

MARKET REPORT

OFFICE | YORK COUNTY, PA | Q2 2025



| INVENTORY (SF) | VACANCY RATE | SALES (\$) | SALES (SF) | LEASED (SF) | RENT CHANGE |
|----------------|--------------|------------|------------|-------------|-----------------------------------|
| 13.55M ↑ | 2.72% ↑ | \$7.23M ↑ | 60,870 ↑ | 20,185 ↓ | -\$0.69 ↓ 12-month rolling avg |

Notable Class A Sales Softened Decelerating Transaction Trends

HIGHLIGHTS

- Vacancy hovered around 2.7% for a third quarter
- Absorption dipped back into the negative but continued an overall recovery trend upward
- Susquehanna Commerce Center in York transacted a combined \$3.92M in Class A office sales

OVERVIEW

Vacancy held steady around 2.7% for a third consecutive quarter, increasing 1 bps to 2.72% for Q2. Absorption shrunk due to a large vacancy entering the market combined with a decrease in leasing activity and smaller spaces leased this quarter.

Average lease rates dipped but continued to plateau on their overall upward growth trajectory. Ongoing demand within a limited market is expected to keep rates elevated through the remainder of the year.

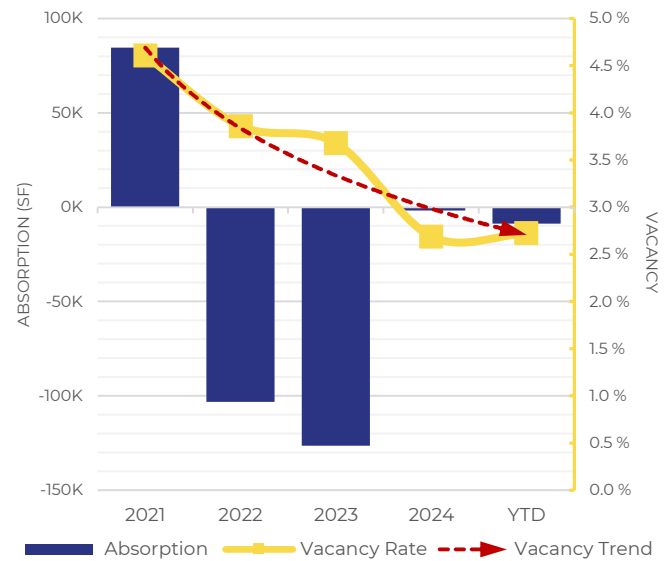
Historically, Class B properties have outperformed all other classes in sale transactions. However, Class A sales gained a marginal lead in Q2, securing over \$5.08M in total sales YTD.

Three Class A office sale transactions occurred at 221 W Philadelphia St in York and accounted for 60% of Q2 total sales.

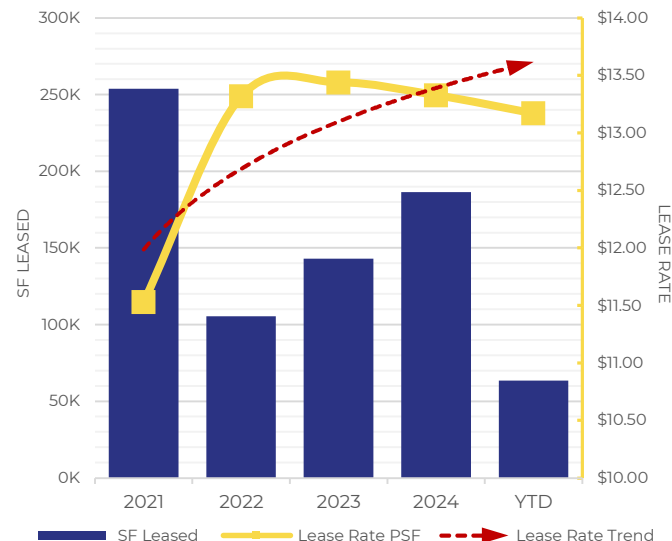
This uptick in Class A sale activity brought the average sale price up 42% from last quarter. Overall sales volume has seen annual declines following 2021's record-setting performance, but this Q2Q increase softened the descent.

Children's Aid Society completed work on the 15,368 SF Werner Early Learning Childcare Center (WELCC) in York City which includes office, medical and daycare buildouts. The facility offers family advocacy and childcare services to the local community and houses the third crisis respite nursery in the state of PA.

NET ABSORPTION & VACANCY



SF LEASED & AVG LEASE RATE



Key Sale Transactions

221 W Philadelphia St 3WBa & 3Wbb, York

| | |
|--------|----------------------------|
| SIZE | 13,445 SF |
| SELLER | Susquehanna Real Estate LP |
| BUYER | Name Withheld |
| PRICE | \$1,869,300 |

221 W Philadelphia St 3EBa & 3EBb, York

| | |
|--------|------------------------------------|
| SIZE | 17,452 SF |
| SELLER | Westwood Properties Management LLC |
| BUYER | Commerce Center 3EB LLC |
| PRICE | \$1,750,000 |

1190 Regents Glen Blvd, York

| | |
|--------|----------------|
| SIZE | 5,684 SF |
| SELLER | Regents Realty |
| BUYER | RRS1 LLC |
| PRICE | \$500,000 |

1501 E Market St, York

| | |
|--------|---------------------------------|
| SIZE | 3,386 SF |
| SELLER | 1501 E Market St Associates LP |
| BUYER | Zarah Q Brooks and Jacob Shultz |
| PRICE | \$430,000 |

3218 E Market St, York

| | |
|--------|-------------------------------|
| SIZE | 4,612 SF |
| SELLER | Joseph DePasquale |
| BUYER | PDC Property Holdings One LLC |
| PRICE | \$425,000 |

For more information contact

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Key Lease Transactions

2451-2453 Kingston Ct, York

| | |
|-------------|----------------------|
| SIZE | 6,000 SF |
| TENANT | NRT Philadelphia LLC |
| TRANSACTION | New |

150 Farm Ln, York

| | |
|-------------|-----------------------------|
| SIZE | 4,660 SF |
| TENANT | Basile Insurance Agency LLC |
| TRANSACTION | New |

316-320 N George St, York

| | |
|-------------|--------------|
| SIZE | 3,309 SF |
| TENANT | Titan IV LLC |
| TRANSACTION | New |

200 Pine Grove Commons, York

| | |
|-------------|---------------------------------------|
| SIZE | 3,206 SF |
| TENANT | Sound Health Counseling Solutions LLC |
| TRANSACTION | New |

1776 S Queen St, York

| | |
|-------------|-----------------------------|
| SIZE | 1,363 SF |
| TENANT | Kings Home Healthcare, Inc. |
| TRANSACTION | New |

