



OFFICE SPACE FOR LEASE

2000 - 2040 LINGLESTOWN RD | HARRISBURG, PA



SHARED COMMON CONFERENCE FACILITY

WWW.LANDMARKCR.COM

(717) 731.1990





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OFFICE SPACE AVAILABLE FOR LEASE



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OFFERING SUMMARY

Available Space	1,375 - 4,114 SF
Lease Rate	\$18.95 SF/yr
Lease Type	Gross plus Utilities
Number of Buildings	2
Building Size	33,000 SF each
Floors	3 floors each
Lot Size	3.39 Acres
Built/Renovated	1988/2020
County	Dauphin
Municipality	Susquehanna Twp
Cross Street	Crooked Hill Rd
Zoning	Business/Office/Residential

PROPERTY HIGHLIGHTS

- Class-A office space available for lease along Linglestown Road (39) in Harrisburg, PA
- Various suite sizes available including use of common conference room
- Signature visibility at lighted intersection of Linglestown Rd & Crooked Hill Rd offering corporate brand opportunity
- Excellent location with easy access to
- Ample on site parking for employees and clients
- First class finishes throughout both buildings
- Close proximity to all major local amenities

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY OVERVIEW

Explore an exceptional opportunity in commercial real estate, featuring single office and small-profile executive suites starting from 1,375 SF and larger professional suites offer flexible, private office layouts, ideal for mid-size business professionals. The building is well-maintained with current ownership paying close attention to cleanliness.

The property is located among several mixed-use development communities, featuring significant residential growth and thousands of square feet of commercial, retail, and dining options. Prime visibility and signage opportunities along busy Linglestown Road Corridor (± 18,000 vehicles per day).



AVAILABLE SPACE

LEASE INFORMATION

Building	Floor	Suite	Available SF	Lease Rate	Lease Type
2000	2nd	200	2,741 SF	\$18.95 SF/yr	Gross plus Utilities
2000	3rd	303	1,532 SF	\$18.95 SF/yr	Gross plus Utilities
2000	3rd	304	4,114 SF	\$18.95 SF/yr	Gross plus Utilities
2040	3rd	303A	1,375 SF	\$18.95 SF/yr	Gross plus Utilities

