

AVAILABLE SUITES

4700 UNION DEPOSIT ROAD | HARRISBURG, PA

*Sign a new lease by the end of 2025 and receive 1-month
FREE RENT (base) per lease year. Sign a 5-Year lease and
receive 5 months of base rent **FREE**.*



PROPERTY HIGHLIGHTS

- Medical & Professional Office Building
- ADA Compliant
- Abundant Free Parking
- New Roof
- Sale or Lease Options
- Plug & Play
- Dental Suite
- New HVAC



DAUPHIN PLAZA

P.J. WHELIHAN'S
PUB + RESTAURANT

BIG LOTS!

Price Rite
MARKETPLACE

Rita's

WAFFLE
HOUSE

SUBWAY



UNION SQUARE SHOPPING CENTER

Gabe's GameStop weis
POWER TO THE PLAYERS™

Advance Auto Parts

Great Clips

WORLD APPLIANCES
WORLD FLOORING

DOLLAR TREE

TEXAS ROADHOUSE

OneMain Financial.

ups

CHIPOTLE
MEXICAN GRILL

Starbucks

CHUCK E. CHEESE'S

THE POINT SHOPPING CENTER

GIANT Burlington
coat factory

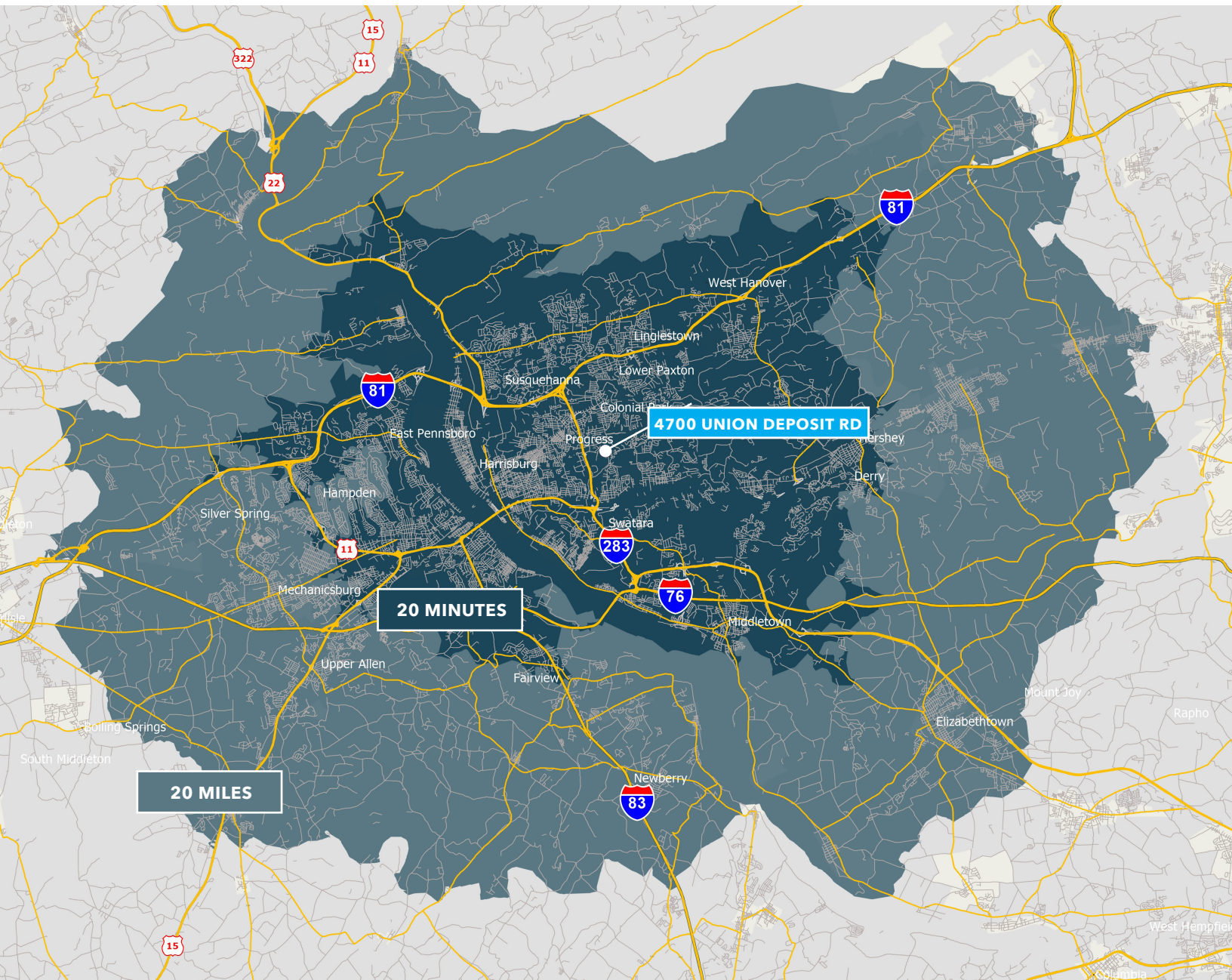
Panera BREAD®

STAPLES®

Arby's

home OUTLET
Kitchens, Baths, Floors & More

BURGER KING



20 MINUTES

POPULATION: 302,582

WORKFORCE: 319,484

AVERAGE HOUSEHOLD INCOME: \$85,914

20 MILES

POPULATION: 526,627

WORKFORCE: 507,992

AVERAGE HOUSEHOLD INCOME: \$89,705



