

FOR LEASE

4909 Louise Drive, Ste. 203



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS

- **GENEROUS LANDSCAPING**
- **ABUNDANT PARKING**
- **EASY ACCESS TO YOUR INDIVIDUAL SUITE**
- **CONVENIENTLY LOCATED AT THE CONVERGENCE OF PA TURNPIKE AND PA RTE. 15 IN THE ROSSMOYNE BUSINESS CENTER**



ERIN DOWNEY, CCIM
717.791.2071
edowney@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

4909 Louise Drive



LEASE INFORMATION

Suite:	203
Available SF:	2,771 SF
Lease Rate:	\$12.95 SF/yr NNN
CAM:	\$4.48/SF
County:	Cumberland
Municipality:	Lower Allen

PROPERTY OVERVIEW

Two offices, roll-up door, open space.

OFFERING SUMMARY

HVAC:	Electric heat pump
Sprinklers:	No
Parking:	164 in common spaces; 4.5/1,000 SF
Water:	CAM/Pennsylvania American Water Company
Sewer:	CAM/Lower Allen Township Authority
Zoning:	C-3 Business Park

Lighting:	Fluorescent
Flooring:	VCT and carpet
Number of Floors:	1

ADDITIONAL COMMENTS

Conveniently located at the PA Turnpike and PA Route 15 in the Rossmoyne Business Center in Cumberland County. Neighboring companies include Siemens, Liberty Mutual, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



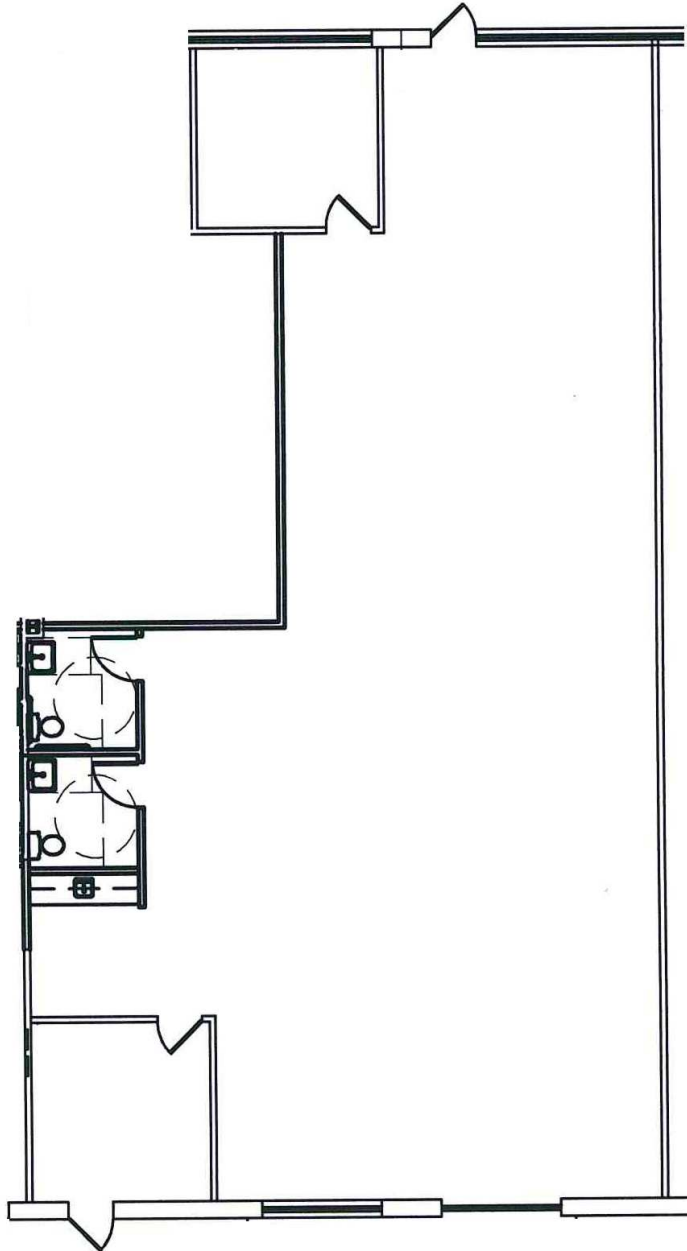
ERIN DOWNEY, CCIM
717.791.2071
edowney@high.net

