

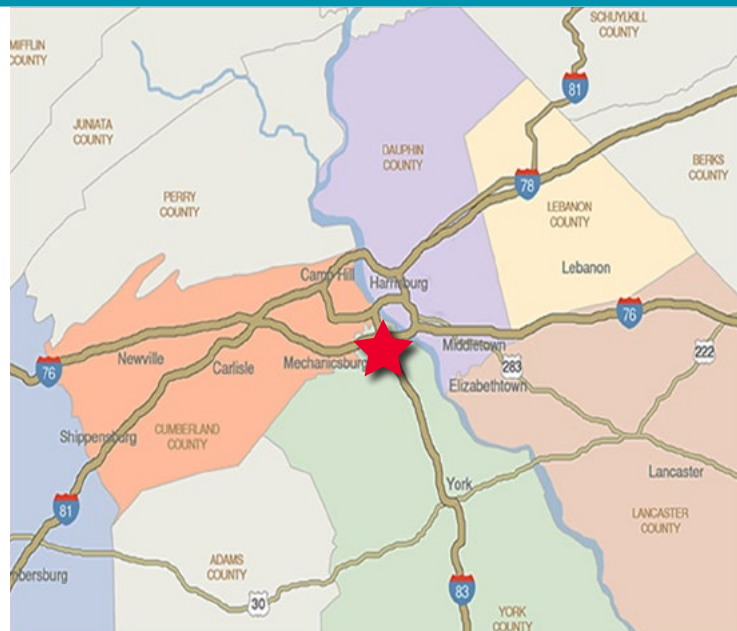


FOR LEASE

3,823 SF – 16,641 SF AVAILABLE

PROPERTY FEATURES

- 3,823 - 16,641 SF available in spectacular Class A, 220,000 SF four story office property located off of I-81
- Finishes include marble walls in common areas, four story marble lobby, fish ponds in rear courtyard and balconies which overlook 50+ acre campus
- Underground parking, storage and loading area with automatic garage doors and service elevator
- Parking ratio of 5 spaces per 1,000 SF
- Ceiling heights ranging from 10'-30'
- Additional amenities include golf simulator suite with on-site golf pro as well as a tranquility space with large living garden



For more information, please contact:

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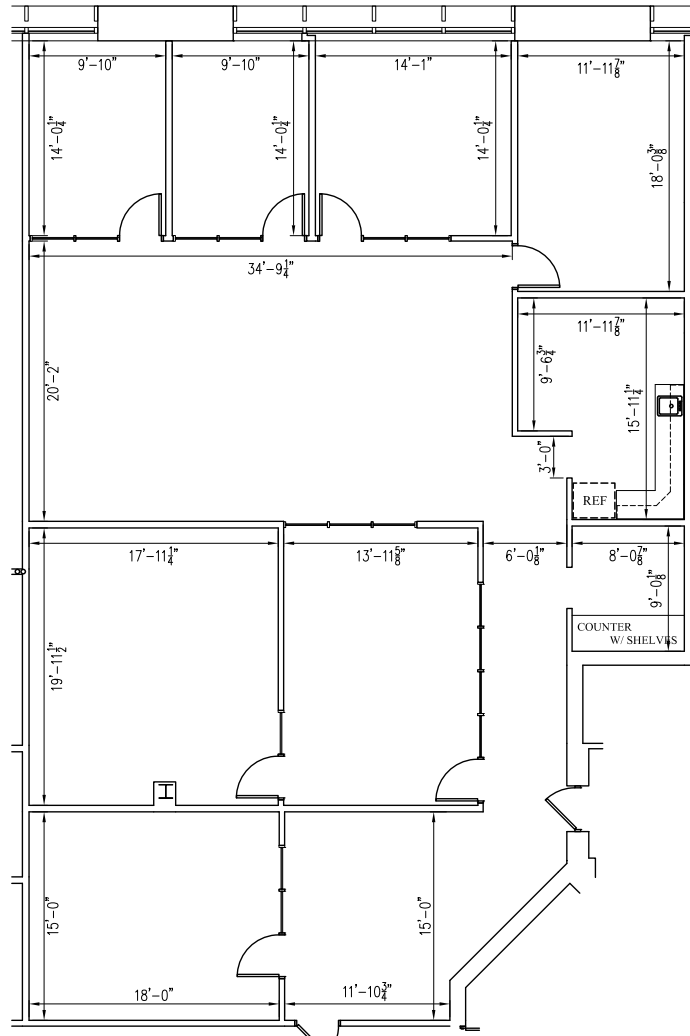
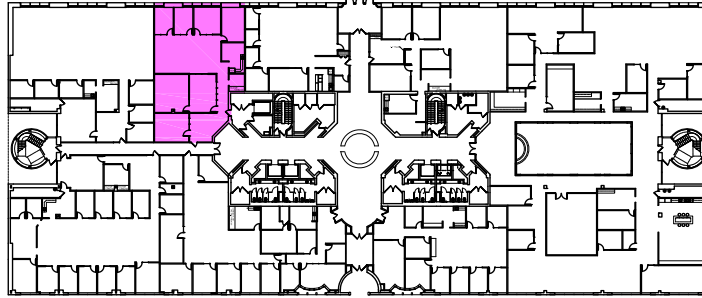
PROPERTY DATA