COMMON CONFERENCE ROOM





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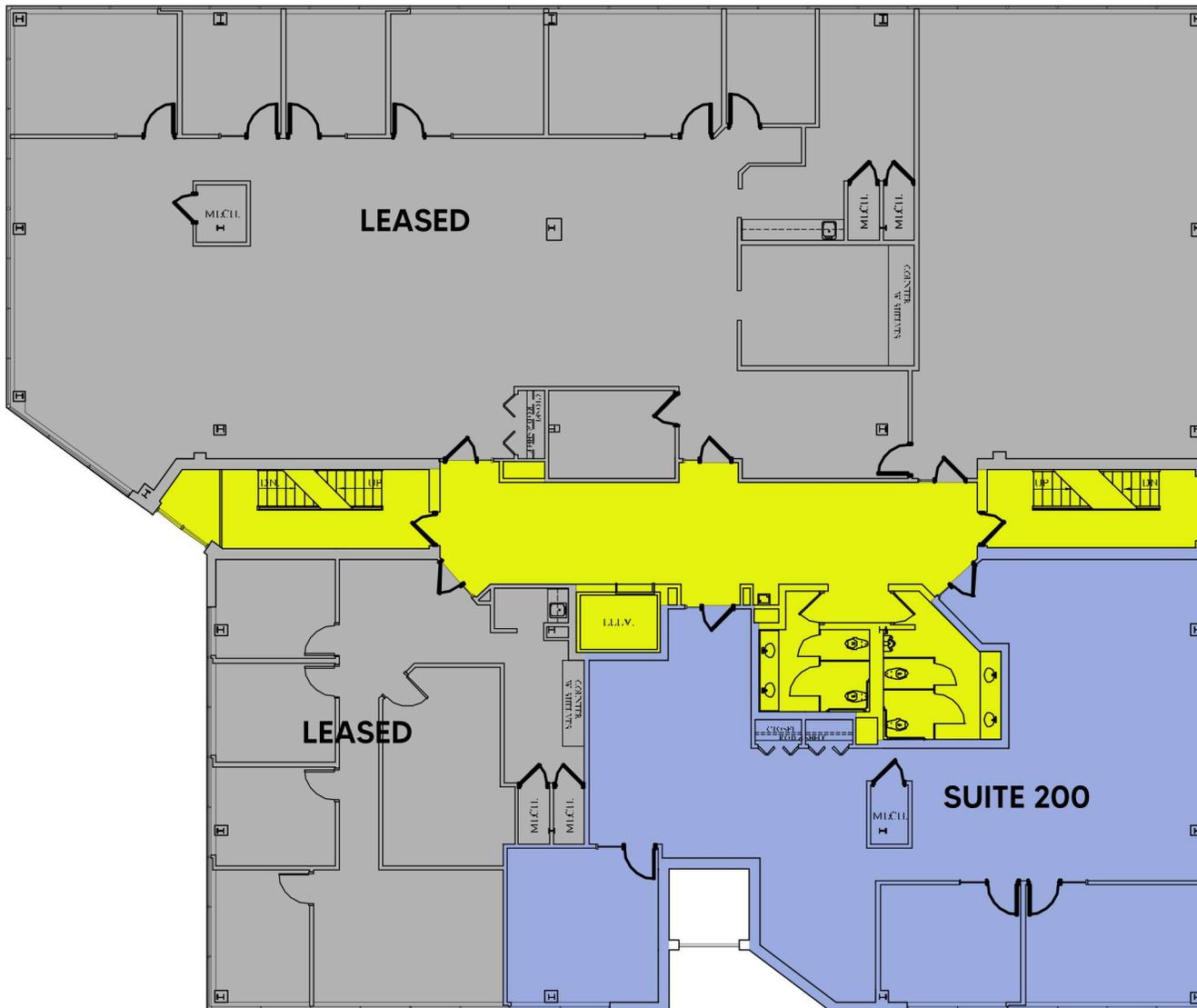
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2000 LINGLESTOWN RD - 2ND FLOOR

