



LINLO PROPERTIES

EXECUTIVE
SUITES



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 164,341 SF

Tenant Improvement Available

Parking (Garage): 4.5/1,000 SF



Call today for booking slots!



+717-307-2002



ttressler@linloproperties.com

Tracey J. Tressler

Rental Rate:

\$21.95 SF/YR

FEATURES

- Large Window with Natural Light
- Fitness Center / Walking Trail
- Facade Signage
- Secured Access
- On-Site Property Management
- High-End Finishes
- Local Ownership

CAMP HILL CORPORATE CENTER

300 Corporate Center Drive

Camp Hill, PA 17011



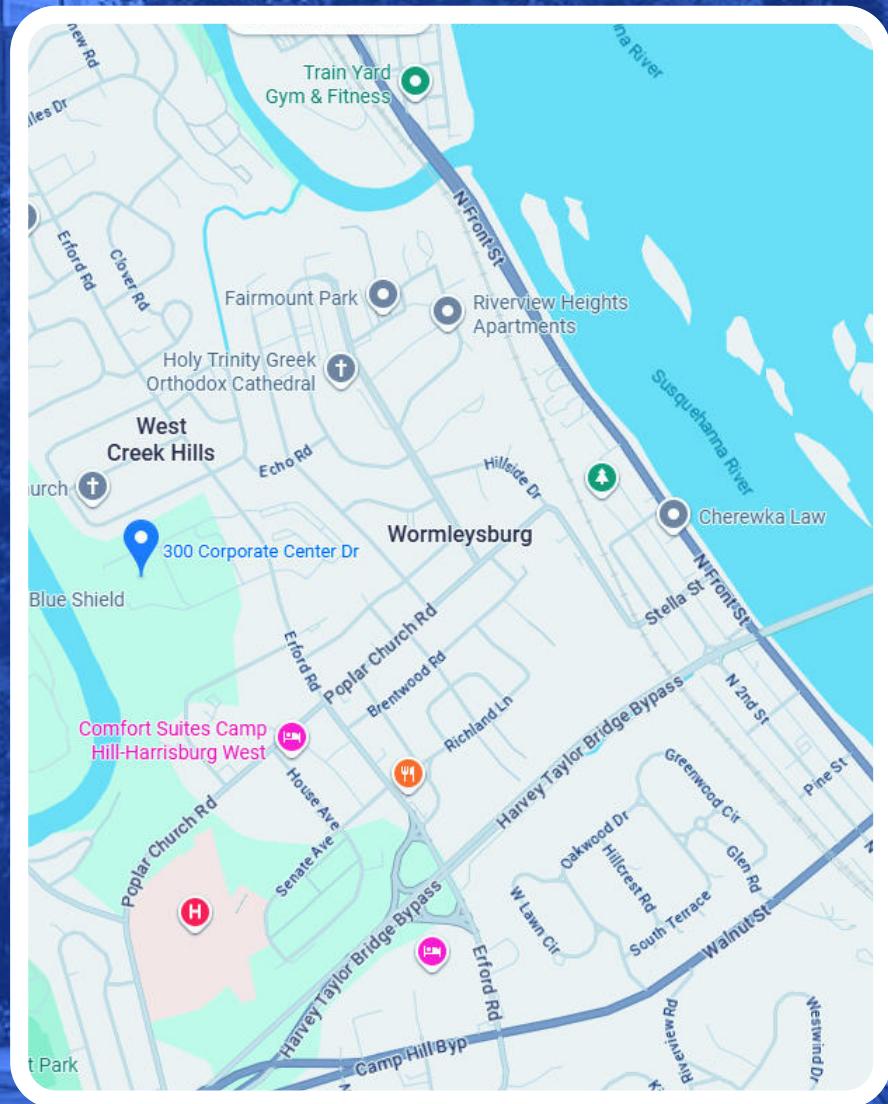
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WHAT IS AN EXECUTIVE SUITE?

