





An aerial photograph of a lush green park. In the center is a large, calm pond with a small fountain spraying water upwards. The pond is surrounded by well-maintained lawns, numerous trees in various shades of green, and winding paved paths. In the background, a residential area with houses and more trees is visible under a clear sky.

# Welcome to Greenfield

**Better Living.  
Better Business.  
Better Community.**

Join our email list!

Visit [greenfieldlancaster.com](https://greenfieldlancaster.com) to  
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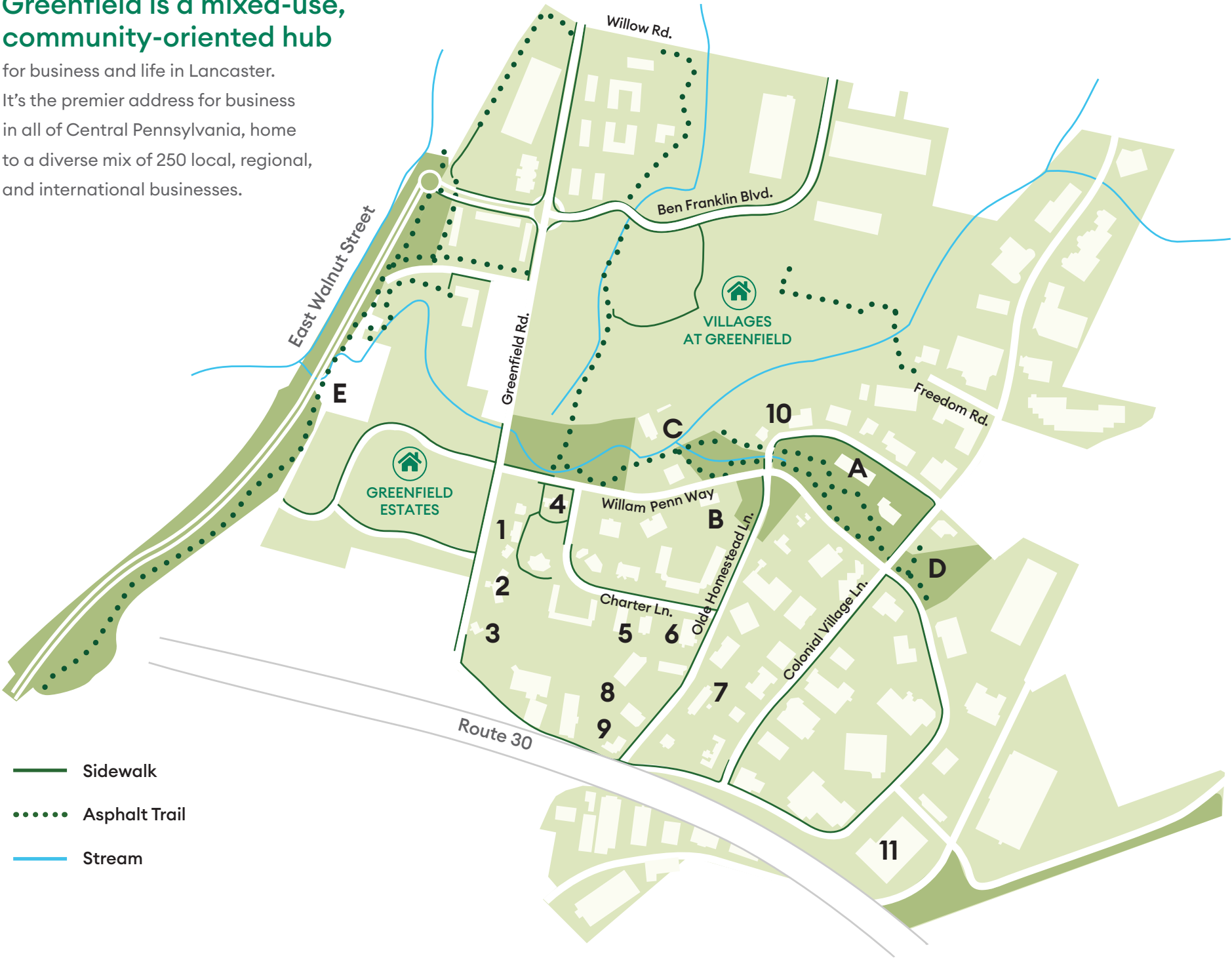
Social Engagement



# Greenfield is a mixed-use, community-oriented hub

for business and life in Lancaster.