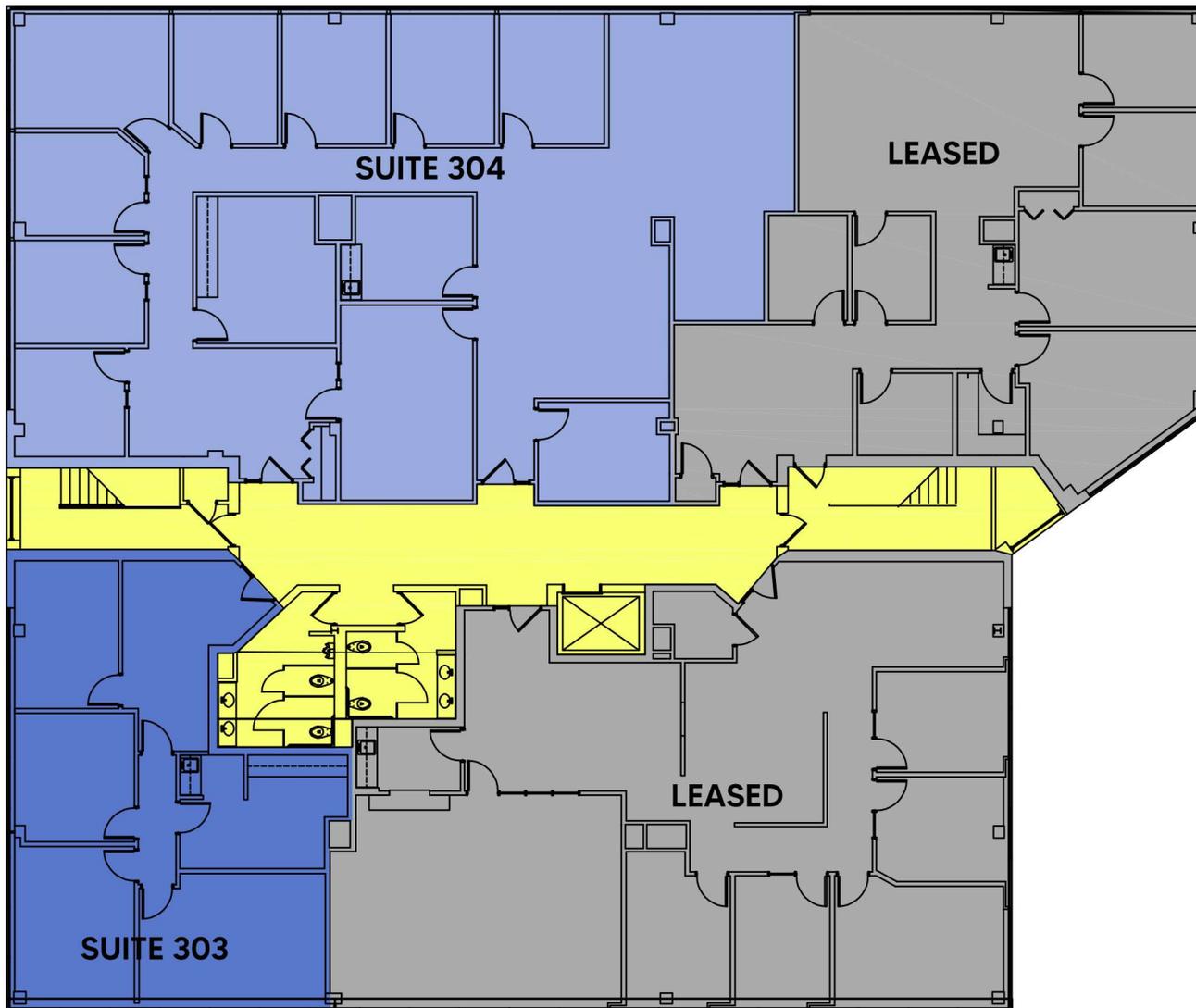




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2000 LINGLESTOWN RD - 3RD FLOOR



