

OFFICE BUILDING
FOR LEASE

125 N. ENOLA DRIVE
ENOLA, PA 17025



Daniel J. Alderman
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1015 Mumma Road
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125 N. ENOLA DRIVE

PROPERTY DETAILS

FOR LEASE

\$1,195.00 - 2,500.00 PER MONTH (MG)

OFFERING SUMMARY

Lease Rate	\$1,195.00 - 2,500.00 per month (MG)
Number of Units	2
Available SF	1,100 - 1,912 SF
Lot Size	1.94 Acres
Building Size	30,000 SF

PROPERTY SUMMARY

Address	125 N. Enola Drive Enola, PA 17025
Municipality	East Pennsboro
County	Cumberland
Tax Parcel #	09-14-0832-189
Year Built	1920

PROPERTY HIGHLIGHTS

- 1,100 SF available for lease on the second floor
- 1,912 SF available for lease on the third floor
- Short term lease available
- Recently renovated
- Turnkey ready
- Minutes from Route 11/15 and I-81

PROPERTY DESCRIPTION

Recently renovated professional three-story 30,000 SF office building. This office building is in an excellent location on N. Enola Drive; minutes from Route 11/15 and I-81. Centrally located near East Pennsboro schools, Central Penn College, and Penn State Health Holy Spirit Medical Center (formerly Geisinger Holy Spirit).



BUILDING INFORMATION

Construction	Brick
# of Floors	3
Restrooms	Two per floor
HVAC	Central air/gas heat
Electrical Capacity	200 amps
Roof	Rubber
Ceiling Description	Acoustic tile
Walls	Drywall
Floor Type	Carpet
Elevators	1
Business ID Sign	Yes


UTILITIES & ZONING

Gas	Available
Zoning	CL Commercial Limited District and Village Overlay District; permits offices, financial service offices, health services, personal services, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,100 - 1,912 SF	Lease Rate:	\$975.00

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 207	Available	1,100 SF	Modified Gross	\$1,195 per month	Tenant responsible for in suite trash removal, janitorial, cable, internet, phone, and light bulbs. Landlord is responsible for common areas. All applicant(s) must complete a Mike Murphy Rentals application.
Suite 301 & 302	Available	1,912 SF	Modified Gross	\$2,500 per month	Tenant responsible for in suite trash removal, janitorial, cable, internet, phone, and light bulbs. Landlord is responsible for common areas. All applicant(s) must complete a Mike Murphy Rentals application.

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LEASE INFORMATION

FOR LEASE

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LEASE INFORMATION

Monthly Payments	Depends on suite leased
Annual Rent	Depends on suite leased
Real Estate Taxes	Included in rent
Finish Allowance	-
Lease Term	Negotiable
Options	-
Escalation	3% annually
Possession	Upon execution of lease contract
Building Hours	Unlimited
Security Deposit	One month's rent

LANDLORD/TENANT RESPONSIBILITIES

Heat	L	Taxes	L
Trash Removal	-	Electric	L
Insurance	L	Janitorial	-
Air Conditioning	L	Structure Repairs	L
HVAC Repairs	L	Parking Lot Maintenance	L
Interior Repairs	L	Light Bulbs	-
Water & Sewer	L	Plumbing Repairs	L
Supplies	-	Roof Repairs	L