It's the premier address for business in all of Central Pennsylvania, home to a diverse mix of 250 local, regional, and international businesses.



## RECREATION

- A. Playground
- B. Tennis & Pickleball Courts
- C. Basketball Court
- D. Calvin G. High Pavilion
- E. Greater Lancaster Heritage Pathway

## AMENITIES

1. Shoppes at Greenfield & the Greenfield Restaurant
2. Hampton Inn
3. Starbucks
4. S. Dale High Leadership Center
5. Charter Lane KinderCare
6. U.S. Post Office (Lancaster East)
7. Courtyard by Marriott
8. Crossfit Uncompromised
9. The Foundry 24 Hour Fitness
10. OPEX Fitness
11. Skyzone

# Growing

Owned by High Real Estate Group, Greenfield was born from hard work, optimism, and uncompromising ethics. Created over 50 years ago as the home of High Companies, Greenfield has grown into a destination for an eclectic mix of businesses to find their home, grow, and thrive. From start-ups to legacy companies, this is a community that welcomes ideas, innovation, and collaboration. A mixed-use community with a diverse blend of 250 local, regional, and international organizations, Greenfield is the premier location for life and work in Central Pennsylvania.

For over five decades, Greenfield has focused on making spaces that work—from 150-square-foot private office suites to 250,000-square-foot manufacturing facilities to customized build-to-suit opportunities—Greenfield has prime real estate for retail, commercial, and industrial ventures.

But Greenfield is more than a place—it's a community. Connected by the land, encouraged by the tenants, and inspired by Lancaster business giants, Greenfield has stood the test of time because of a commitment to growth, learning from setbacks, welcoming new insights, and building on successes.

# Together

Greenfield has a holistic vision of the future of the community that is shared, substantial, and sustainable. With established pillars focused on health and wellness, the environment, community, and education, Greenfield is excited to grow alongside Lancaster County.

Our mission is to cultivate an environment where people and businesses thrive to their fullest potential. This grew out of our desire to create a shared place that brings

together diverse businesses, individuals, and families.

This mission is put into action through various activities that our tenants, residents, students, High coworkers, and the general public can enjoy. Each activity will be based around one of four pillars which define who we are as a community; Education, Health & Wellness, Community and Environmental.