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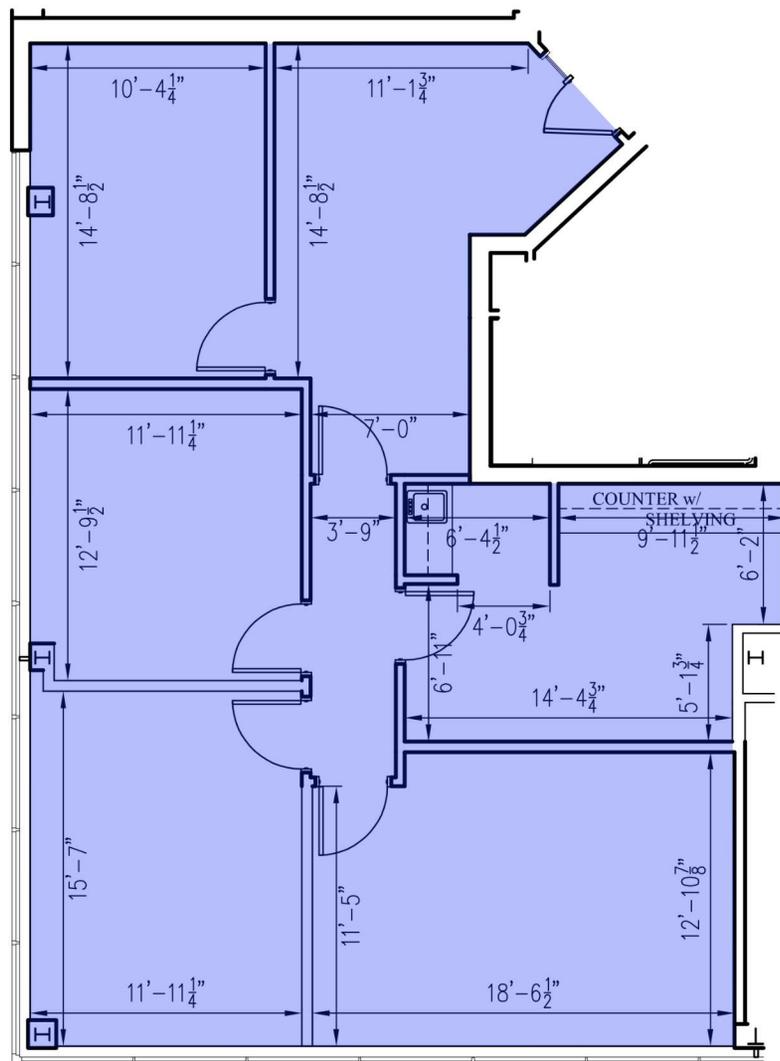
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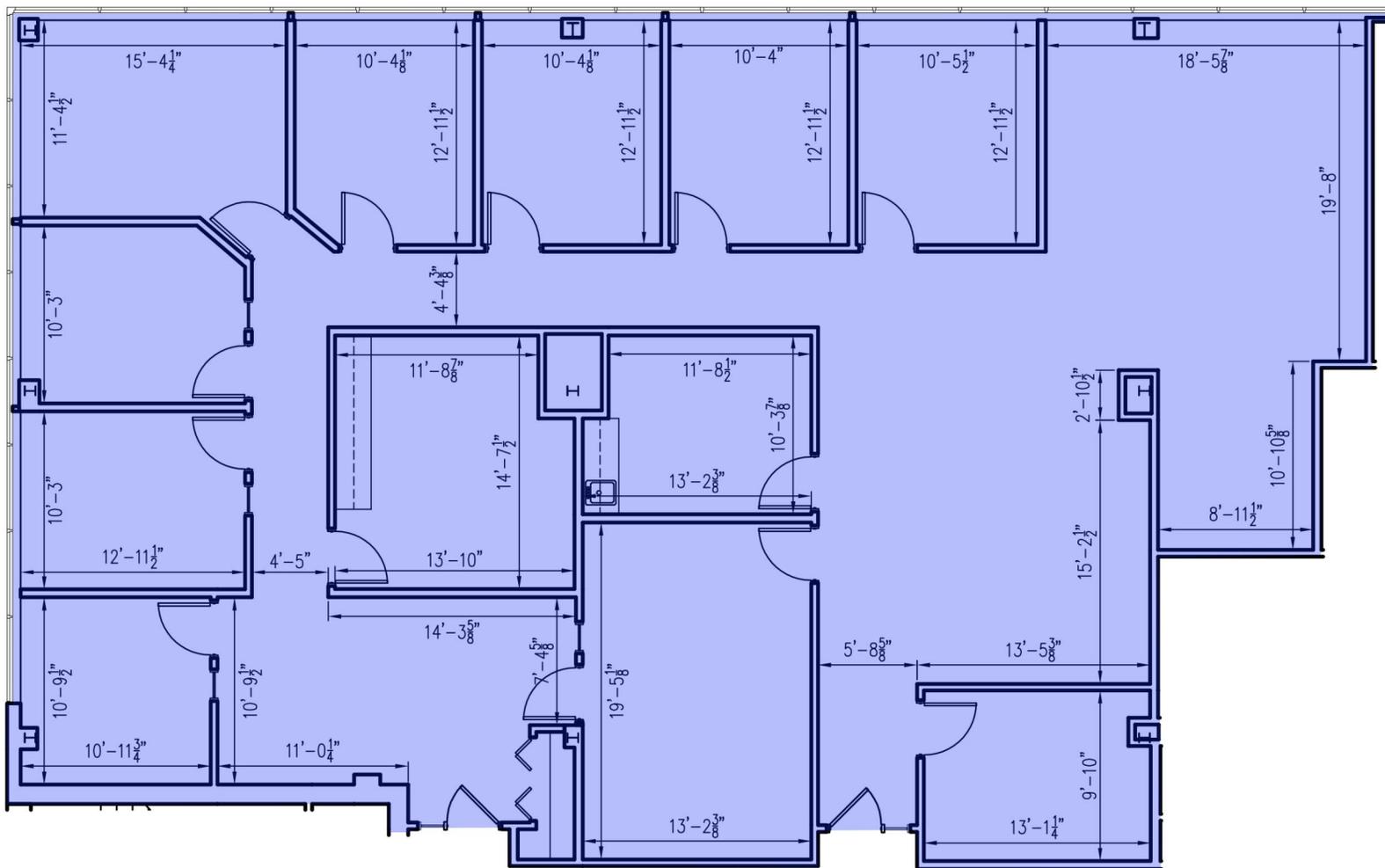
2000 - SUITE 303 FLOORPLAN

