MARKET REPORT

OFFICE | **YORK COUNTY, PA** | Q3 2026

ROCK COMMERCIAL REAL ESTATE
25 Years. Built on Trust.



INVENTORY (SF)	VACANCY RATE	SALES ($)	SALES (SF)	LEASED (SF)	RENT CHANGE
14.01M ↑	3.21% ↓	$2.86M ↓	59,008 ↓	17,307 ↓	-$0.07 ↓
					12-month rolling avg

Market Durability Maintained by Smaller Office Transactions

HIGHLIGHTS

- Overall vacancy rate lowered for a second quarter and dropped 42 bps to 3.21%
- Multi-tenant office property located at 1489-1499 S Queen St in York, sold for $1.55M ($112.64/SF)
- In September, the FOMC (Federal Open Market Committee) voted to raise the fed rate by 25 bps from 3.75% to 4%

OVERVIEW

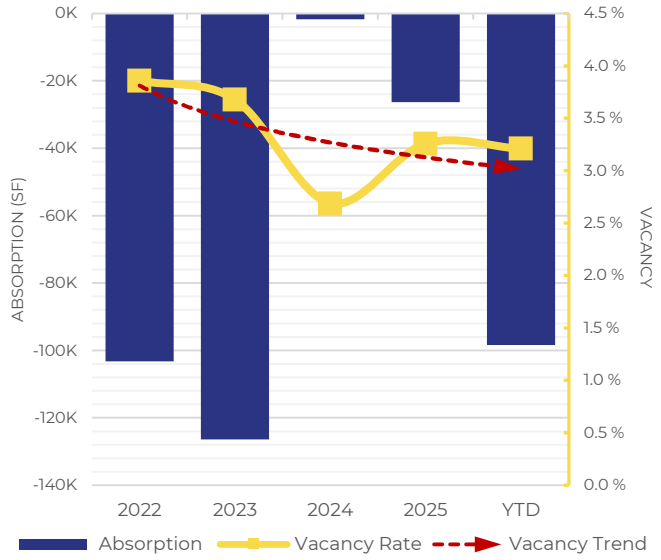
September brought the first federal interest rate hike in three years, in a move to counteract elevated inflation being enhanced by higher energy costs and rising fuel prices. Larger investment sales will likely remain limited for the remainder of the year. However, York County's office market is expected to continue modestly driven by smaller office assets.

YTD sales continued to improve average sale prices from their four-year decline, now up 28% from last quarter, but they remain 15% lower than this time last year. More significantly, stabilized median sale prices since 2022 indicate sentiment in York County's durable suburban office market is being maintained despite fewer large investment transactions occurring.

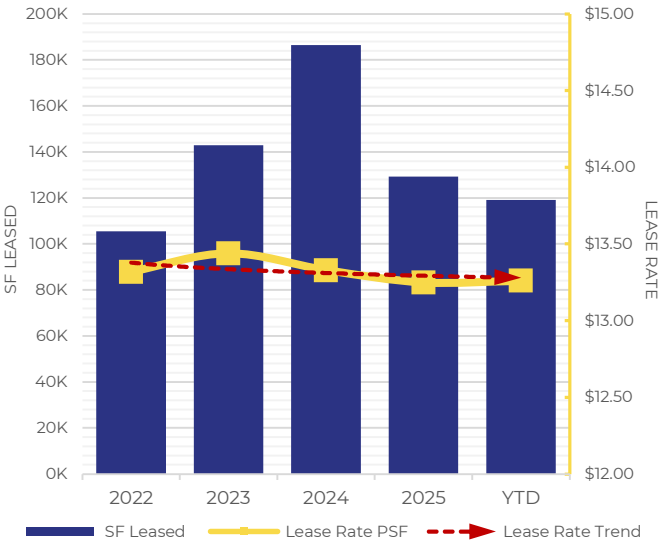
Leasing volume (SF) has softened since the beginning of the year, with just over 17K SF of newly leased space in Q3. Inversely, overall average lease rates have been increasing ~8% each quarter after dropping under $13/SF in Q1. As of Q3, the YTD average lease rate recovered to $13.67/SF.

Office units between 1K-3K SF have seen consistent growth of lease rates for the last two years, now 15% higher than they were in 2024. Larger units over 10K SF have also shown notable improvement following post-COVID declines, remaining above $16/SF for a third year.

NET ABSORPTION & VACANCY



SF LEASED & AVG LEASE RATE





OFFICE

YORK COUNTY, PA

Q3 2026

Key Sale Transactions

1489-1499 S Queen St, York	
SIZE	13,761 SF
SELLER	Irvin & Rooney LLC
BUYER	1489-1499 S Queen LLC
PRICE	$1,550,000

33-39 Carlisle St, Hanover	
SIZE	13,761 SF
SELLER	Irvin & Rooney LLC
BUYER	1489-1499 S Queen LLC
PRICE	$550,000

2000 E Market St, York	
SIZE	2,278 SF
SELLER	RELM Development Group LLC
BUYER	Cape Crest LLC
PRICE	$325,000

940 S Queen St, York	
SIZE	2,189 SF
SELLER	KG LAW LLC
BUYER	940 South LLC
PRICE	$300,000

33 S Duke St, York	
SIZE	4,708 SF
SELLER	Credit Bureau of York, Inc.
BUYER	SCPII, LLC
PRICE	$155,000

Key Lease Transactions

810 Bonneview Rd, York	
SIZE	2,602 SF
TENANT	810 Bonneview Road LLC
TRANSACTION	New

1600 Sixth Ave, York	
SIZE	1,710 SF
TENANT	Away of Change Counseling
TRANSACTION	New

2550 Kingston Rd, York	
SIZE	1,447 SF
TENANT	Triad Treatment Specialists
TRANSACTION	New

160 Roosevelt Ave, York	
SIZE	1,246 SF
TENANT	Kinsley Construction LLC
TRANSACTION	New

2550 Kingston Rd, York	
SIZE	1,152 SF
TENANT	Core Agency, Inc.
TRANSACTION	New

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