FOR LEASE

4909 Louise Drive



SUITE 203



BUILDING 79

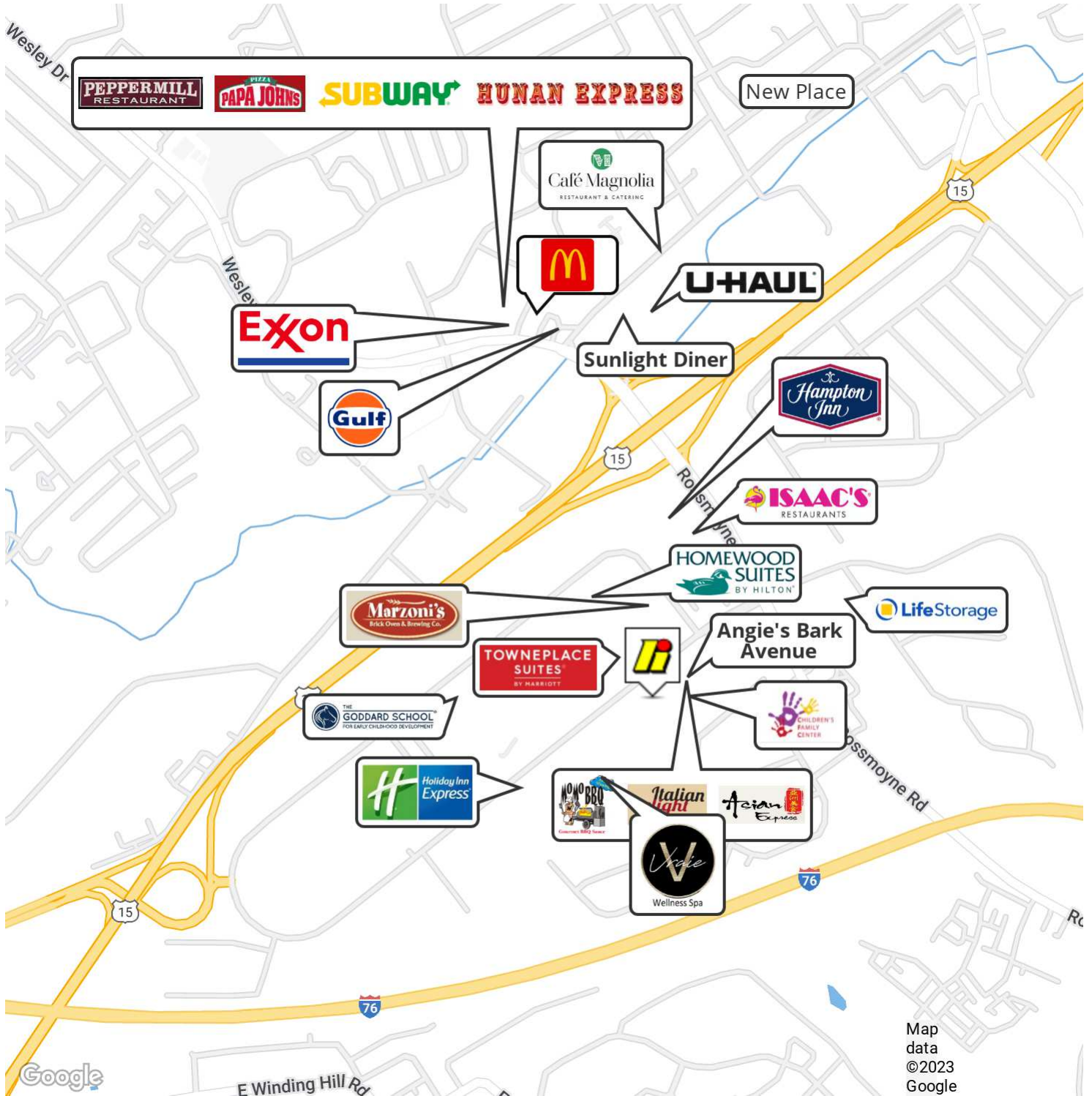