1,532 SF



2000 - SUITE 304 FLOORPLAN

4,114 SF





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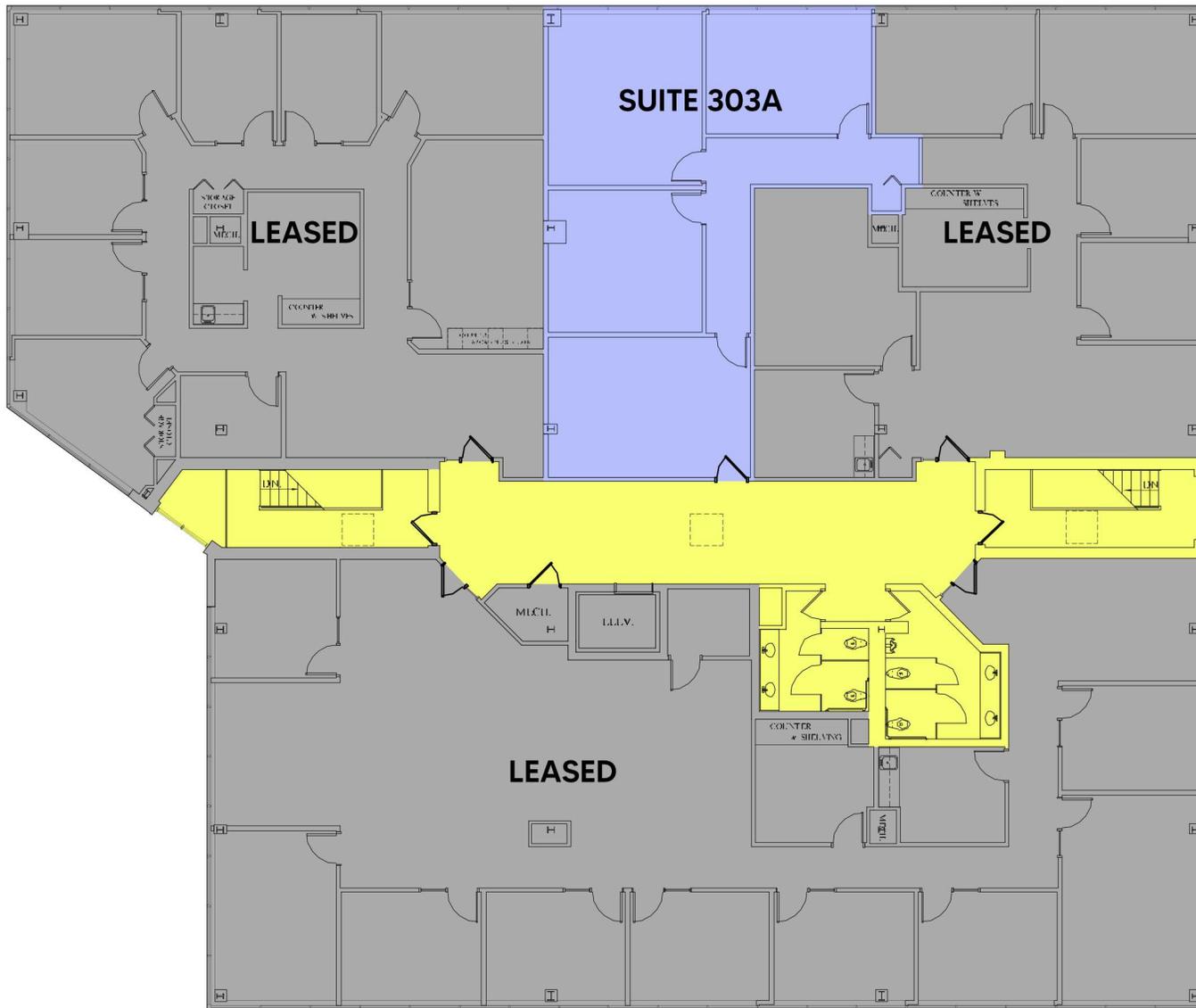
