



LINLO PROPERTIES



## PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 39,331 SF  
Custom Fit-Out Solutions  
Renovated With High-End Finishes



*Call today for booking slots!*



**+717-307-2002**



[ttressler@linloproperties.com](mailto:ttressler@linloproperties.com)

Tracey J. Tressler

Rental Rate:

**\$20.95 SF/YR**

### FEATURES

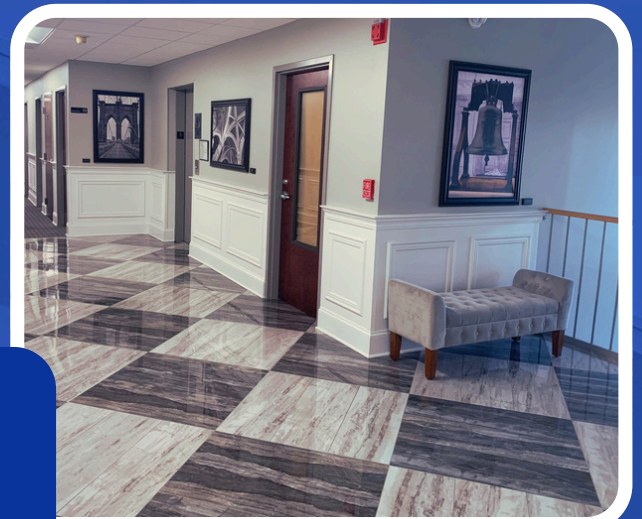
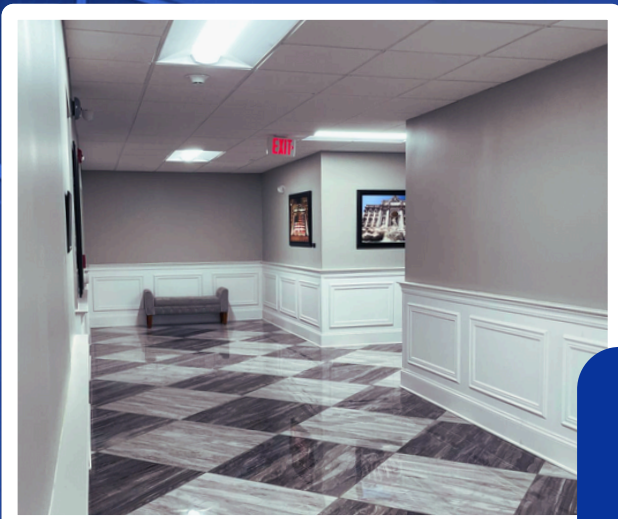
- Large Window with Natural Light
- Commuter-Friendly Location
- Prime Roadside Location
- Secured Access
- Responsive Property Management
- Local Ownership

Colonial Professional Center  
4800 Linglestown Road  
Harrisburg, PA 17112



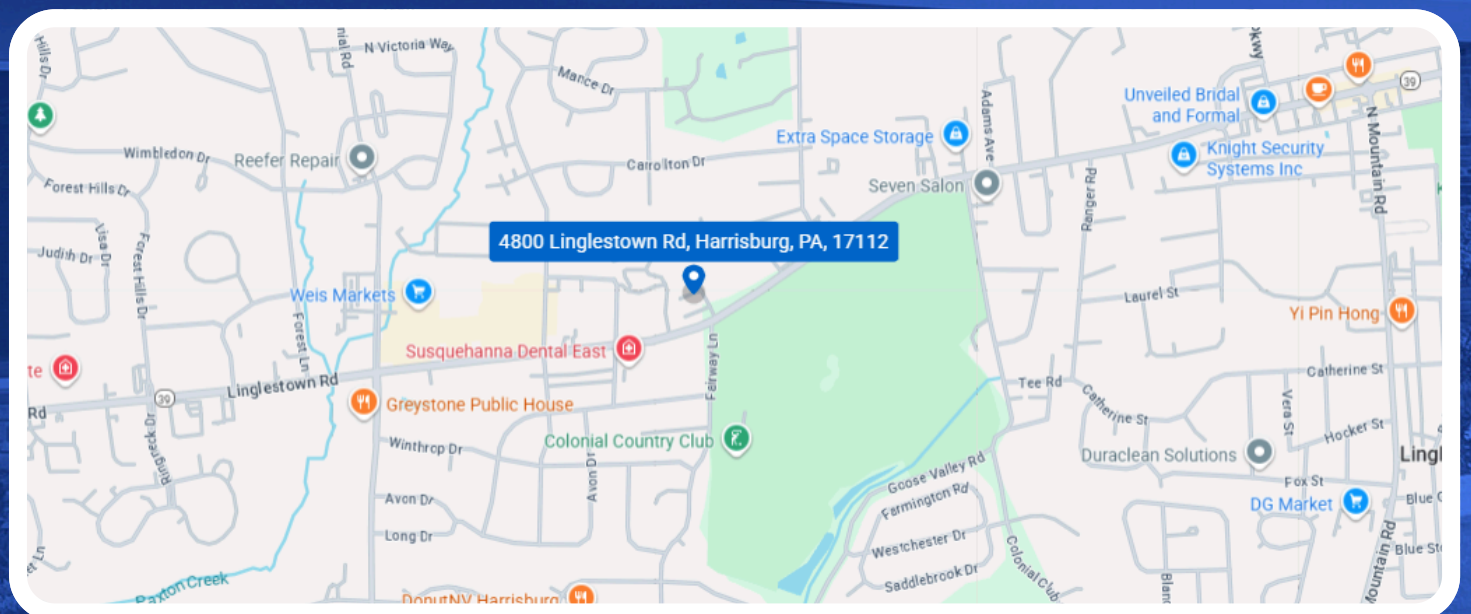


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## BUILDING INTERIOR

Position your business for success at Colonial Professional Center—where visibility, convenience, and opportunity converge. Just minutes from I-81 and Route 22, the site is strategically located within 20 miles of Hershey, York, and Carlisle, making it a central hub for regional access. Surrounded by thriving residential neighborhoods and high-traffic destinations, the area boasts proximity to popular restaurants like Greystone Public House, Chipotle, Freshido Bar & Kitchen, and Starbucks, drawing consistent vehicle traffic. Whether you're expanding your footprint or launching a new venture, Colonial Professional Center offers the visibility, flexibility, and location to elevate your brand and connect with a thriving customer base.



## CORPORATE CONVENIENCE





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The landlord has invested significantly in modernizing the property, including a brand-new HVAC system, refreshed landscaping, renovated common areas, and high-end finishes throughout, creating a professional and welcoming environment for tenants and clients alike.



Leases are full-service, with tenants responsible only for in-suite janitorial, phone, internet, and television services. Turnkey option and tenant improvement (TI) allowance are negotiable and tailored to lease terms, giving you the flexibility to customize the space to suit your brand and operational needs.

### A CLOSER LOOK INSIDE





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### THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. Colonial Professional Center offers modern upgrades, flexible leasing, and outstanding roadside visibility in a high-traffic location. 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](http://www.linloproperties.com). We look forward to supporting your success.

### SELECT TENANTS AT THIS PROPERTY

- Prime Transfer - Insurance Company
- Aspire Family Medicine - Health Care
- Claraval & Claraval - Law Firm
- DVB Financial - Financial Planning and Wealth Management

### 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



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Lowell R. Gates



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