An Executive Suite is a smaller office space with flexible lease terms that shares amenities, such as reception areas, break rooms, and conference rooms, with other Executive Suite tenants. This allows a small business owner to rent a high class office space and project the image of a professional operation at a more affordable cost than a traditional office suite.

At 300 Corporate Center Drive, Executive Suites range from 300 to 500 square feet. Each suite is individually secured and accessible around the clock.

Camp Hill Corporate Center is a locally owned and locally managed office, both of which are located within the business park. Conveniently located about a mile from Route 11 and Route 15, the office is easily accessible. Interstates 81 and 83 are about ten minutes from the office. Camp Hill Corporate Center is centrally located less than three miles from Downtown Harrisburg and about 30 miles to Hershey, York, and Carlisle. Local and national retailers are minutes away, including Starbucks, Olive Oil Grille, Sheetz, First Watch, and Camp Hill Café. Convenience and flexible office space make Camp Hill Corporate Center an ideal place to grow a successful business.

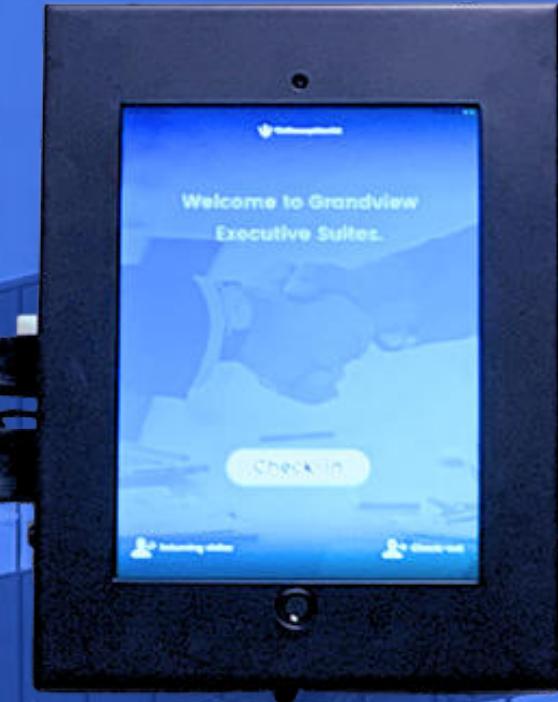




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RECEPTION AREA

Clients are able to check-in using a kiosk that will alert Tenants when their client has arrived. The door from the reception area to the Suites is secured and can only be accessed by Tenants and the Landlord, assuring privacy and security for all Tenants and their clients of the Grandview Executive Suites.



BREAK AREA & KITCHENETTE

The shared break area and kitchenette feature a refrigerator, microwave, and coffee machine for tenant use. It's a great space to relax, recharge, and connect with fellow professionals throughout the day. Tenants provide their own kitchen items such as coffee, utensils, and napkins



CONFERENCE ROOMS

The two standard Conference Rooms and two "Smart" Conference Rooms are fully furnished and available for all Tenants to reserve on a daily basis at no additional cost.



SHARED SPACES



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INCLUDED SUPPORT SERVICES

- The following services are included in your lease : HVAC, all public utilities, high speed internet (wired & WIFI), secure professional document shredding, on-site parking, common area janitorial, secure storage, property maintenance and taxes, and fitness center.