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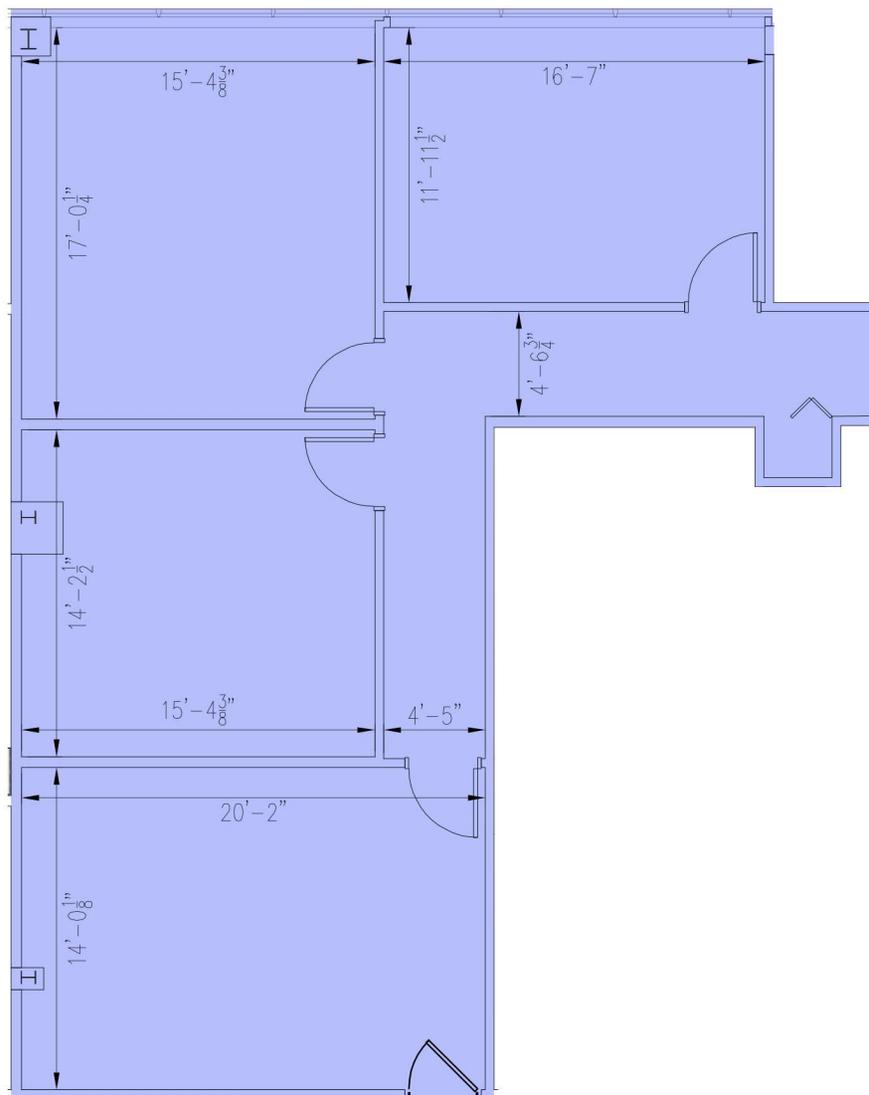
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2040 LINGLESTOWN RD - 3RD FLOOR



