

# MARKET REPORT

OFFICE | LANCASTER COUNTY, PA | Q4 2025



INVENTORY (SF)	VACANCY RATE	SALES (\$)	SALES (SF)	LEASED (SF)	RENT CHANGE
16.45M ↓	3.00% ↓	\$11.04M ↓	49,655 ↓	50,545 ↑	-\$0.40 ↓ <i>12-month rolling avg</i>

## Medical Office Investments Continued to Drive Market Growth

### HIGHLIGHTS

- Eurofins joins GSK and Johnson & Johnson on the growing list of major medical and biopharmaceutical companies to invest in Lancaster County
- LNP Media Group broke their 231-year record of occupancy in downtown Lancaster after vacating their +/- 40,000 SF office space at 101 N Queen St
- Overall vacancy dropped an impressive 44bps from Q3

### OVERVIEW

Several considerable sales throughout the year brought total YTD sales over \$52.3M and reversed a two-year decline in average and median sale prices. Average sale price for medical offices increased to \$2.4M, and professional offices rose 53% to \$950,730. Overall median sale prices grew to a record high of \$800,000, especially for medical offices, which grew to \$2M.

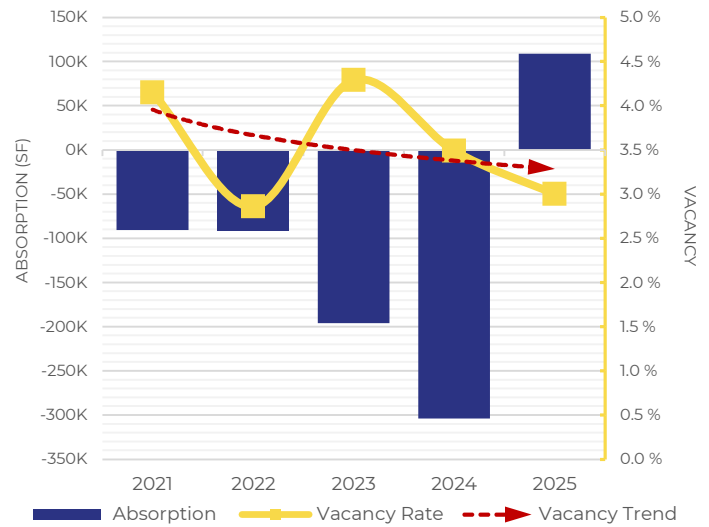
Medical office sales surpassed \$19.4M and outperformed professional offices for the first time since 2021. The Q4 sale of 5665 Main Street in East Petersburg was the second-largest deal YTD, with a sale price of \$5.7M (\$373.92/SF). This multi-tenant medical office featured Penn Medicine among its tenant roster at the time of sale.

Eurofins Lancaster Laboratories announced a major \$147.5M expansion of their Upper Leacock Township facility. The 300,000 SF addition to their lab and office campus on New Holland Pike will make it the largest facility within the Eurofin's global network of over 950 laboratories.

Leasing demonstrated sustained momentum with three consecutive quarters each delivering >50K SF of leased office space, bringing YTD totals beyond 200K SF.

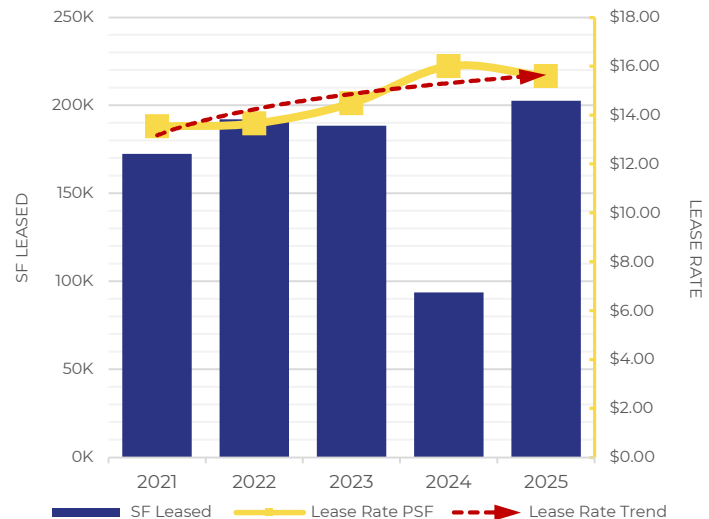
Average rents increased overall, but growth was most prominent for Class B offices located in business parks, which increased 23% to \$17.23/SF. Professional office rents stabilized around \$16/SF.

### NET ABSORPTION & VACANCY



\* Absorption & Vacancy for Class A, B & C

### SF LEASED & AVG LEASE RATE



\* SF Leased includes Class A, B & C | Lease rate includes Class A & B only

## Key Sale Transactions

### 5665 Main St, East Petersburg

SIZE	15,244 SF
SELLER	Village Commons Partners LP
BUYER	Gibbel Brothers LLC
PRICE	\$5,700,000

### 101 Good Dr, Lancaster

SIZE	14,452 SF
SELLER	Francis V Schwenk
BUYER	Winterberry LLC
PRICE	\$2,100,000

### 221 Rohrerstown Rd, Lancaster

SIZE	9,600 SF
SELLER	Papmac
BUYER	Damore Holdings LLC
PRICE	\$1,650,000

### 1735 W Main St, Ephrata

SIZE	6,070 SF
SELLER	Ephrata Property Management LLC
BUYER	BAE Property Holdings LLC
PRICE	\$817,000

### 151 Good Dr #2, Lancaster

SIZE	2,273 SF
SELLER	Manor Holdings Group LLC
BUYER	NJIM LLC
PRICE	\$495,000

#### For more information contact

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## Key Lease Transactions

### 850 Greenfield Rd, Lancaster

SIZE	14,110 SF
TENANT	Name Withheld
TRANSACTION	New

### 850 Greenfield Rd, Lancaster

SIZE	9,000 SF
TENANT	Name Withheld
TRANSACTION	New

### 1891 Santa Barbara Dr, Lancaster

SIZE	3,675 SF
TENANT	Name Withheld
TRANSACTION	New

### 1630 Manheim Pike, Lancaster

SIZE	3,534 SF
TENANT	Name Withheld
TRANSACTION	New

### 700 Eden Rd, Lancaster

SIZE	3,290 SF
TENANT	Name Withheld
TRANSACTION	New