Scan to hear from some of our current tenants & community members

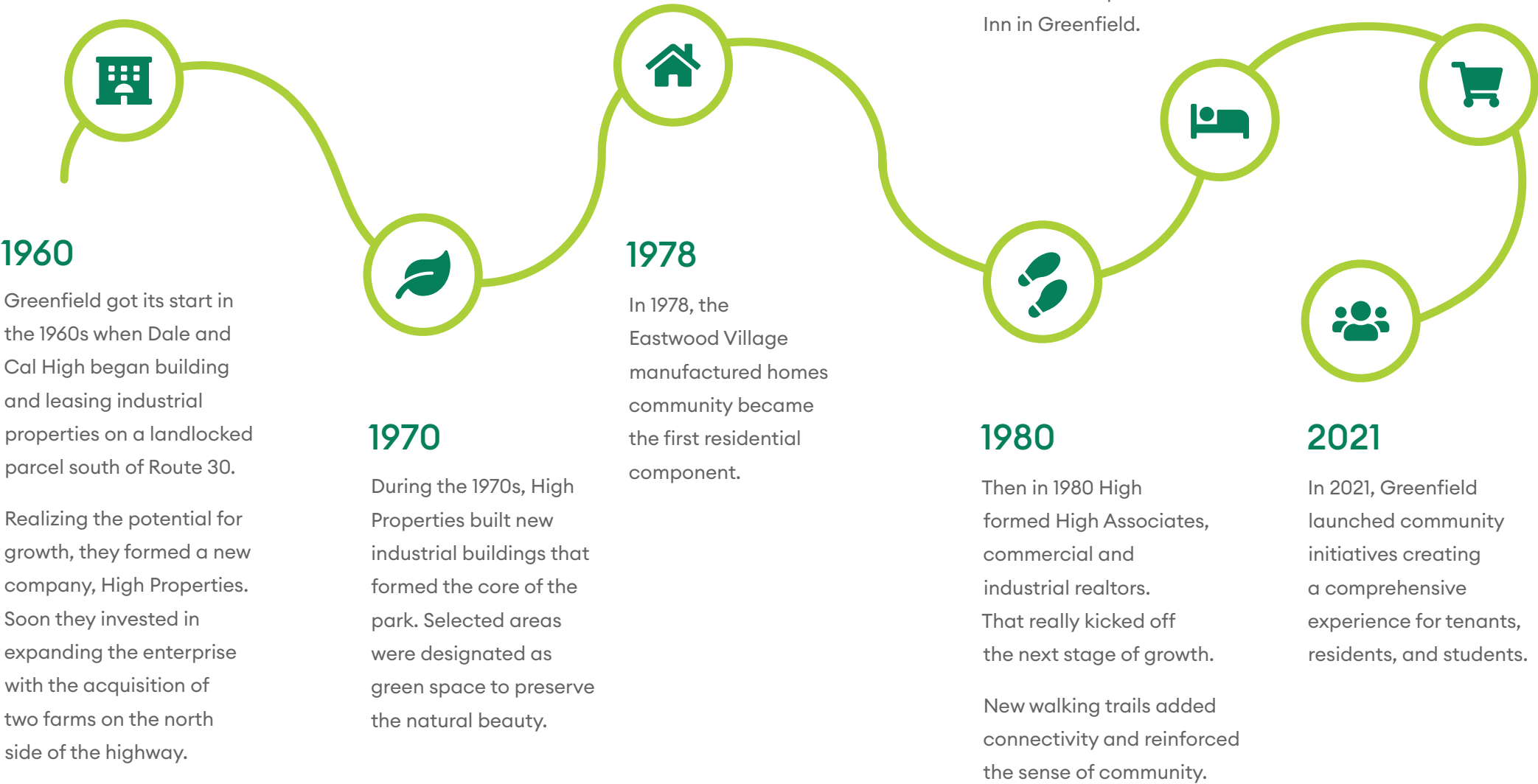


“Greenfield has grown into a destination for an eclectic mix of businesses to find their home, grow, and thrive.”



# Milestones

*Before Greenfield existed as it does today, it all started with a toll station along Greenfield Road. The High family kept the name Greenfield to pay homage to it's history and humble beginnings.*



## Fun Facts

*According to Ellis and Evans, “the old ‘Horse-Shoe Road’ was laid out in 1738,” to meet the need of a road from Lancaster to the “Coventry Iron-Works” on French Creek, Chester County, “with a branch to Reading Furnace.”*

*About the toll station: “In addition they were given, free of rent, ‘one-half of the gatehouse.’ The toll house was located on a site now occupied by a double frame house opposite the schoolhouse at Greenfield Road.*

# High Real Estate Group

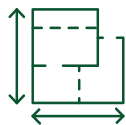
## Our Services:



**High Associates, Ltd. Brokerage**  
Selling & leasing industrial & commercial real estate



**Appraisal**  
Professional valuation & consulting services



**Development**  
Bespoke, turnkey solutions to real estate challenges



**Property Management**  
Serving tenants, superior maintenance, & tailored service



**Facility Management**  
Comprehensive interior & exterior renovations



**Asset Management**  
Strategies to optimize investment value

“Moving our office to Greenfield has had a noticeable, positive impact on our team’s morale and satisfaction.”