ADDITIONAL SUPPORT SERVICES

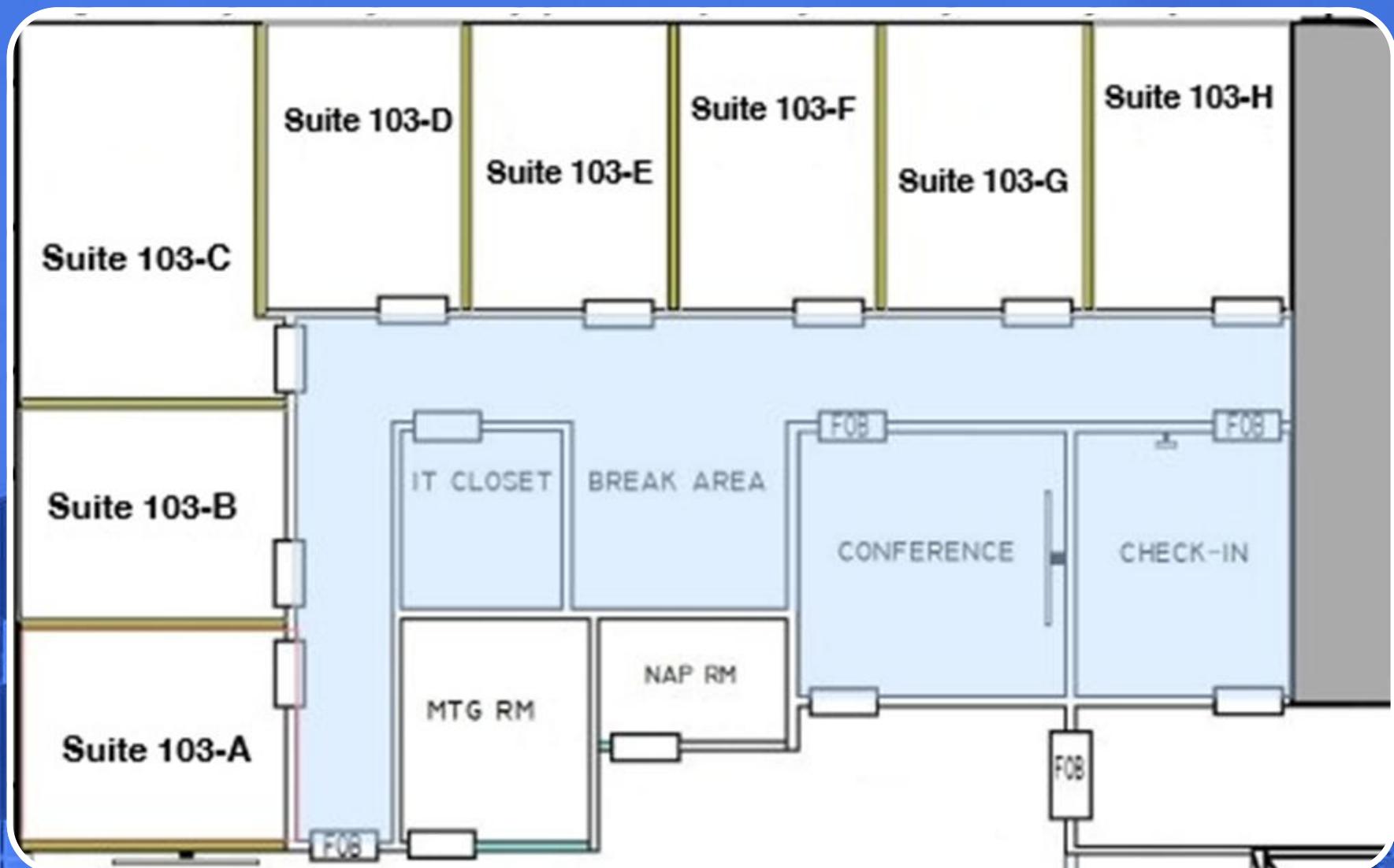
- The following services are available for an additional cost: telephone (VOIP), cable television, banquet/conference facilities, and in-suite janitorial service. The Landlord will invoice the Tenant monthly for any selected services; prices vary with type of service selected.

LEASING INFORMATION

- Lease Type
 - Full Service (exc. In-suite janitorial, phone, & television)
- Term Lengths
 - 6 months, 12 months, 18 months
- Lease Rates:
 - \$700/month to \$1,250/month (Rate will vary with suite selection and length of term selected)



