

LEASE

OFFERING SUMMARY:

Available SF: 1,540 - 4,410 +/- SF
Lease Rate: \$9.95 - \$15.95 SF/Yr + In-suite
Janitorial and Electric.
Lease Term: 5 Years
Municipality: Lower Paxton Township
Zoning: Business Campus



PROPERTY HIGHLIGHTS

- Multiple office suites available; ideal for any medical or professional office user
- Close proximity to medical offices, UPMC Hospital and many nearby amenities
- 2023 building upgrades include common area carpet, tile, paint, freshly paved and striped parking lot

PROPERTY OVERVIEW:

Professional office building available with small suites for lease. Conveniently located off Union Deposit Road and Capital Beltway I-83, near many medical, professional offices and area amenities.

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AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE RATE	NOTES
SUITE 5	2,210 +/- SF	\$15.95 SF/Yr	Tenant pays Electric & In-Suite Janitorial
SUITE 13	2,200 +/- SF	\$15.95 SF/Yr	Tenant pays Electric & In-Suite Janitorial
LOWER LEVEL C	1,540 +/- SF	\$9.95 SF/Yr	Tenant pays Electric & In-Suite Janitorial
LOWER LEVEL E	4,410 +/- SF	\$9.95 SF/Yr	Tenant pays Electric & In-Suite Janitorial

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CAMPBELL
Commercial Partners LLC

525 N. 12th Street, Suite 203
Lemoyne, PA 17043
717.737.6161
www.acampbell.net

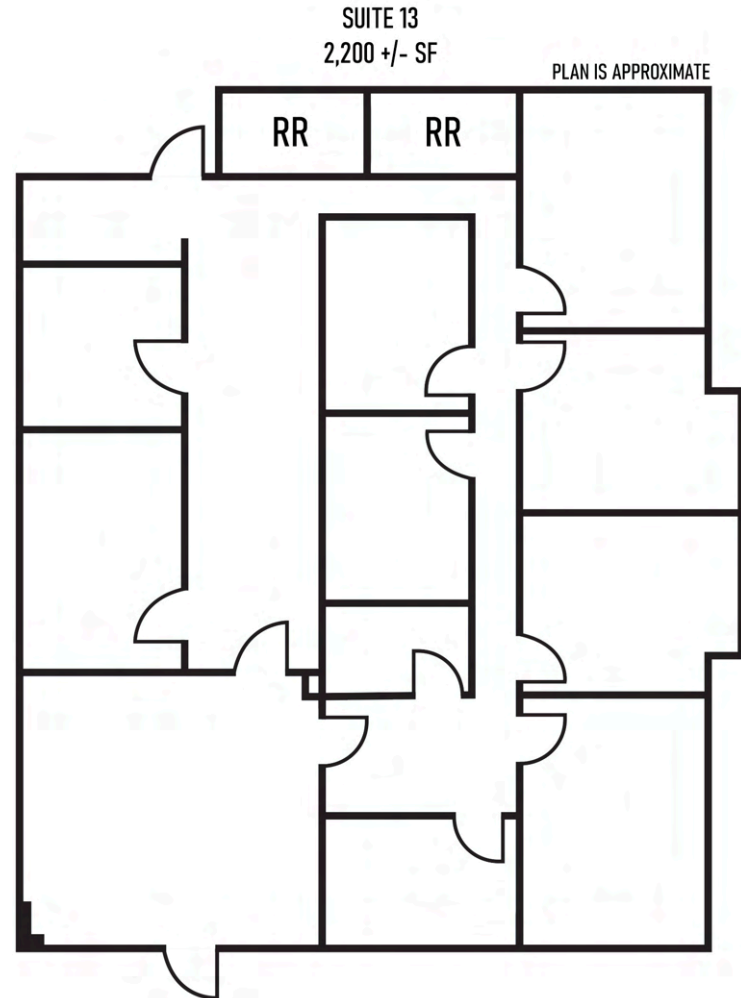
JESSICA GASPER
717.979.5189
jessica@acampbell.net