2040 - SUITE 303A FLOORPLAN

1,375 SF





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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL



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LOCATION



THOMAS W HOLTZMAN
ELEMENTARY SCHOOL

Citizens Bank

ROYAL
CHEF'S
KITCHEN & BANQUET
DOLLAR GENERAL

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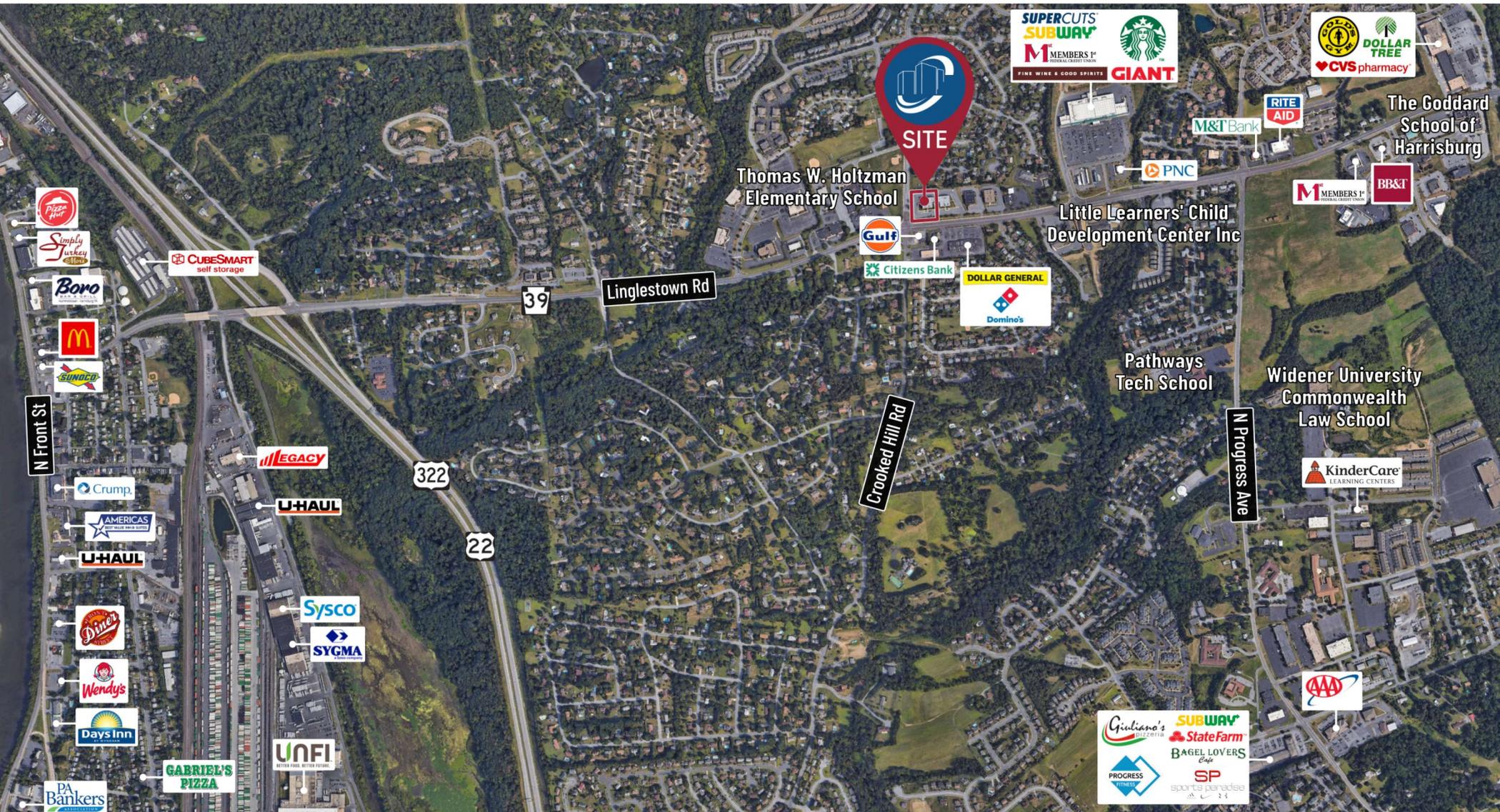
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TRADE AERIAL