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COMPARISON CHART

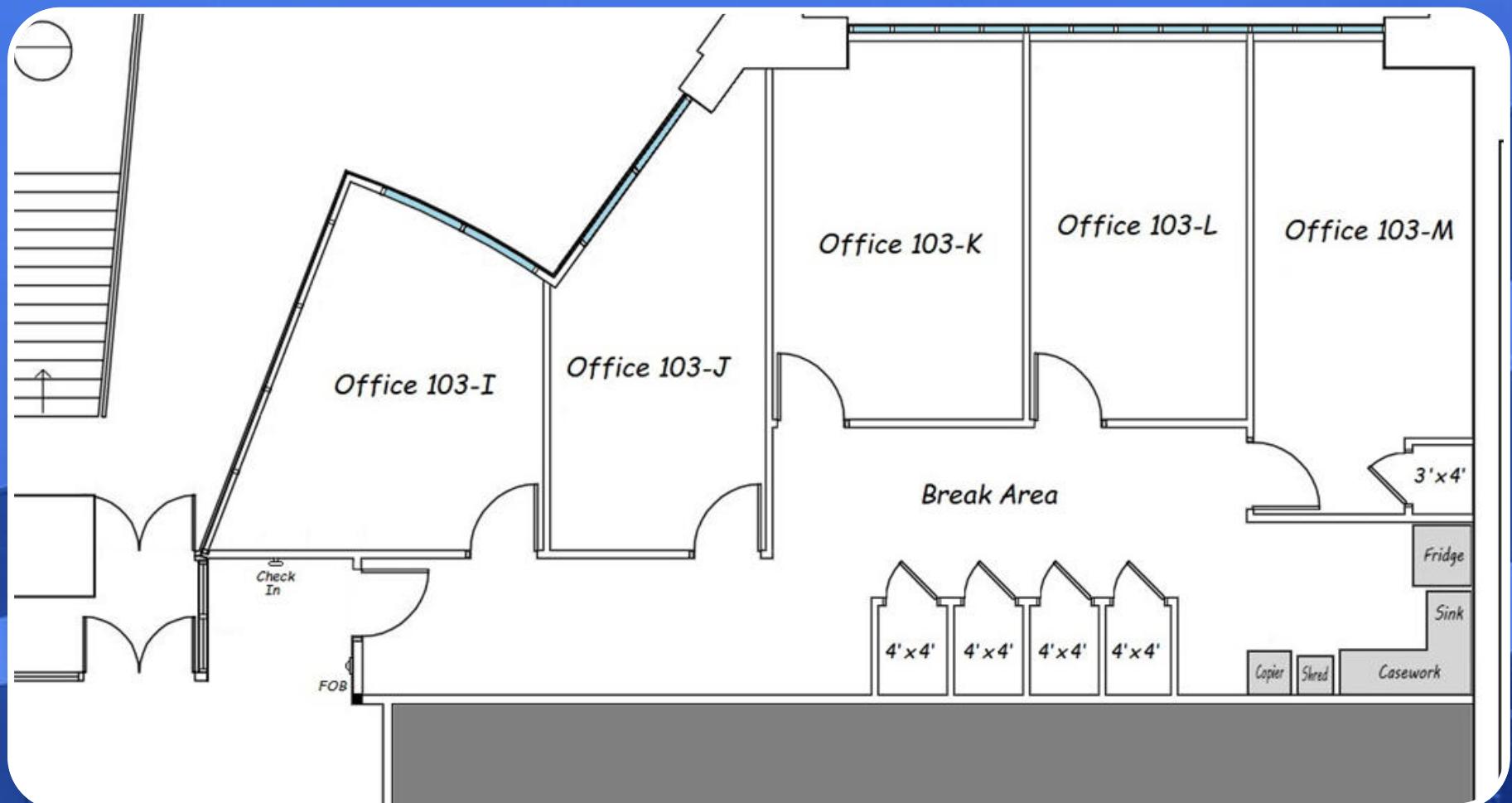
| SUITE NUMBER | RSF | 18 MONTH | 12 MONTH | 6 MONTH |
|--------------|-----|------------|------------|------------|
| 103-A | 403 | \$775.00 | \$825.00 | \$875.00 |
| 103-B | 403 | \$775.00 | \$825.00 | \$875.00 |
| 103-C | 595 | \$1,050.00 | \$1,150.00 | \$1,250.00 |
| 103-D | 403 | \$775.00 | \$825.00 | \$875.00 |
| 103-E | 572 | \$950.00 | \$1,000.00 | \$1,100.00 |
| 103-F | 403 | \$775.00 | \$825.00 | \$875.00 |
| 103-G | 403 | \$775.00 | \$825.00 | \$875.00 |
| 103-H | 403 | \$775.00 | \$825.00 | \$875.00 |

FIRST FLOOR

Plans not to scale. Office layouts are for presentation purposes only and are subject to change.