FLOOR PLAN



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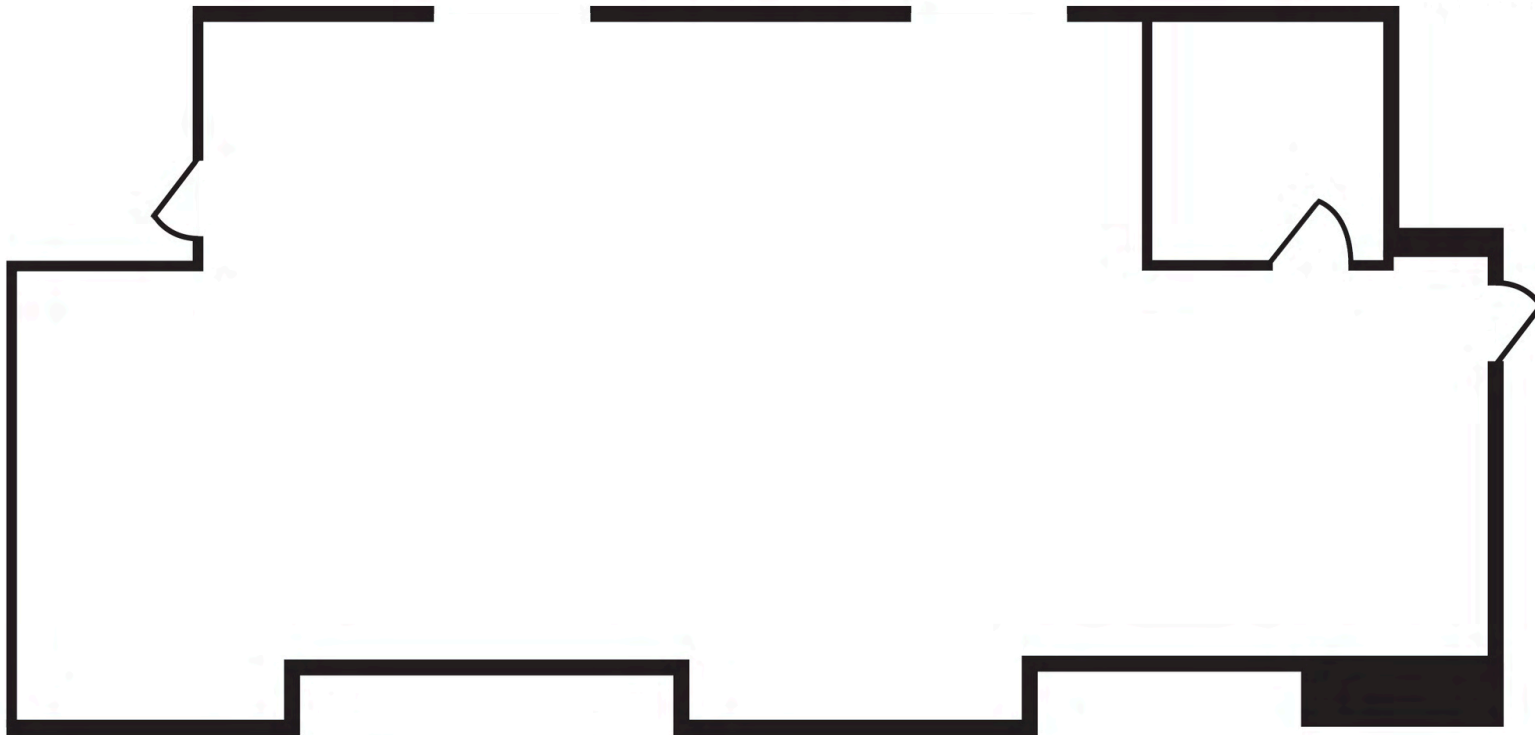