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INTERIOR PHOTOS

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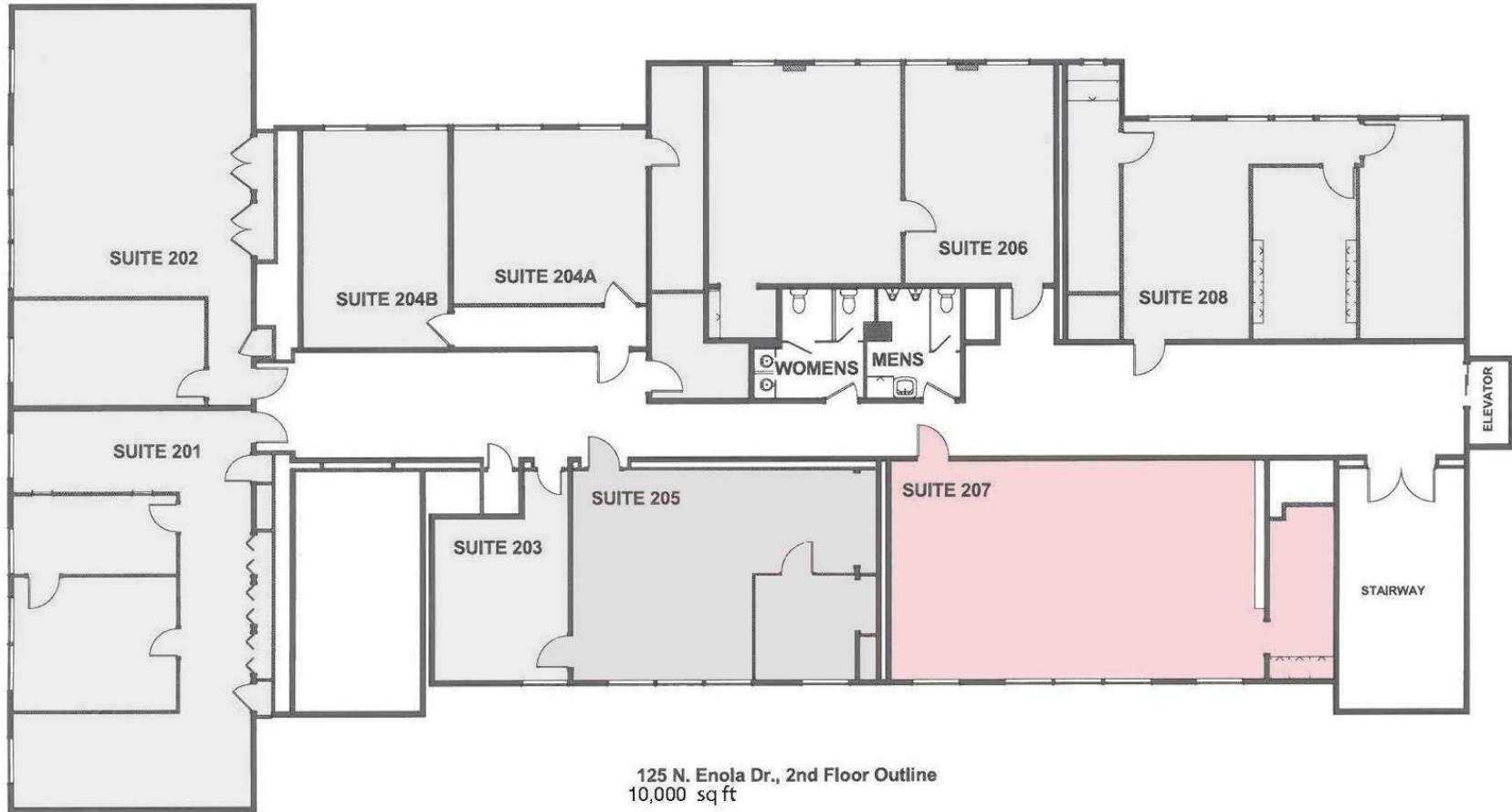
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SECOND FLOOR PLAN

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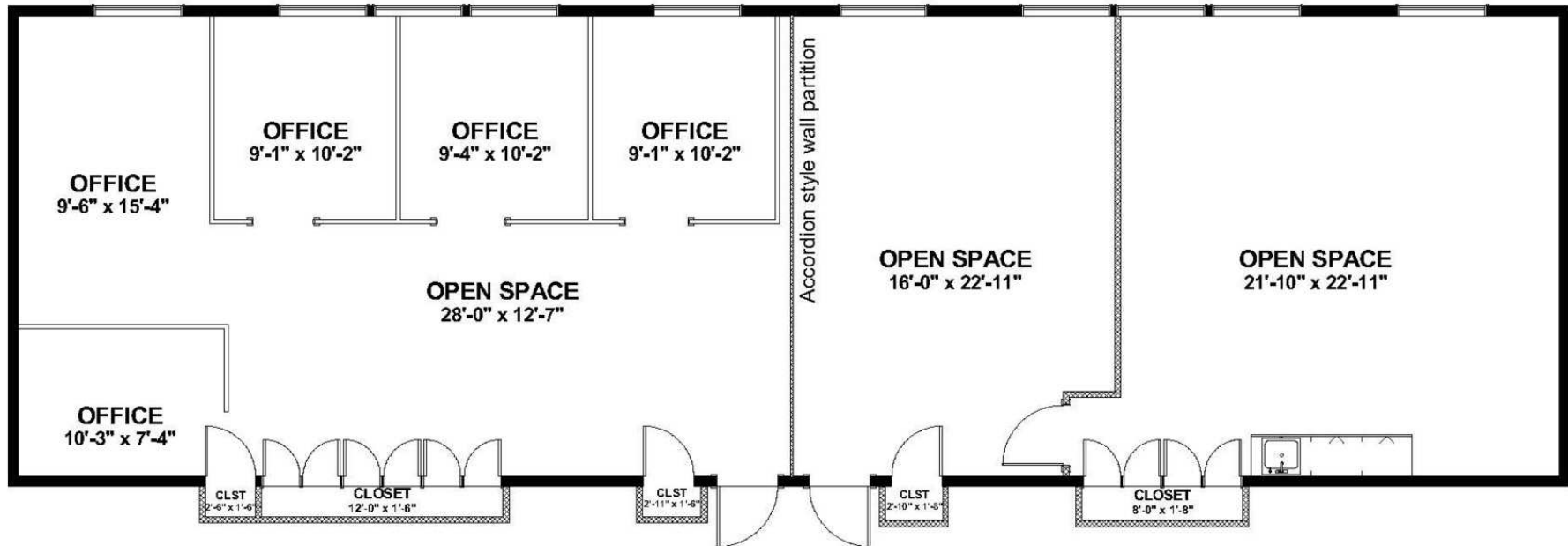
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125 N. ENOLA DRIVE

