MARKET REPORT

OFFICE | YORK COUNTY, PA | Q2 2026

ROCK COMMERCIAL REAL ESTATE
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INVENTORY (SF)	VACANCY RATE	SALES ($)	SALES (SF)	LEASED (SF)	RENT CHANGE
13.7M ↑	3.63% ↓	$5.36M ↓	71,783 ↑	31,870 ↓	-$0.39 ↓
					12-month rolling avg

Stabilizing Transaction Trends Indicate Healthy Market Forecast

HIGHLIGHTS

- Q2 absorption improved slightly and vacancy stabilized at 3.6%
- Average sale prices reversed a four-year decline and improved for all classes
- Blueprints for Addiction Recovery to expand into a newly leased 5,915 SF Class B medical office located at 2295 S George Street in York

OVERVIEW

Leasing activity continued to show promising stability, but ongoing restructuring within the office sector remained a dragging force on absorption throughout the first half of the year.

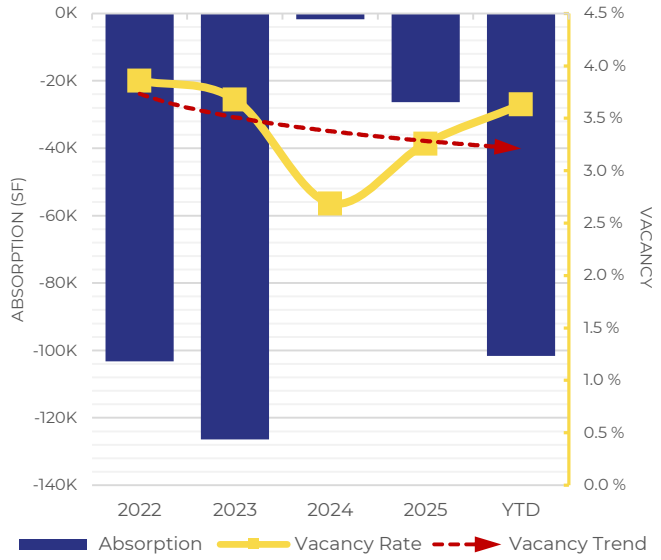
Overall average lease rates settled to $12.95/SF. For the last five years, $13/SF has been an unofficial benchmark average lease rate for York County office space. By class, average rent ranges have been historically narrow, falling between $15-$16/SF for Class A, $12-13/SF for Class B and Class C with the widest spread of $11-14/SF.

Sales activity continued to slow down, but average sale prices reversed a four-year decline and increased 17% overall from last year. Quality-driven demand favored A and B classes, which saw YoY average sale prices elevated by 23% and 74% respectively.

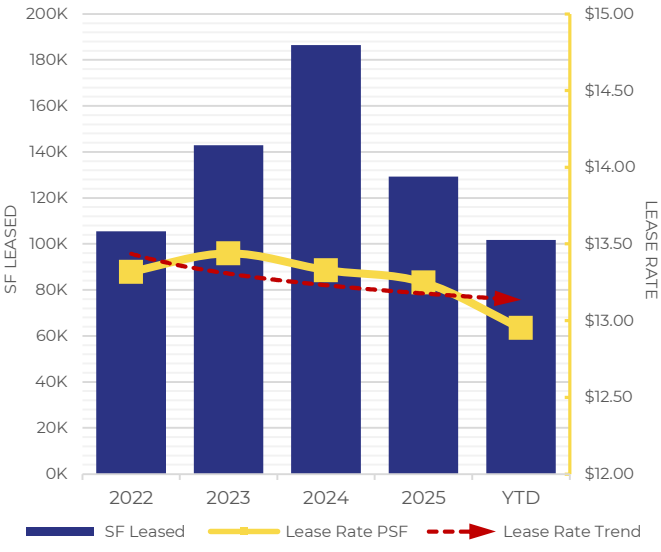
Collaborative efforts within the healthcare sector this year worked to reduce accessibility barriers for patients. UPMC and OIP (Orthopedic Institute of PA) have opened an orthopedic clinic at 520 Greenbriar Rd in York, where UPMC already houses imaging and urgent care services.

And WellSpan joined with several York and Adams counties partnerships and programs to open a 24/7 walk-in behavioral health crisis center within the Loretta Claiborne Building at 605 S George St in York.

NET ABSORPTION & VACANCY



SF LEASED & AVG LEASE RATE



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OFFICE

YORK COUNTY, PA

Q2 2026

Key Sale Transactions

2851 Eastern Blvd, York

SIZE	10,720 SF
SELLER	MDCL 1650 Partnership
BUYER	Yorktown Investment Co
PRICE	$1,300,000

227-231 W Market St, York

SIZE	18,695 SF
SELLER	227 W Market St Associates LP
BUYER	Office Holdings LLC
PRICE	$795,000

924 Colonial Ave, York

SIZE	2,534 SF
SELLER	Bryan Siegelman
BUYER	Crestridge Properties LLC
PRICE	$440,000

1508 E Market St, York

SIZE	2,168 SF
SELLER	32 Milk St LLC et al
BUYER	Rashad K. Watts
PRICE	$345,000

300 E Main St, Dallastown

SIZE	2,872 SF
SELLER	CS Interiors LLC
BUYER	Budget Rentals LLC
PRICE	$265,000

Key Lease Transactions

150 Roosevelt Ave, York

SIZE	8,200 SF
TENANT	SPCA Works
TRANSACTION	New

2295 S George St, York

SIZE	5,915 SF
TENANT	Blueprints for Addiction Recovery
TRANSACTION	New

325 Cottage Hill Rd, York

SIZE	2,684 SF
TENANT	York Academy Regional Charter School
TRANSACTION	New

2550 Kingston Rd, York

SIZE	2,681 SF
TENANT	Bair Foundation of PA
TRANSACTION	Renewal

2215 E Market St, York

SIZE	2,644 SF
TENANT	Name Withheld
TRANSACTION	New

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