ADDRESS	100 Sterling Parkway Mechanicsburg, Pa 17050
COUNTY	Cumberland County
MUNICIPALITY	Silver Spring Township
TAX PARCEL NO.	38-07-0459-019
PARCEL SIZE	Part Of 50+ acre campus
TOPOGRAPHY	Level
ZONING	Commercial
ROAD FRONTAGE	Located in Sterling Place Corporate Center at the intersection of Carlisle Pike and Route 114
TOTAL BUILDING SF	220,000 SF
AVAILABLE SF	Various Suite Sizes Available Suite 106 - 3,823 SF Suite 110 - 16,641 SF
YEAR BUILT	1985; Renovated 2010
CLASS	Class A Office
CONSTRUCTION	Masonry
NO. OF FLOORS	Four
ELEVATORS	5 Total - 4 Passenger and 1 Service elevator

CEILING HEIGHT / TYPE	10' Up To 30' / 2'x4' 2nd Look Acoustical Tile
FLOOR TYPE	Marble, Carpet, and Tile
SPRINKLERS	Fully sprinklered
LIGHTING	LED
WATER / SEWER	Public water / Public sewer
HVAC	Gas forced hot air / Central air
SECURITY	24 Hour building surveillance system / Key card access system
PARKING	Ratio of 5.00 per 1,000 SF
RESTROOMS	2 Men's and 2 Women's restrooms on each floor
BASEMENT	Yes - Equipped with underground parking and available storage
SIGNAGE	Monument, Lobby, and Suite
RENTAL RATE	\$13.95-\$16.95/SF Gross excluding In-Suite Janitorial for the Lower Level Flex \$23.95/SF Gross excluding In-Suite Janitorial for the Upper Level Office
AMENITIES	Atrium, walking trails, 4 story marble lobby, fish ponds in rear courtyard, and balconies overlooking Sterling Place Corporate Center

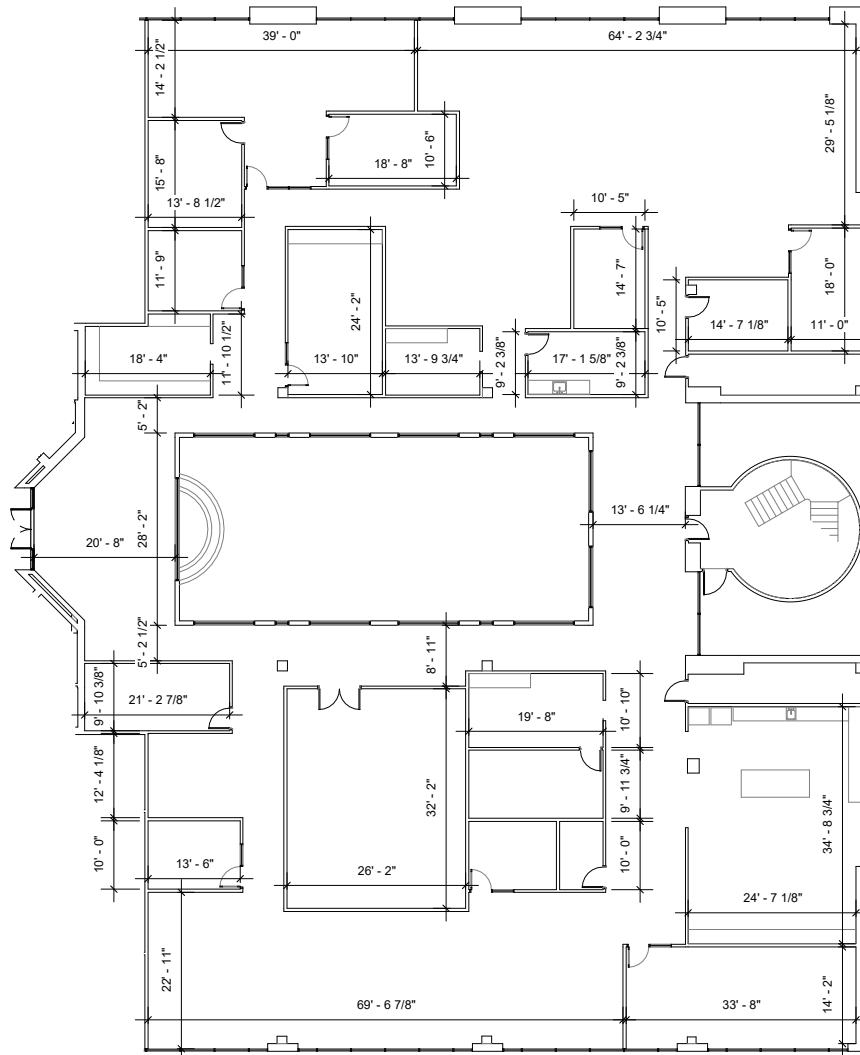
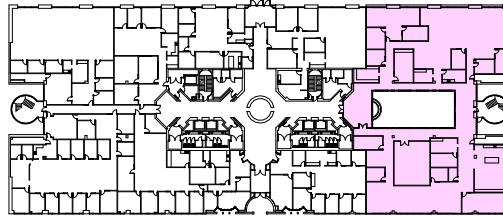
Suite 106

