



# 4 PROPERTY MEDICAL OFFICE PORTFOLIO SALE

Greater Harrisburg Area & South Central Pennsylvania



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# LEASE SUMMARY

Wood & Myers Oral and Maxillofacial Surgery, P.C.

## TENANT

Wood & Myers Oral and Maxillofacial Surgery, P.C.

## YEAR 1 BASE RENT

\$1,279,144.08

## ESCALATIONS

3% annual escalations

## TERM

5 Year Master Lease starting in January 2026

## RENEWAL OPTIONS

Two 5-year fixed renewal options at 3% escalations with Landlord right to deny renewals upon 20-day written notice

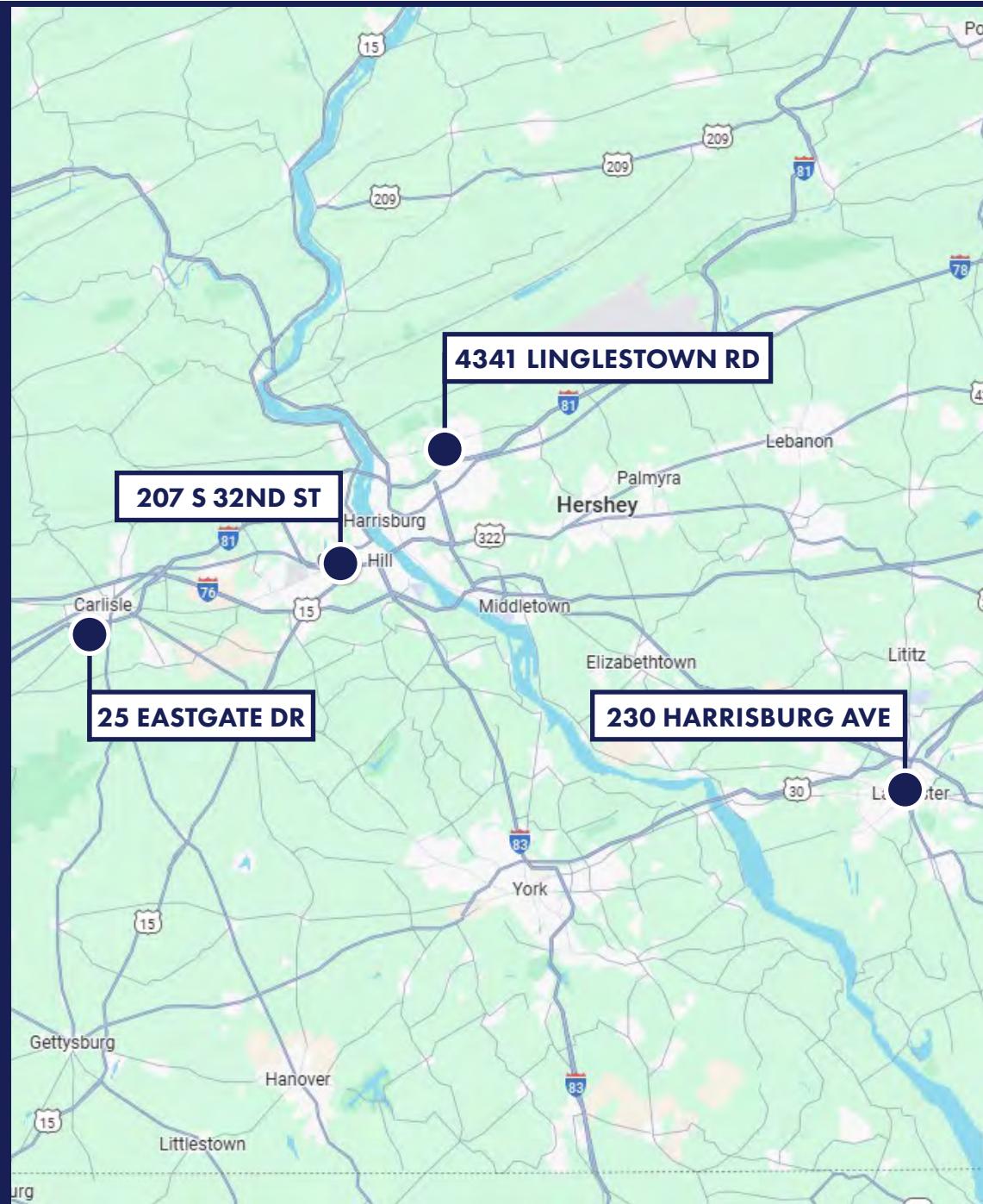
## LANDLORD RESPONSIBILITY

Triple Net lease with minimal Landlord responsibilities (roof and structure only)

## PRICE

\$18,273,486.86

7 cap on in place rent



# PROPERTY SUMMARY

Wood & Myers Oral and Maxillofacial Surgery, P.C.



**4341 LINGLESTOWN RD, HARRISBURG, PA 17112**

±1,855 SF medical office building



**207 S 32ND ST @ 3121 YALE AVE, CAMP HILL, PA 17011**

±7,400 SF 2-story medical office building plus 14 parking spaces



**25 EASTGATE DR, CARLISLE, PA 17015**

±15,000 SF medical office building



**230 HARRISBURG AVE, UNIT 3, LANCASTER, PA 17603**

±4,600 SF unit 3 leased in a medical office building



## CONTACT:

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*Bang Realty-Pennsylvania Inc*

## BROKER OF RECORD:

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