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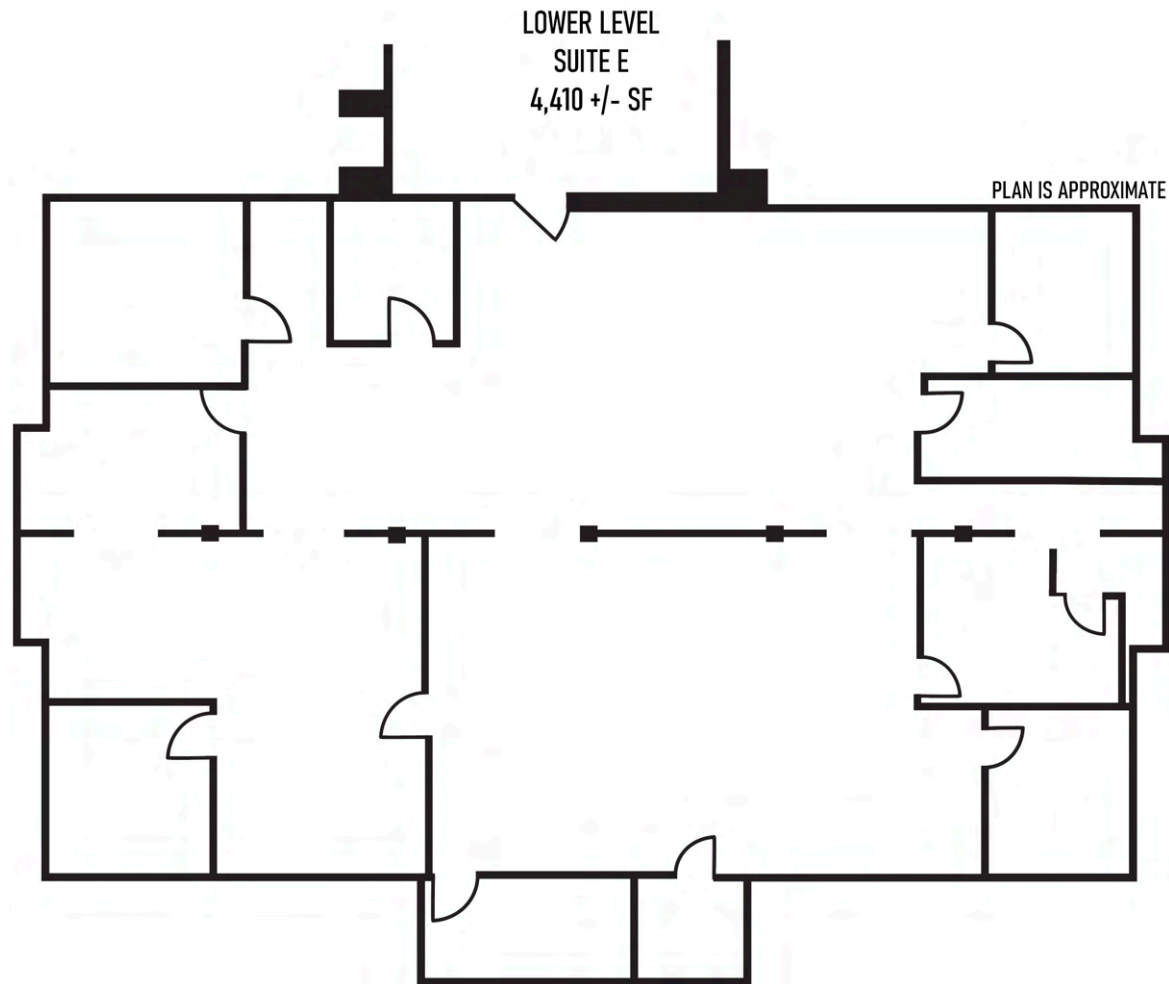
LOWER LEVEL
SUITE C
1,540 +/- SF