SUITE 301 & 302 FLOOR PLAN

FOR LEASE

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125 N. Enola Dr., Suite 301 & 302
LIVING AREA
1912 sq ft

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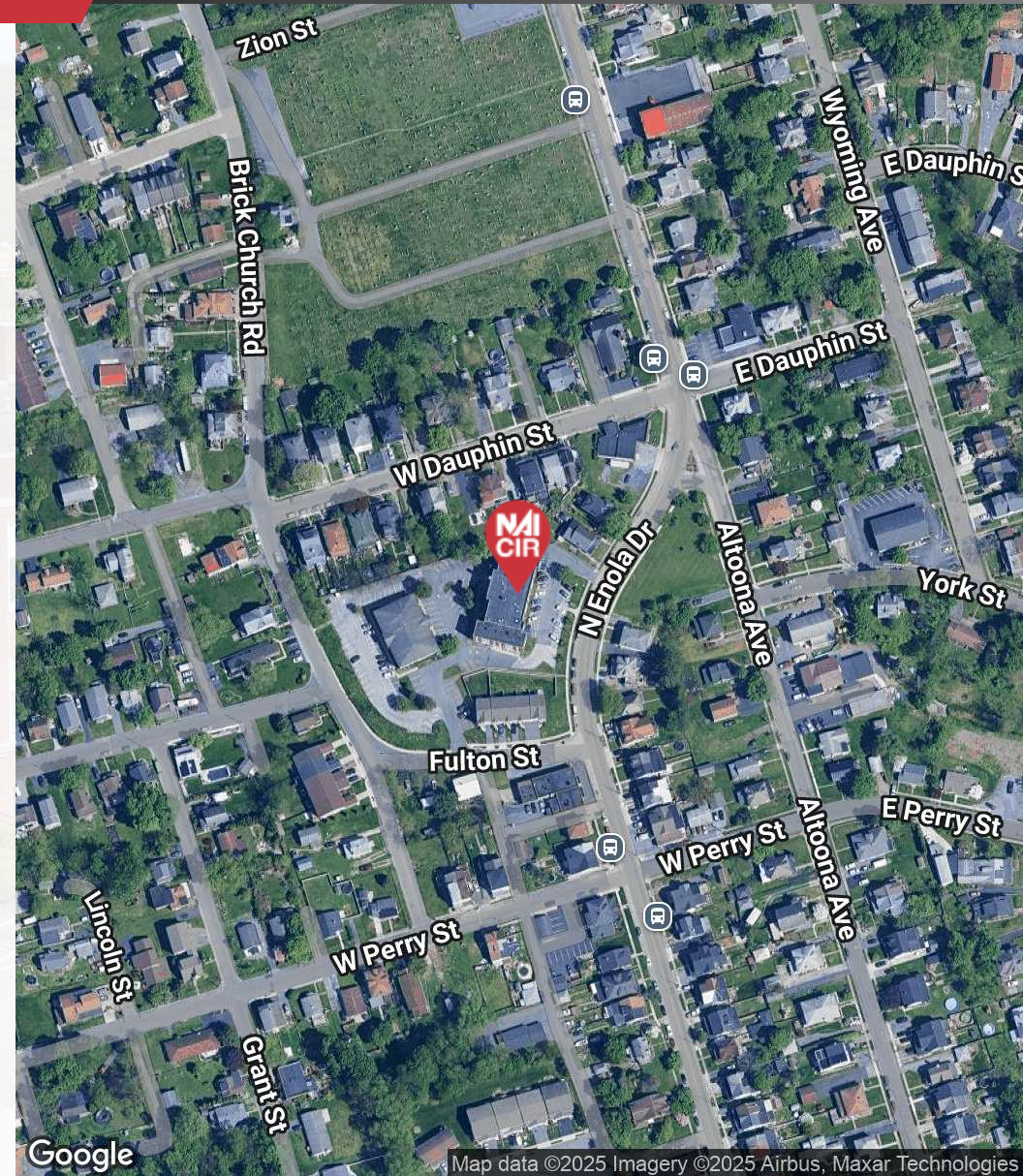
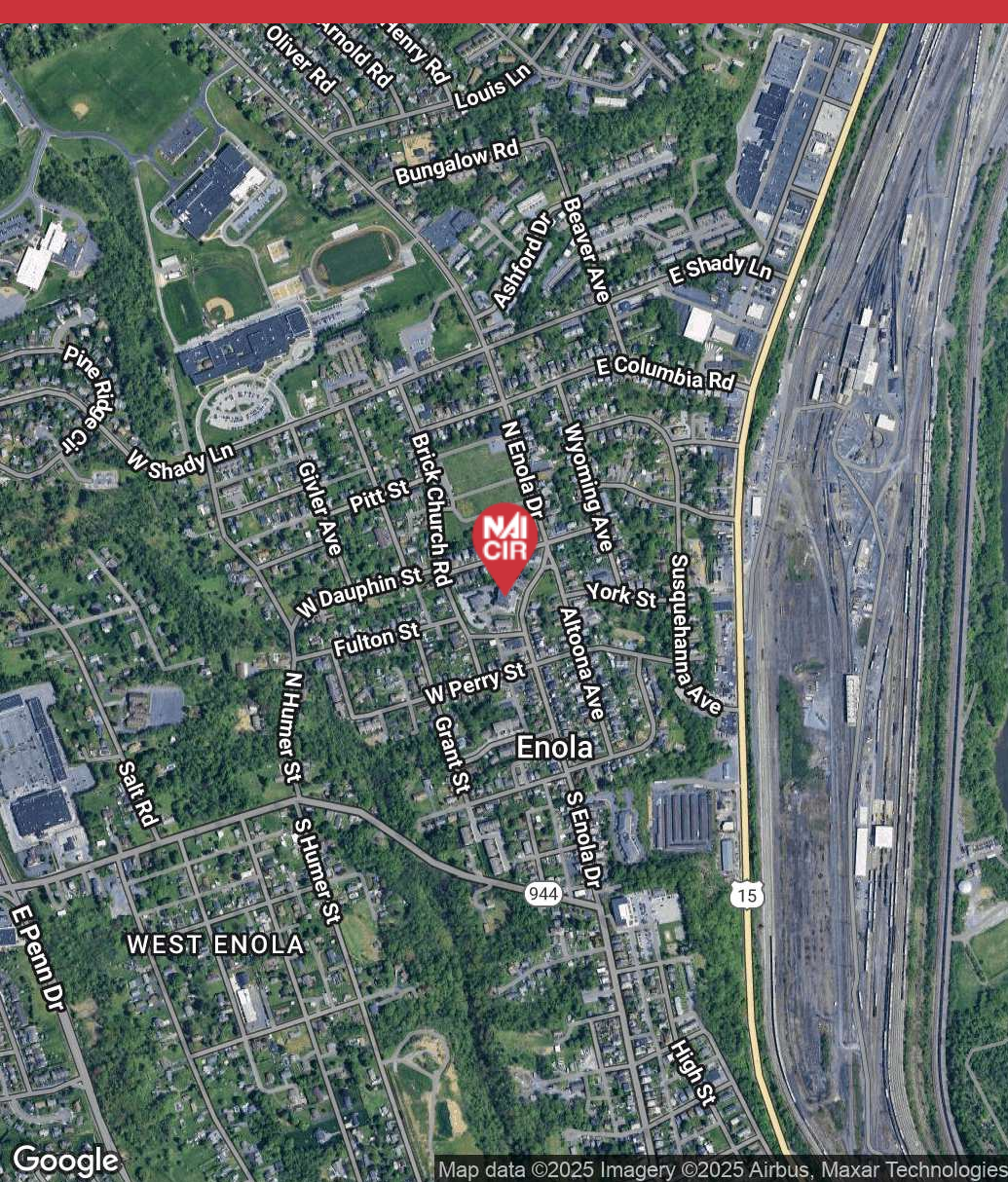
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LOCATION MAP