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DEMOGRAPHICS

POPULATION

1 MILE	4,577
3 MILE	28,197
5 MILE	122,162

HOUSEHOLDS

1 MILE	2,036
3 MILE	11,938
5 MILE	52,039

INCOME

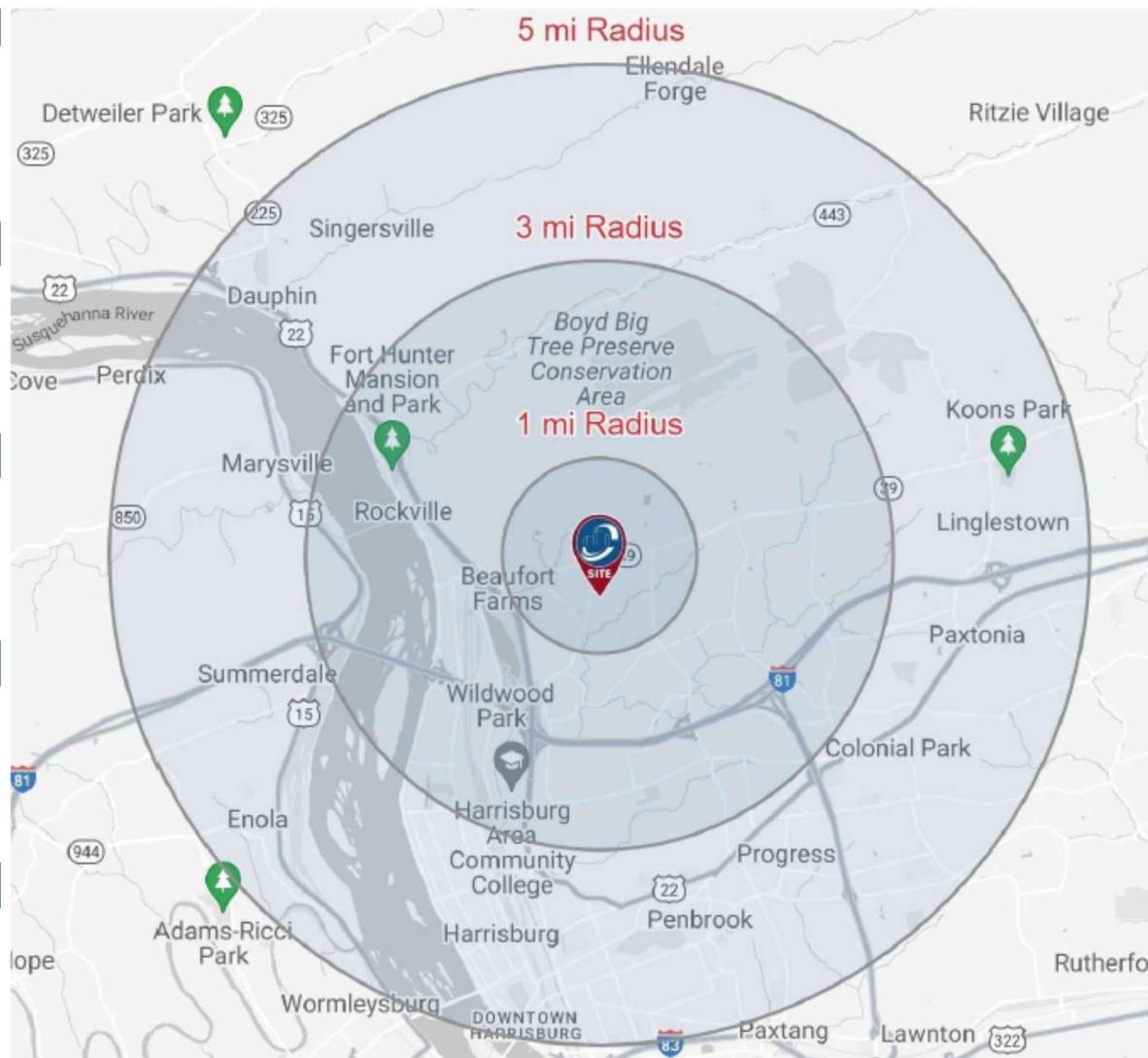
1 MILE	\$95,456
3 MILE	\$82,766
5 MILE	\$60,643

BUSINESSES

1 MILE	371
3 MILE	1,563
5 MILE	5,988

EMPLOYEES

1 MILE	3,753
3 MILE	23,587
5 MILE	94,546





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**OFFICE BUILDING
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