Rentable Area 3,823 SF

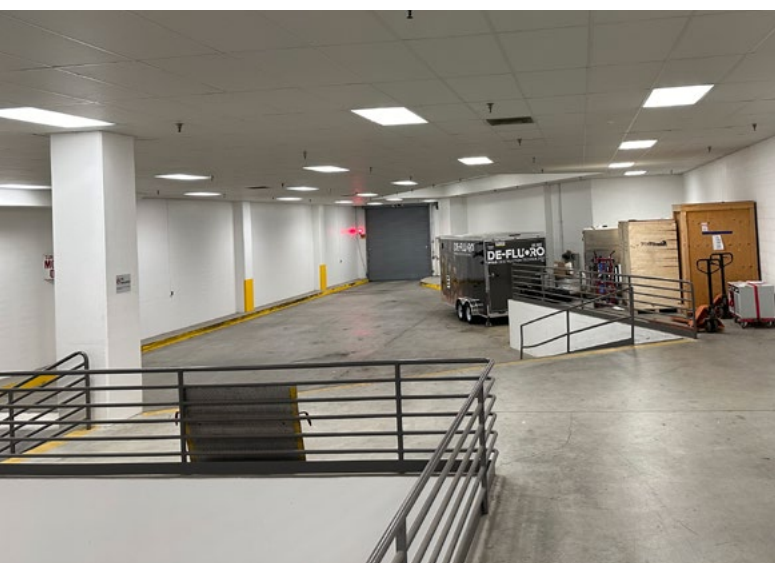
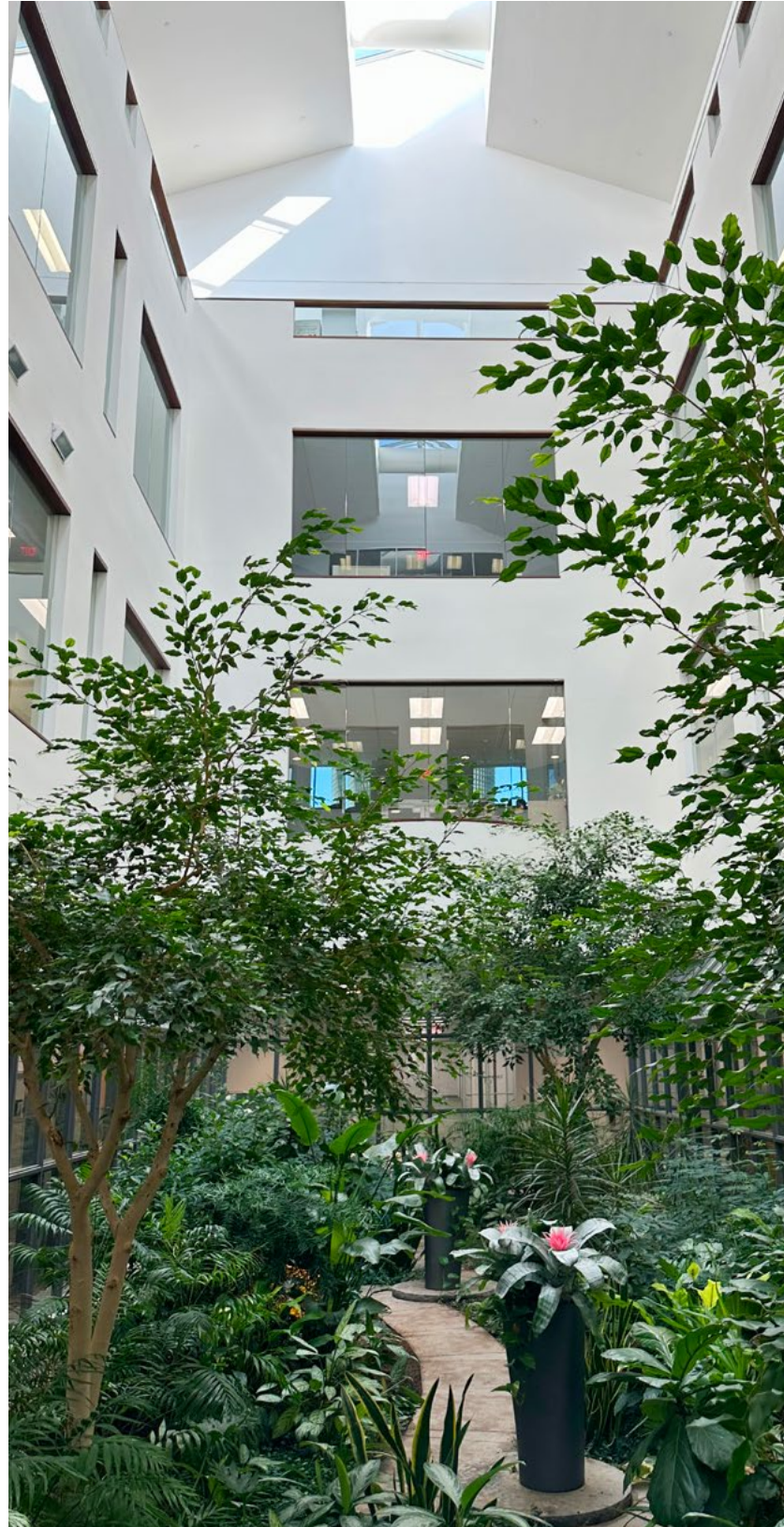