LINLO PROPERTIES



COMPARISON CHART

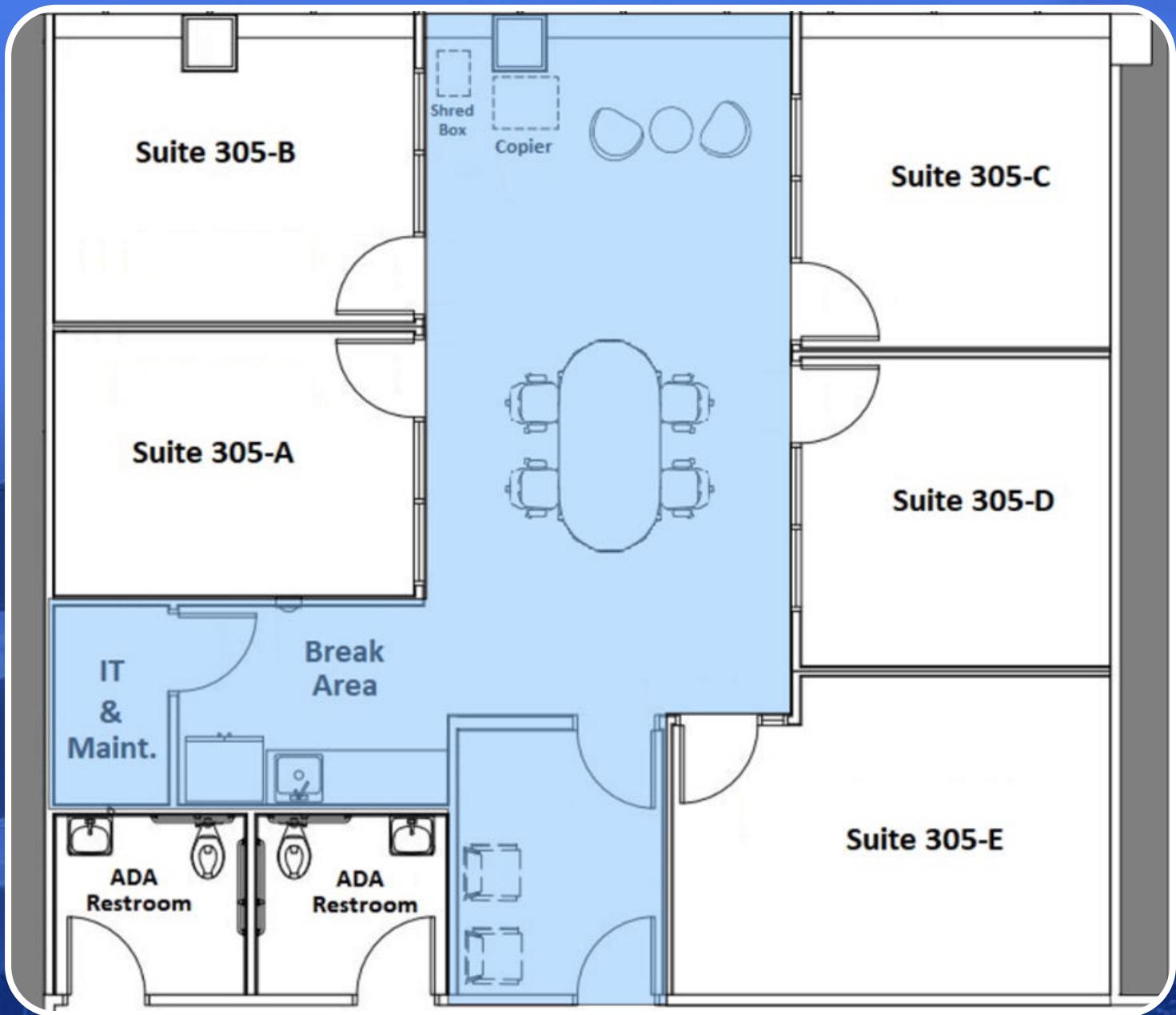
| SUITE NUMBER | RSF | 18 MONTH | 12 MONTH | 6 MONTH |
|--------------|-----|----------|----------|------------|
| 103-I | 312 | \$700.00 | \$750.00 | \$825.00 |
| 103-J | 312 | \$700.00 | \$750.00 | \$825.00 |
| 103-K | 312 | \$700.00 | \$750.00 | \$825.00 |
| 103-L | 312 | \$700.00 | \$750.00 | \$825.00 |
| 103-M | 439 | \$900.00 | \$950.00 | \$1,025.00 |