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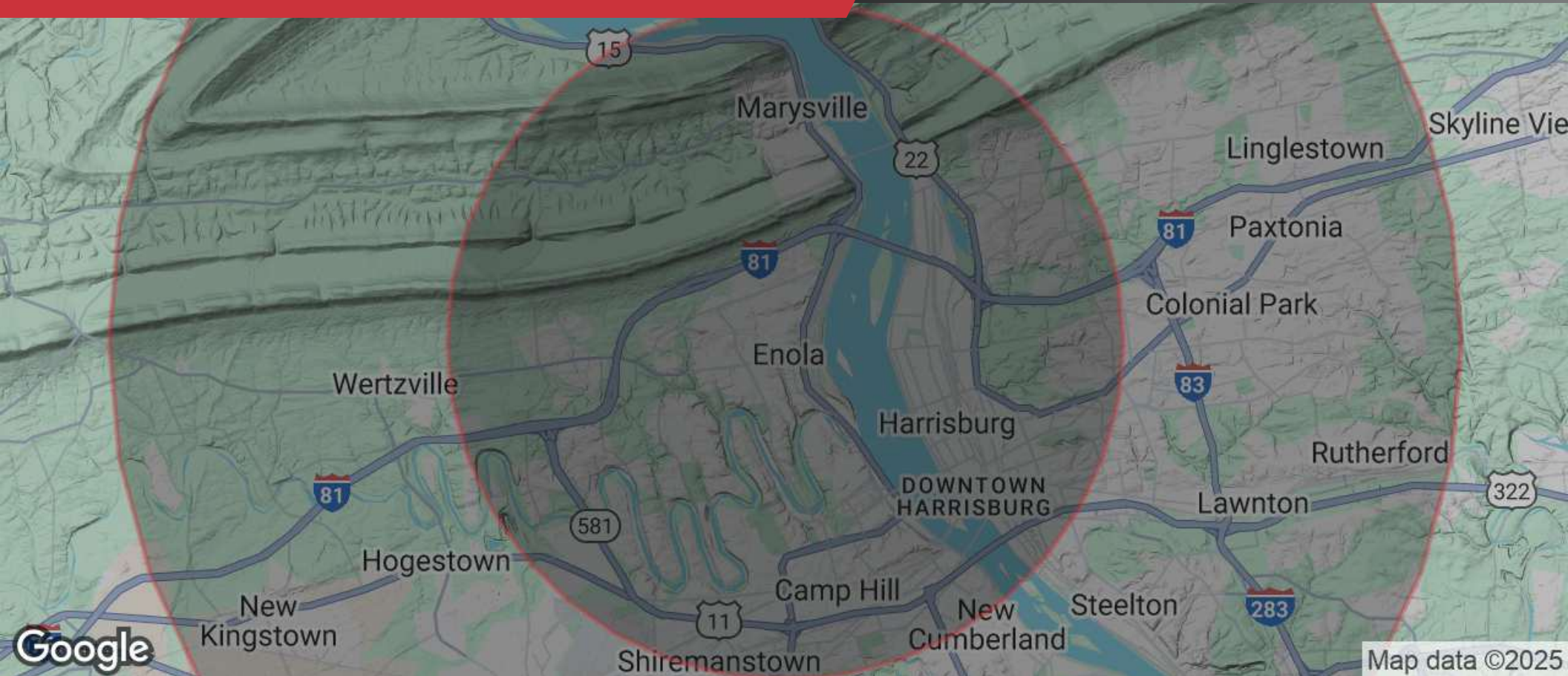
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DEMOGRAPHICS

FOR LEASE

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POPULATION

5 MILES	10 MILES	15 MILES
137,294	363,223	515,790



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
58,347	148,642	207,733



INCOME

5 MILES	10 MILES	15 MILES
\$107,491	\$105,857	\$108,121

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