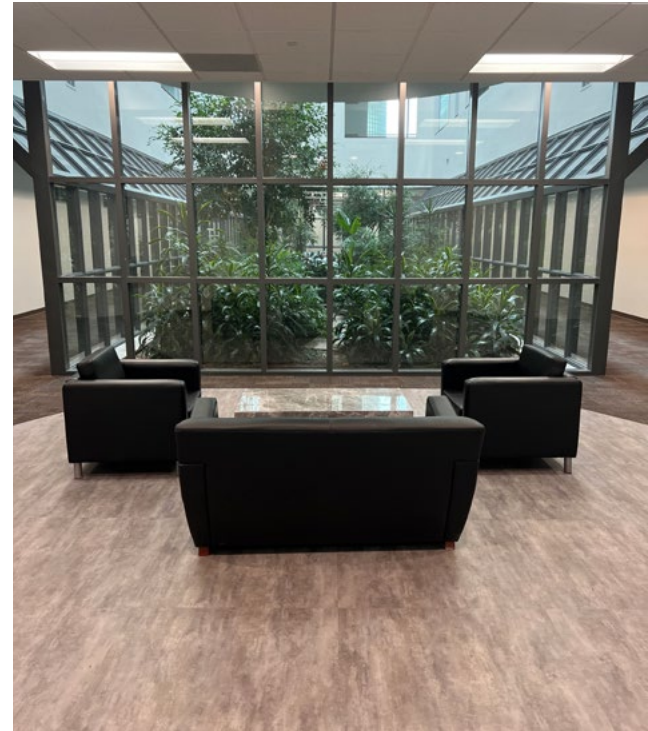
Rentable Area 16,641 SF



Property Photos



Property Photos



Aerial Map



3,823 - 16,641 SF
available



Beautiful campus with
high end finishes



10' -30' Ceilings



Proximity to I-81

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