FIRST FLOOR CONTINUED

Plans not to scale. Office layouts are for presentation purposes only and are subject to change.



LINLO PROPERTIES



COMPARISON CHART

| SUITE NUMBER | RSF | 18 MONTH | 12 MONTH | 6 MONTH |
|--------------|-----|----------|----------|------------|
| 305-A | 357 | \$750.00 | \$775.00 | \$850.00 |
| 305-B | 411 | \$775.00 | \$800.00 | \$875.00 |
| 305-C | 389 | \$775.00 | \$800.00 | \$875.00 |
| 305-D | 357 | \$750.00 | \$775.00 | \$850.00 |
| 305-E | 486 | \$950.00 | \$975.00 | \$1,050.00 |

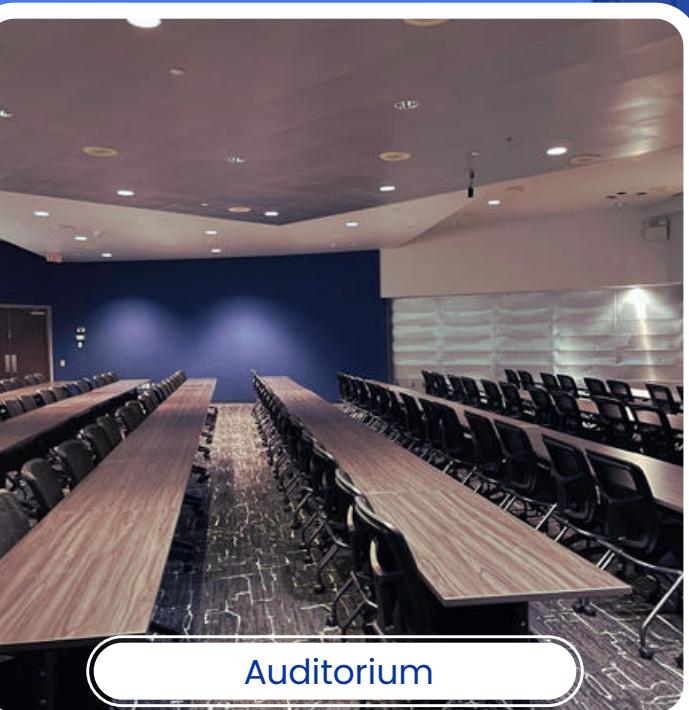
THIRD FLOOR

Plans not to scale. Office layouts are for presentation purposes only and are subject to change.