PLAN IS APPROXIMATE



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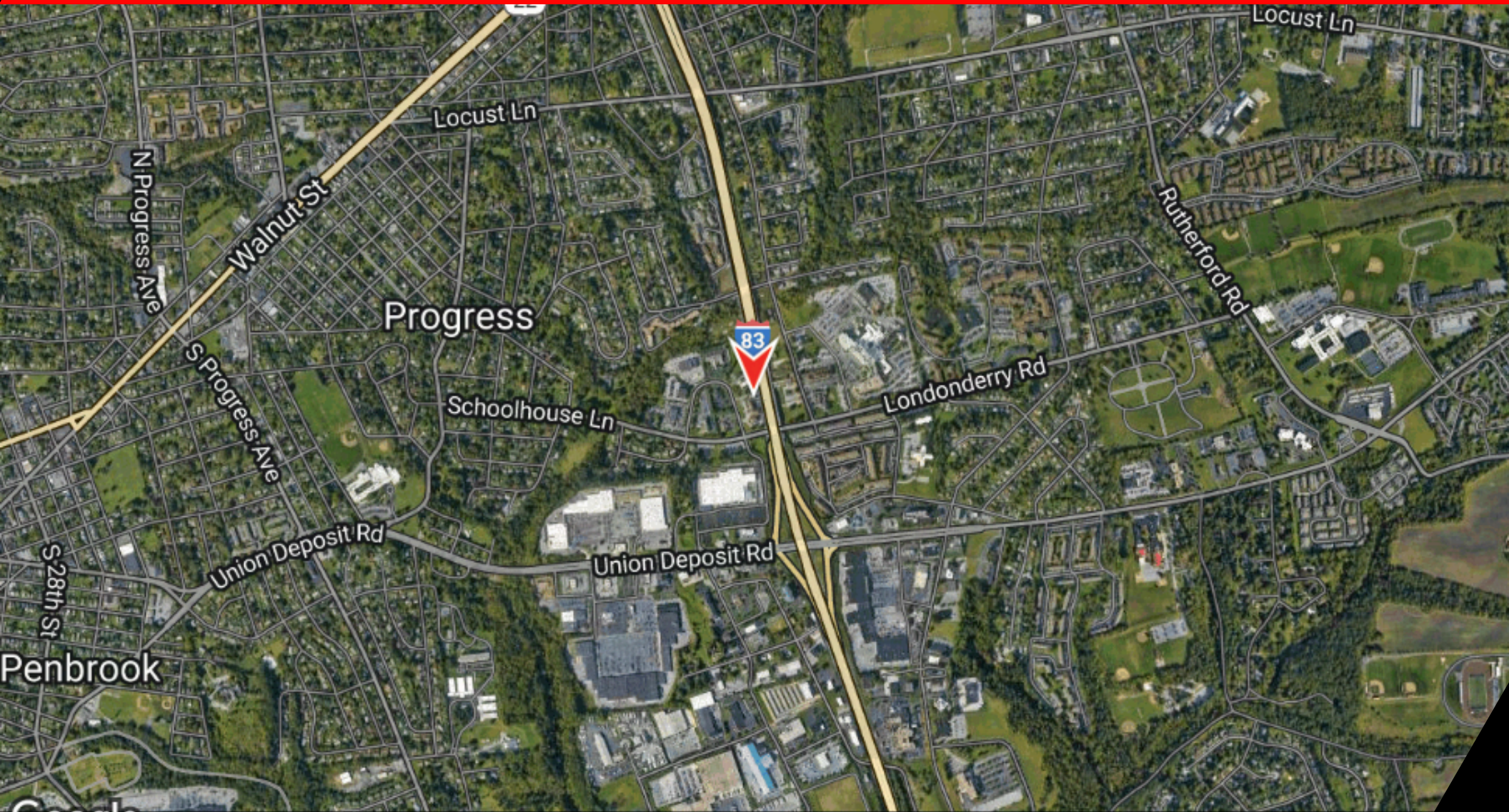
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Google, PA Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA/FPA

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