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BUILDING INFORMATION

COUNTY	DAUPHIN COUNTY
TOWNSHIP	LOWER PAXTON
TENANCY	MULTI-TENANT
USE	MEDICAL OR PROFESSIONAL OFFICE
ROOF	RUBBER - 2025
CONSTRUCTION	CMU & STEEL
SIGNAGE	IN-COMMON AREA
HVAC	REPLACED 2023

UTILITIES

WATER	PUBLIC INCL. IN CAM
SEWER	PUBLIC INCL. IN CAM
ELECTRIC	PPL INCL. IN CAM
SNOW/LAWN	INCL. IN CAM



SUITE INFORMATION

SUITE	110	140	210	230
SIZE (SF)	2,119	8,190	3,166	3,742
USE	MEDICAL OR PROFESSIONAL OFFICE			
AVAILABLE	IMMEDIATELY			
APN	35-067-099	35-067-084	35-067-087	35-067-085
RATE PSF	\$8.95	\$6.95	\$6.95	\$6.95
MONTHLY RENT	\$1,580.42	\$4,743.38	\$1,833.65	\$2,167.24
ANNUAL RENT*	\$18,965.05	\$56,920.56	\$22,003.70	\$26,006.90
2025 ANNUAL TAX**	\$6,197.77	\$26,355.45	\$10,484.86	\$12,344.80
ANNUAL CAM	\$16,125.54	\$62,325.90	\$24,093.26	\$28,476.62
SALE PRICE	\$238,560	\$973,680	COMBINED SALE PRICE: \$674,900	

*Plus CAM and Taxes

**2026 Taxes were successfully appealed



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INTERIOR PHOTOS - SUITES 210/230

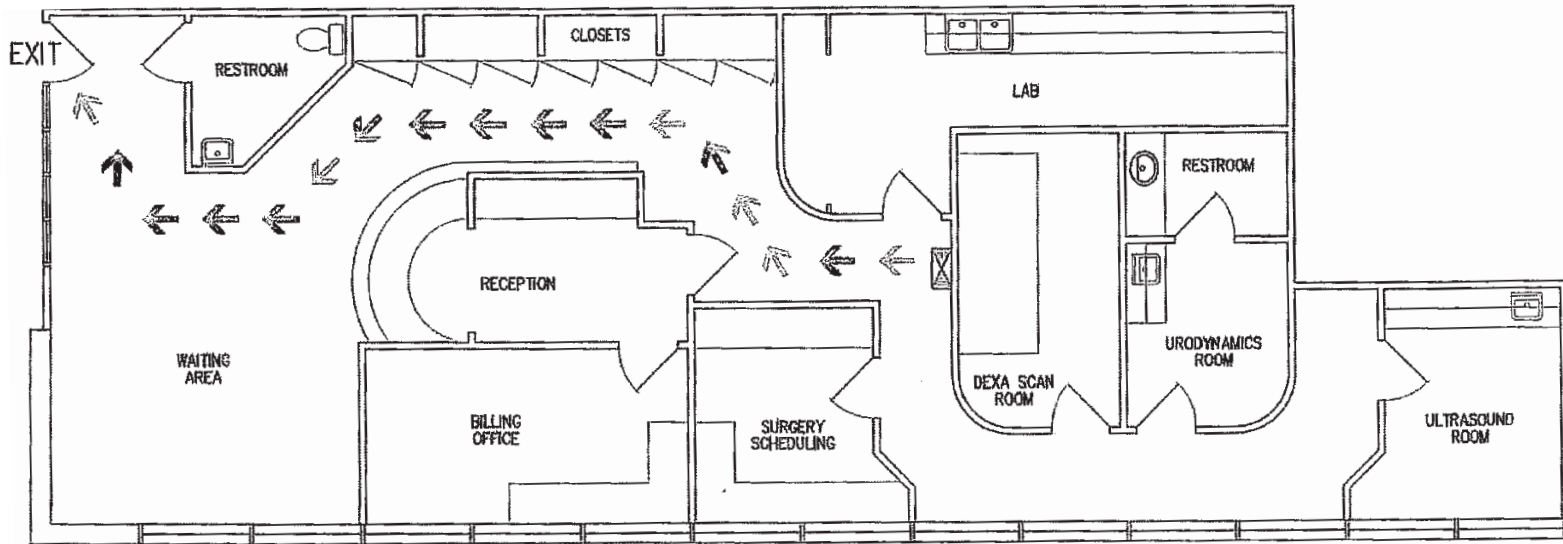


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FLOOR PLANS

SUITE 110



SUITE 140

