

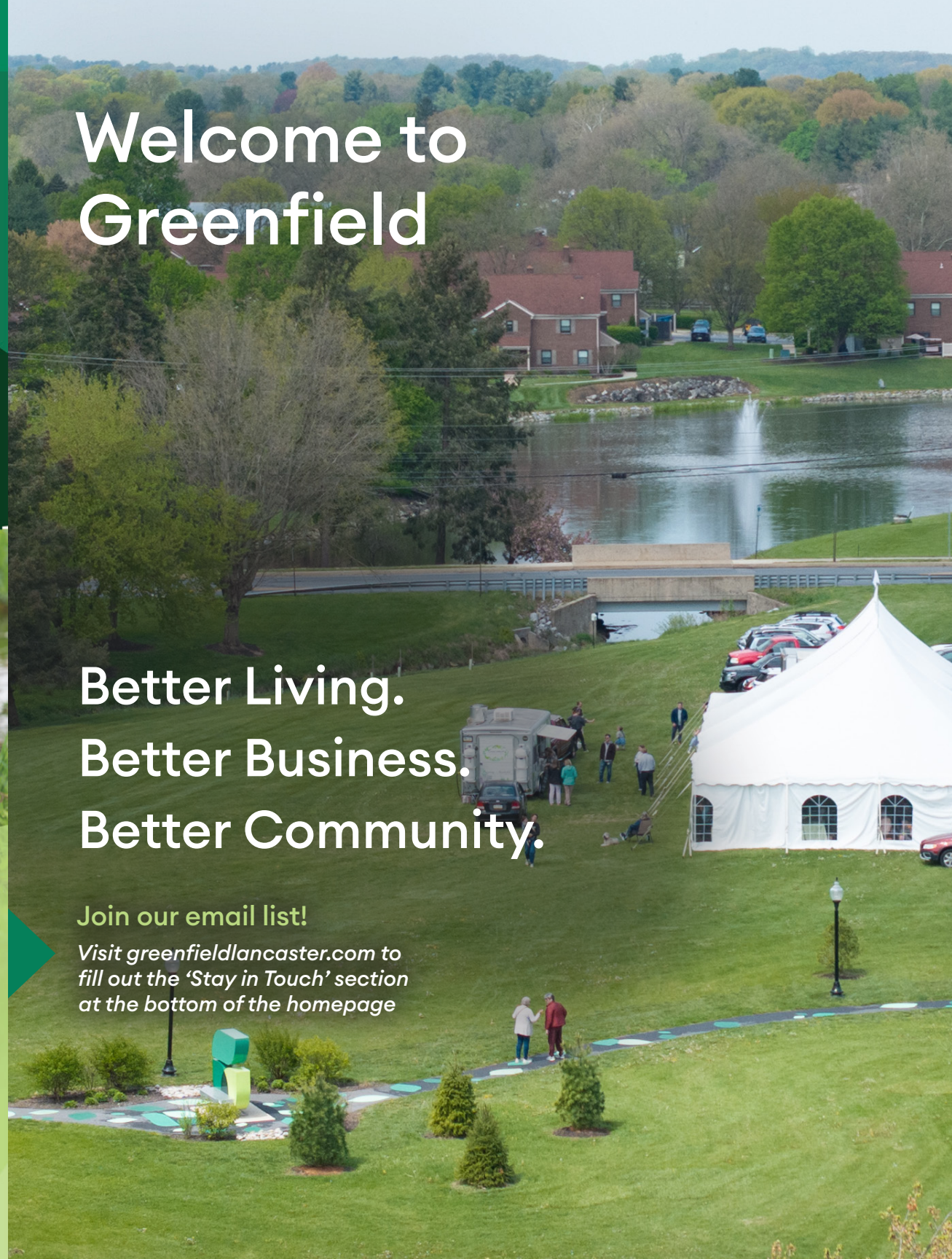


Welcome to
Greenfield

Better Living.
Better Business.
Better Community.

Join our email list!

Visit greenfieldlancaster.com to
fill out the 'Stay in Touch' section
at the bottom of the homepage



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 and Pickleball Courts
- C. Basketball Court
- D. Calvin G High Pavilion

AMENITIES

- 1. Shoppes at Greenfield and 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 Hr Fitness
- 10. OPEX Lancaster
- 11. Sky Zone

ECOLOGICAL FEATURES

- Sidewalk
- Asphalt
- Stream
- Bio-Retention
- Riparian Buffers
- Stauffer Run Habitat
- Wet Ponds
- Rain Gardens
- Wetlands

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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.

1960

Greenfield got its start in the 1960s when Dale and Cal High began building and leasing industrial properties on a landlocked parcel south of Route 30.

Realizing the potential for growth, they formed a new company, High Properties. Soon they invested in expanding the enterprise with the acquisition of two farms on the north side of the highway.

1970

During the 1970s, High Properties built new industrial buildings that formed the core of the park. Selected areas were designated as green space to preserve the natural beauty.

1978

In 1978, the Eastwood Village manufactured homes community became the first residential component.

1988

1988 was the year High entered the hospitality business with the Hampton Inn in Greenfield.

1980

Then in 1980 High formed High Associates, commercial and industrial realtors. That really kicked off the next stage of growth.

New walking trails added connectivity and reinforced the sense of community.

1990

The 1990s dawned with the opening of the distinctive Charter House office building and the introduction of the Shoppes at Greenfield retail center. From there the portfolio continued to grow.

2021

In 2021, Greenfield launched community initiatives creating a comprehensive experience for tenants, residents, and students.

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:



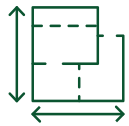
High Associates, Ltd. Brokerage

Selling & leasing industrial & commercial real estate



Property Management

Serving tenants, superior maintenance, & tailored service



Development

Bespoke, turnkey solutions to real estate challenges



Asset Management

Strategies to optimize investment value



Facility Management

Comprehensive interior & exterior renovations

“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-foot 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 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



More than
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



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



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



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@greenfieldlancaster





Shared Spaces & Amenities

Restaurants

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

Beauty

- Four Seasons Nail
- Bella MedSpa
- Soma Nova

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

- Ascend at Greenfield
- 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:
greenfieldlanaster.com/event-calendar*



Greenfield



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



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

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section at the bottom
of the homepage