4909 LOUISE DRIVE
MECHANICSBURG, PA

ERIN DOWNEY, CCIM

717.791.2071
edowney@high.net

FOR LEASE

4909 Louise Drive



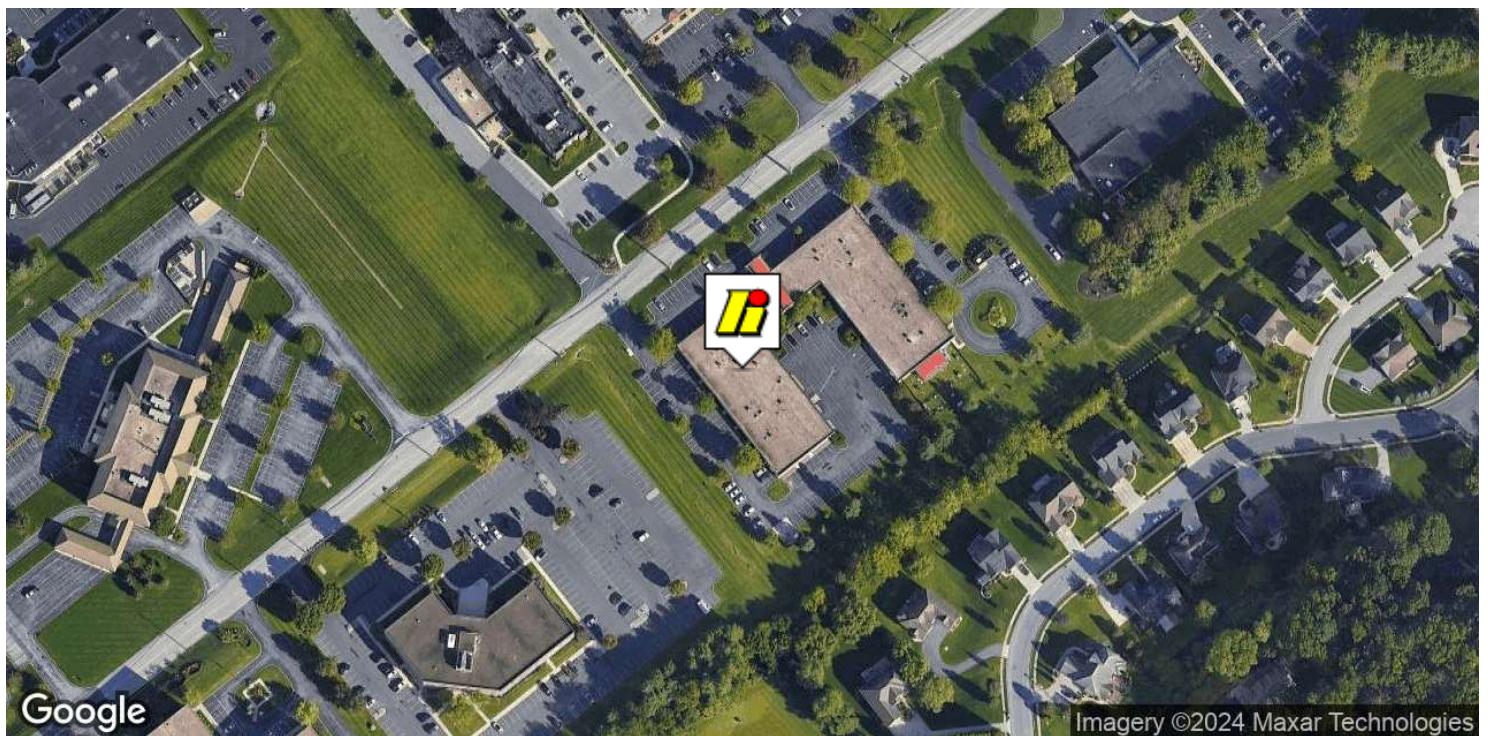
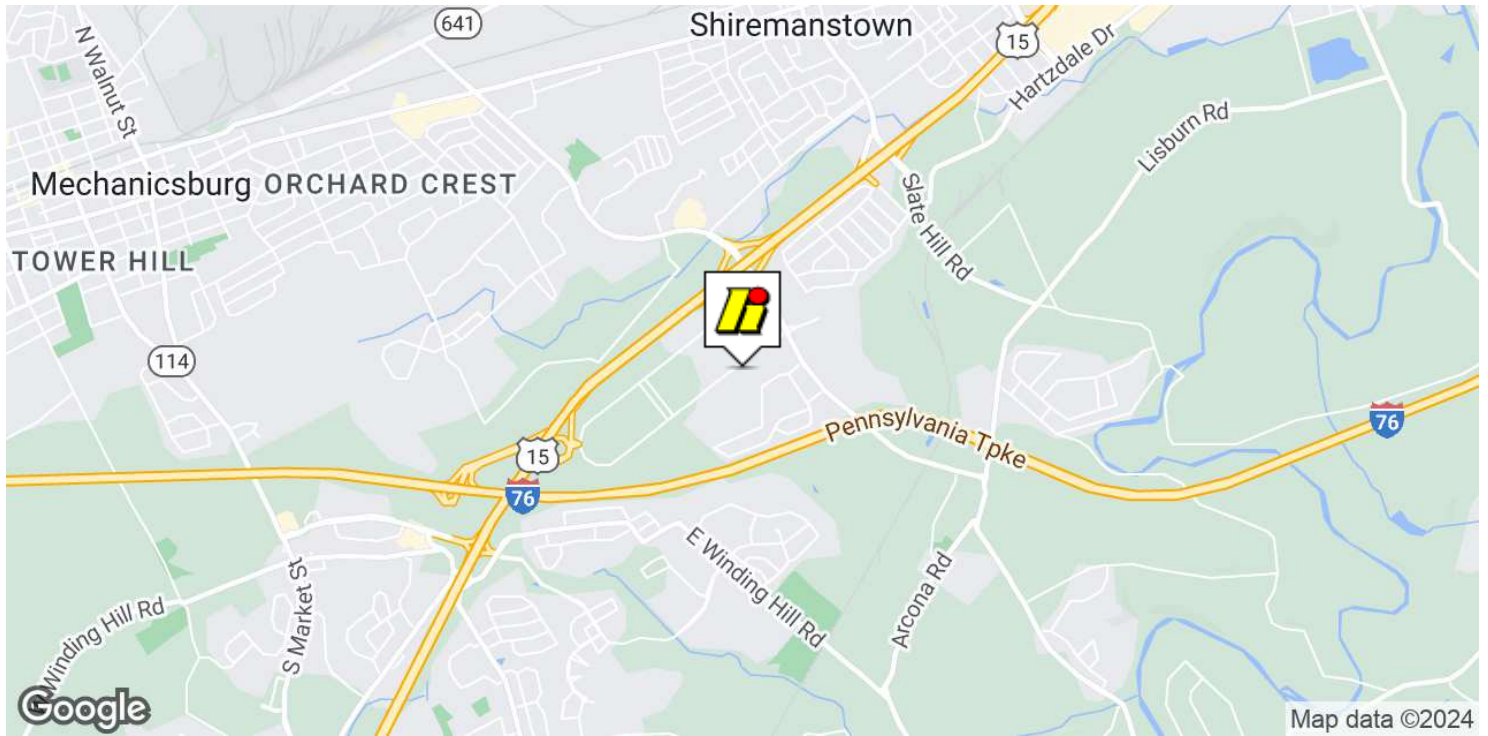
Map data ©2023 Google