## Business units that make up HREG:

### High Real Estate Group

Expertise in development, brokerage, architecture, construction, investments, and hotel management. We own, operate, and manage nearly 9-million-square-feet of office, industrial, multi-family residential, retail, and hotel assets from New York to Florida.

### High Commercial

Office. Retail. Flex. Industrial. We’ve got the diversity of type and size to shape the future of your business

### High Hotels

Developers, owners, and operators of select-service and extended stay hotels—since 1988.

### High Residential

We’ve got our sights set on building beautiful, healthy communities. Through development, acquisition, and repositioning, we have a strong track record of providing residents with well-maintained homes and communities—all backed by responsive, top-notch service.

### High Retail

Our space. Your business. Find the perfect match. The experienced and collaborative team at High Retail works to create and optimize value for all stakeholders on projects large and small.

[highrealestategroup.com](https://highrealestategroup.com) 717.293.4477

@HighAssociates @highrealestategroupllc @HighRealEstate



# How We've Grown

Since the 1960s, Greenfield has evolved from an industrial park to a corporate center to a vibrant 600-acre mixed-use community for business, education, hospitality, and residential living. While it remains the premier home to companies in Central Pennsylvania, Greenfield is so much more. A wide range of Greenfield tenants makes an impact in the local, regional and global community. The Greenfield Property contains:



250

businesses with approximately

4,000

employees



2,000

students from two colleges



250

hotel guests daily



3,000

neighbors living in multi-family residential communities

“A wide range of Greenfield tenants makes an impact in the local, regional and global community.”

# What's available to you at Greenfield

After extensive research into what was most important to the businesses and residents that call Greenfield home, High Real Estate Group introduced an enhanced brand that reflects the essential attributes to Greenfield tenants. A new logo with the tagline “Better Living. Better Business. Better Community” represents a renewed commitment to growth, sustainability, environmental stewardship, and a shared sense of place. All complimentary events and activities support the newly established four pillars:

## 1. Health & Wellness

## 2. Education

## 3. Environmental Stewardship

## 4. Social Engagement

## 1. Health & Wellness

Healthy living is our top priority. We believe the well-being of mind, body, and spirit is the foundation for anything we want to accomplish and that we do well by living well. At Greenfield, we take care of ourselves and one another. The wellness professionals

in our community meet people on their terms, as a confidant, coach, cheerleader, or counselor, and help our tenants meet their unique health goals.

*To see all upcoming health/wellness activities, visit: [greenfieldlancaster.com/event-calendar](https://greenfieldlancaster.com/event-calendar)*

“We take care of ourselves and one another.”







“

We cultivate an environment  
where a community thrives to  
their fullest potential: planning,  
thinking, doing, and making.”



## 2. Education

Our commitment to growth includes the expansion of the mind. We believe learning and development have no end date and are proud to host educational workshops that welcome students of all ages. We support a healthy balance between work and family, recreation and education that can help everyone in our community reach their potential and fulfill their purpose.

To see all upcoming educational opportunities, visit: [greenfieldlancaster.com/event-calendar](https://greenfieldlancaster.com/event-calendar)



*Greenfield Grows Educational Workshop*

“Our commitment to growth includes the expansion of the mind.”



*Thaddeus Stevens Transportation Center at Greenfield*





### 3. Environmental Stewardship

Greenfield interweaves clean, modern buildings with lush green outdoor spaces and walking paths. We maintain the properties and preserve the beauty of the natural environment. Our tenants value sustainability, and we believe we make a change by making room for mutual responsibility and care.

