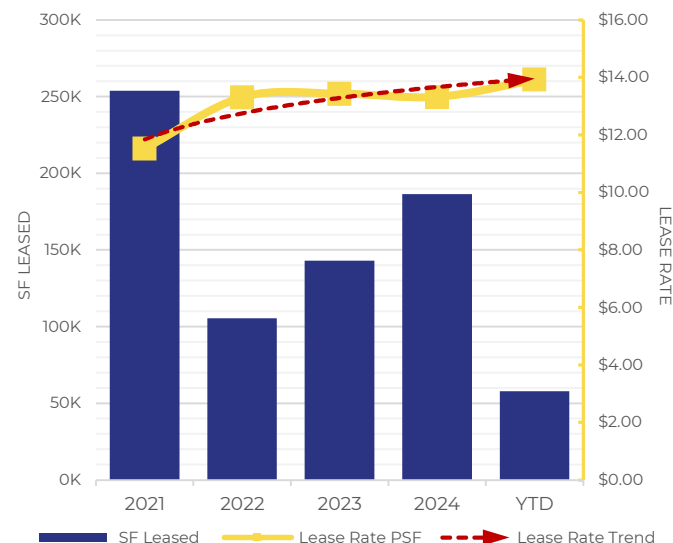
Due to a lack of significant transactions seen in 2021 and 2022, the average sale price for all classes decreased for a fourth year. However, the overall median sale price has remained stable between \$270,000 and \$390,000 since 2021's spike, indicating reliable value despite market uncertainty.



NET ABSORPTION & VACANCY



SF LEASED & AVG LEASE RATE



Key Sale Transactions

199 Leader Heights Rd, York

SIZE	6,784 SF
SELLER	Steven & Elizabeth Ricklefs Et Al
BUYER	SMDP LLC
PRICE	\$1,300,000

180 Fairview Ct, New Freedom

SIZE	5,583 SF
SELLER	O'Neill Property, LLC
BUYER	Pedersen & Co LLC
PRICE	\$675,000

1689 Kenneth Rd, York

SIZE	3,136 SF
SELLER	Family & Community Tech Services Corp.
BUYER	1689 Kenneth Rd LLC
PRICE	\$399,000

810 Bonneview Rd, York

SIZE	2,602 SF
SELLER	Family & Community Tech Services Corp.
BUYER	George Amin
PRICE	\$369,000

1935 Security Dr, York

SIZE	2,587 SF
SELLER	1935 Security LLC
BUYER	One-Security Drive LLC
PRICE	\$270,000

For more information contact

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Key Lease Transactions

135 N George St, York

SIZE	21,836 SF
TENANT	CGA Law Firm
TRANSACTION	Renewal

2870 Eastern Blvd, York

SIZE	13,200 SF
TENANT	Specialized Education of PA Inc.
TRANSACTION	New

1550 Rodney Rd, York

SIZE	10,000 SF
TENANT	UPMC
TRANSACTION	Renewal

135 N George St, York

SIZE	4,291 SF
TENANT	SEK CPA's & Advisors
TRANSACTION	New

316-322 N George St, York

SIZE	3,309 SF
TENANT	Titan IV LLC
TRANSACTION	New