ERIN DOWNEY, CCIM

717.791.2071
edowney@high.net

FOR LEASE

4909 Louise Drive



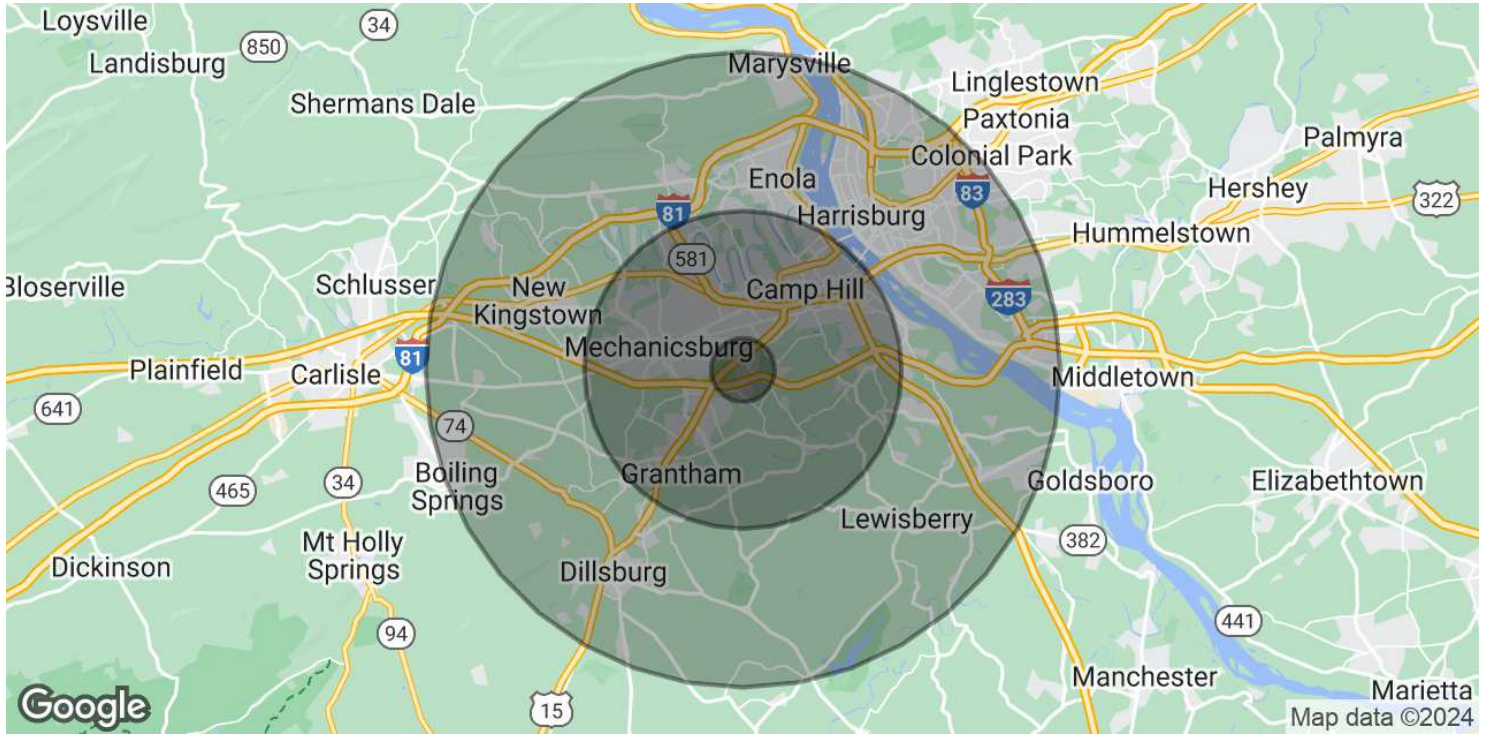
ERIN DOWNEY, CCIM

717.791.2071

edowney@high.net

FOR LEASE

4909 Louise Drive



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,581	111,588	314,800
Average Age	47.4	41.7	39.1
Average Age (Male)	42.8	39.5	37.3
Average Age (Female)	51.5	42.7	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,196	46,041	129,046
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$64,866	\$79,030	\$69,518
Average House Value	\$176,502	\$217,856	\$180,833

* Demographic data derived from 2020 ACS - US Census

ERIN DOWNEY, CCIM

717.791.2071
edowney@high.net

FOR LEASE

4909 Louise Drive



An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422