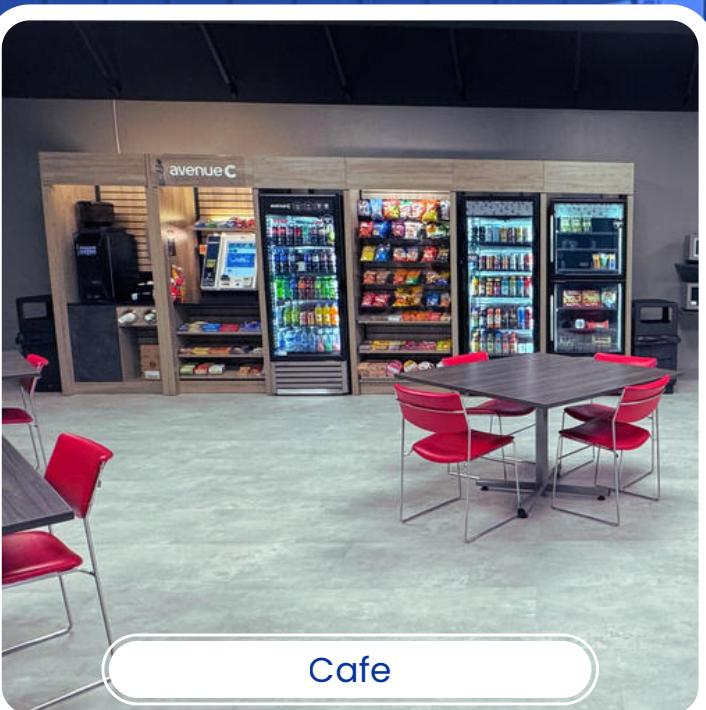


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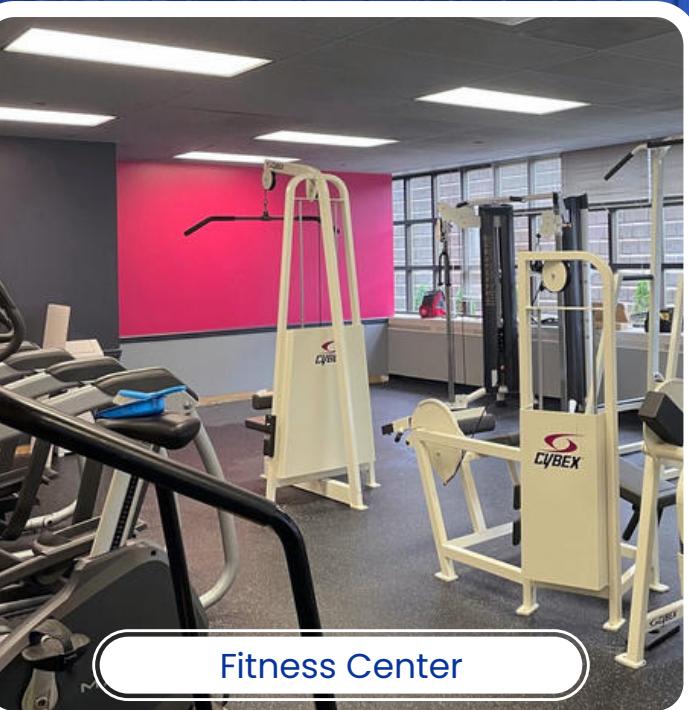
300 Corporate Center has amenities that are available to all our tenants. Those amenities include; Fitness Center with showers, 220 Person Auditorium, 2-Level Parking Garage, common sitting areas, 1-Mile walking Trail, Picnic areas, Two (2) loading docks, 132-Person Catering and Event Space, Self-Service Cafeteria, and Executive Suites as well as a Compass Co-working.