On our property, the Courtyard by Marriott is solar powered. Also, the park includes a riparian buffer that helps shade and protect the ponds. It plays a key role in increasing water quality, providing environmental benefits for all of Greenfield.

*To see all upcoming environmental opportunities, visit: [greenfieldlancaster.com/event-calendar](https://greenfieldlancaster.com/event-calendar)*



**It interweaves clean, modern buildings with lush green outdoor spaces and walking paths.”**







## Shared Spaces & Amenities

### Restaurants

- Bruno’s at Greenfield
- Food Truck Events
- Ginza
- Isaac’s Craft Kitchen & Brewery
- Starbucks
- The Greenfield Restaurant

### Beauty

- Four Seasons Nail
- Bella MedSpa

### Government Offices

- Lancaster’s Social Security Office
- Library System of Lancaster County
- Lancaster Tax Collection Bureau

### Daycare

- CSG Concepts (Adult)
- Kinder Care

### Health & Wellness

- 10 miles of walking trails & sidewalks
- Acadia NeuroRehab
- Aveanna Health Care
- Bayada Health Care
- Blueprints for Addiction Recovery
- Community Services Group (Mental health & counseling services)
- CrossFit Gym
- Fishing Ponds
- Hershey Physical Therapy
- Lives in Balance Gym
- OPEX Fitness
- Skyzone
- The Foundry Lancaster

### Mail Services

- FedEx
- U.S. Post Office East Branch (17601)

### On-site Property Management and Maintenance Services

- High Associates Ltd.

### Other

- April Strange-Kutay Law Office
- Fowler Hirtzel McNulty & Spaulding LLP
- Greater Hearts Human Services
- Post and Schell Law Office
- Veteran’s Affairs
- Veterinary Hospital (LVS)
- Victory Church
- Vineyard Heritage Center

### Housing

- Greenfield Estates  
*371 units*
- The Reserve  
*82 units*
- Villages at Greenfield

### Higher Education

- Saint Joseph’s University
- Thaddeus Stevens College of Technology

### Banking

- Univest

### Hotels

- Courtyard Marriott  
*133 rooms*
- Hampton Inn by Hilton  
*129 rooms*

### Meeting/Event Services

- Calvin G. High Pavilion  
*125 seats*
- Courtyard by Marriott & Hampton Inn  
*Meeting rooms*
- S. Dale High Leadership Center  
*130 seats*
- Saint Joseph’s University High Auditorium  
*400 seats*





## 4. Social Engagement

We live better and work better together. At Greenfield, we create settings that make stronger connections possible. We build healthier communities by sharing our stories, learning from others, and drawing strength from our relationships. When we support each other and work together, we can reach shared goals and create a brighter future.



**When we support each other and work together, we can reach shared goals and create a brighter future.”**



*“Greenfield is a community of diverse organizations and individuals thriving in an environment where they can reach their fullest potential. We’ve cultivated a place where planning, thinking, doing, and making happen every day.”*

**Mark Fitzgerald**

*President and COO,  
High Real Estate Group LLC*

*“Our vision is one of permanence and progress, creating things that last, solving real-world problems, and changing the community we share for the better. We’re here to help and inspire one another, to collaborate and learn from each other, and to build that future together.”*

**Mike Lorelli**

*Senior Vice President Commercial  
Asset Management, High  
Associates Ltd.*

*To see all upcoming social activities, visit:  
[greenfieldlancaster.com/event-calendar](https://greenfieldlancaster.com/event-calendar)*



A large, mature weeping willow tree with long, drooping branches is the central focus of the image. Its leaves are a mix of green and yellow, suggesting autumn. The tree stands on a grassy bank next to a small, calm stream that flows through the lower left of the frame. In the background, other trees with autumn foliage and a few people walking on a path are visible under a clear sky.

“

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event-calendar](https://greenfieldlancaster.com/event-calendar)



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& community members*

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