

FOR LEASE:

PRIME OFFICE SUITES

20 S. Main St., Chambersburg, PA



PROPERTY HIGHLIGHTS

DOWNTOWN VISIBILITY | ALL PUBLIC UTILITIES | AMPLE PRIVATE PARKING

- Variety of professional office spaces available in the heart of downtown Chambersburg
- Class A office suites located in a HUBZone
- All public utilities with ample onsite private parking
- Suites available overlooking the historic Memorial Square and new Franklin County Judicial Center
- Available September 2022. For lease rates and details contact South Main Ventures, 717-264-7101.
- **Property Overview:** <https://bit.ly/3LSkmGV>
- **360 Virtual Tours & Photos:** <https://sites.csgphotos.com/Chambersburg>



THIRD FLOOR WEST

5,170 SQFT PRIME OFFICE SPACE

FOR LEASE AT 20 S. MAIN ST., CHAMBERSBURG, PA



AVAILABLE SEPT 2022

- **\$8,190/MONTH—FULL SERVICE**
- **THREE YEAR MINIMUM TERM**
- RECEPTION AREA
- GIANT CONFERENCE ROOM
- PRINT/COPY ROOM
- EXECUTIVE SUITES
- KITCHEN AREA
- SPACIOUS RESTROOMS



- ADA ACCESS
- STORAGE CLOSETS
- CENTRAL AIR AND HEATING
- ELEVATOR ACCESS
- VIEWS OF DOWNTOWN



S. Main Ventures
Chambersburg, Pa

CONTACT STEVE CHRISTIAN
717.264.7101 EXT. 207
SCHRISTIAN@CHAMBERSBURG.ORG



FOR LEASE OFFICE SPACE



SCHEDULE A TOUR

717.264.7101 OR SCHRIAN@CHAMBERSBURG.ORG

ADDITIONAL PROPERTY DETAILS

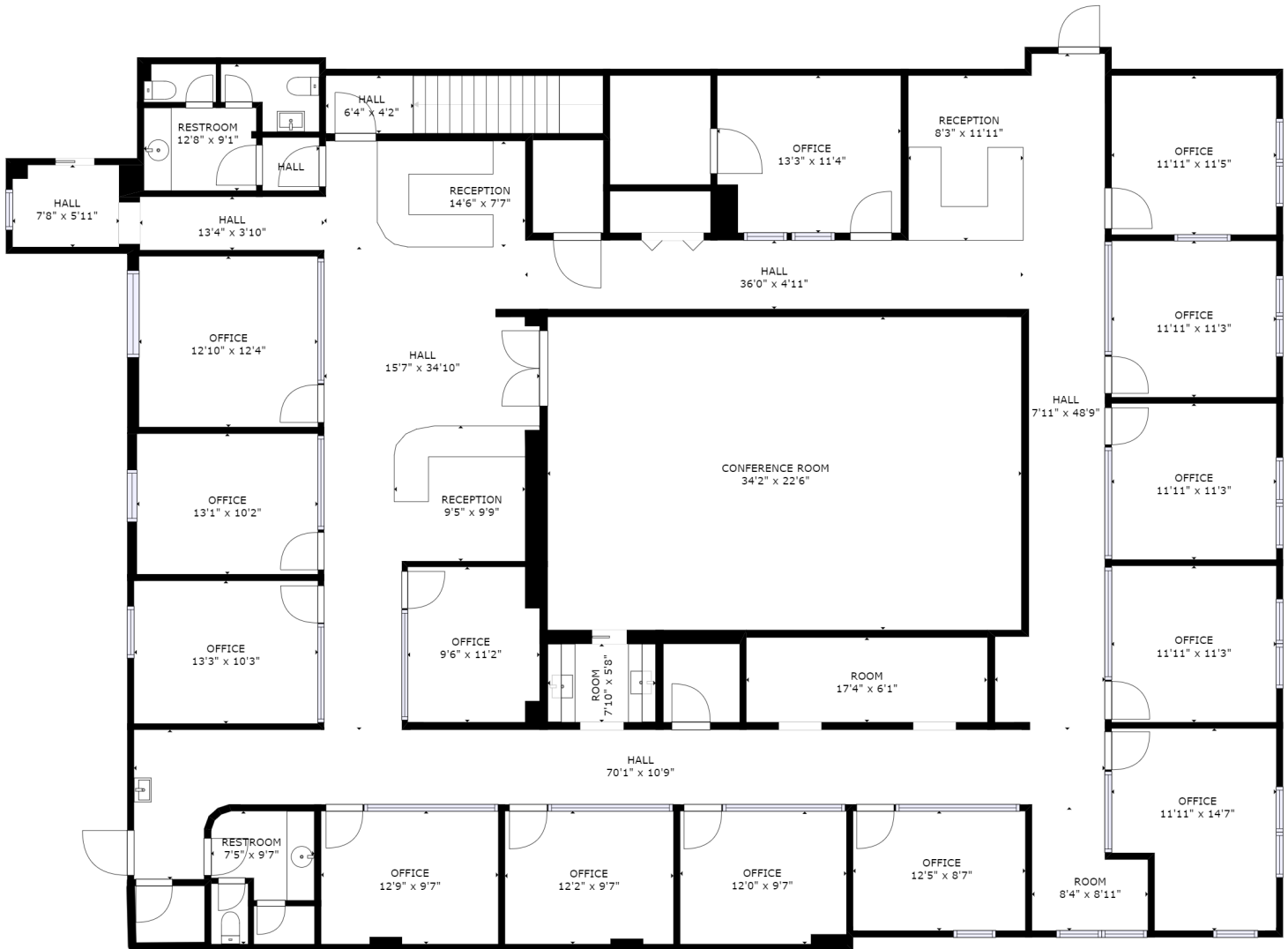
- LOCATED WITHIN CHAMBERSBURG BOROUGH
- AMPLE PRIVATE PARKING
- 1 MILE TO I-81 FROM PA EXIT 14
- HIGH VISIBILITY ALONG ROUTE 11, DOWNTOWN
- CLOSE PROXIMITY TO SHOPPING & DINING



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GROSS INTERNAL AREA
 FLOOR 1: 5170 sq. ft
 TOTAL: 5170 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

20 S. Main St. THIRD FLOOR WEST