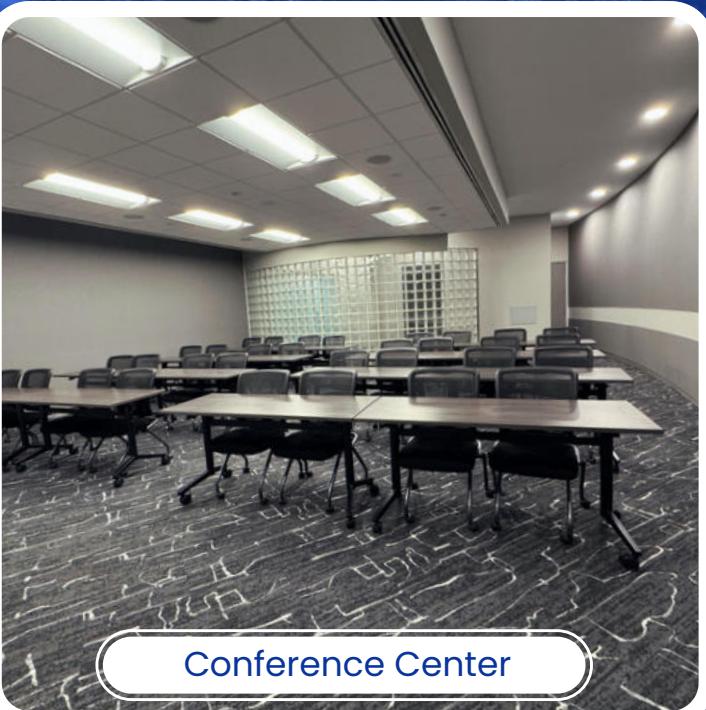
Auditorium



Cafe



Fitness Center



Conference Center



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| | | |
|----------------------------|---|---|
| Auditorium | \$ 500/Event | Up to 225-person (chairs only) or up to 150-person (tables & chairs) Auditorium with A/V capabilities. Table linens available for an additional fee. |
| Banquet Room | \$ 500/Event | Up to 130-person (6-person round tables) Banquet Room with A/V capabilities. Banquet Room has separate coat closet and prep area for catering. Table linens available for an additional fee. |
| Conference Room | \$ 300/Event | Up to 35-person Conference Room with A/V capabilities. Conference Room also has small kitchenette for catering. Table linens available for an additional fee. |
| Executive Suites | \$750/month to \$1,300/month | Single unfurnished offices available for short-term lease that share common area (reception, conference room, & break area) with other single office users. Lease rates vary with term of lease (6 months, 12, months, or 18 months. Lease rate is full-service excluding in-office janitorial, telephone, and television. Lease rate also includes free use of WIFI, hard-wired internet, use of copier/printer/scanner, and document shredding. Executive Suite |
| Camp Hill Coworking | Passes start at \$150/week Membership \$325+/month | Coworking space that features access to 6 different fully furnished meeting rooms all with smart TVs, 4 privacy booths w/additional sound mitigation, multiple different office furniture types, large work area with office supplies, free coffee bar, secure access, use of free WIFI, and copier/scanner/printer. Membership options include free storage locker, mailing address, and fitness center access. |

The billable rates for the ABC Facilities during normal business hours, Monday through Friday 8am to 4pm. Meetings scheduled outside of normal business hours are subject to an additional charge of \$50/hour. The below billable rates are effective as of August 1st, 2024, and are subject to change. Scheduling of the ABC Facilities is billed per event up to a maximum of eight hours. Billing includes use of basic WIFI (if available), use of Landlord's tables and chairs, set up and tear down of tables and chairs, use of existing A/V equipment (if available), and post meeting janitorial. Any additional requested services may be billable by Landlord, and any billing for the ABC Facilities shall be considered additional rent.



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THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. The Camp Hill Corporate Center features abundant on-site parking, flexible leasing options, and a prime location in the highly sought-after West Shore area. Whether expanding or launching, our team is ready to help you find the perfect space. For leasing details or to schedule a tour, contact our team or visit www.linloproperties.com. We look forward to supporting your success.

SELECT TENANTS AT THIS PROPERTY

- Linlo Properties - Real Estate
- Piper Sandler - Finance and Insurance
- Prudential Financial - Finance and Insurance
- UPMC Pinnacle - Health Care and Social Assistance
- Van Allen LLC - Professional, Scientific, and Technical Services

ROOTED IN FAMILY. BUILT ON TRUST.

- Linlo Properties prides itself on being a family owned and operated. Wife and husband owners, Linda and Lowell Gates, started this company as a side business almost 30 years ago where it has rapidly grown into a full-time company with over 45 employees including their daughter, Emily Gates. Linlo Properties has full-time construction crews ready to create your ideal office space. We understand that an office space should be a place that makes you feel proud and comfortable and are committed to making this a reality.

LEASING TEAM



Call today for booking slots!

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Lowell R. Gates



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