

WALDEN CROSSROADS

FLEX SPACE AVAILABLE

MECHANICSBURG, PA 17050



find your PERFECT opportunity

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 **CYGNET PROPERTIES**

- Cover Sheet
- Property Information
- Area Map
- Site Plan
- Available Spaces

FEATURES

- A premier location, in the middle of everything, with a Mechanicsburg address located minutes from the Carlisle Pike, 1-81, 581, and Routes 11 and 15.
- Only businesses that fulfill our commitment to “shop small” are recruited and welcomed as a part of Crossroads.
- A thoughtful mix of businesses that support one another in what they do and how they operate are included to encourage people to visit Crossroads and your business.
- Award winning building designs with oversized windows ensuring plenty of natural light, comfortable interiors, and timeless architecture, providing more productive work spaces that make a statement about your business.
- Crossroads attracts people with quaint streets shaded by trees with wide walks to wander on, with interesting storefronts and plenty of windows to showcase your business, all surrounded by engaging spaces between what is built.

SALES DETAILS

For pricing information and questions, please contact Lauren Thomas at 888-985-0755.

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SITE INFORMATION

Address: Walden Way, Mechanicsburg, PA 17050

County: Cumberland

Municipality: Silver Spring Township

Tax Parcel ID: _____

Uses:

Retail Store, Service Businesses
and Food Establishment

Visibility/Exposure: Woods Drive

Access: Woods Drive and Walden Way

Parking: Shared Parking

Common Shared Expenses: TBD

Utilites:

Water: Public (PA American Water)

Sewer: Public (Silver Spring Township)

Natural Gas: UGI

Electric: PP&L

Cable/Data: Verizon

BUILDING INFORMATION

Unit Sizes: 688 -3,048 SF

Floor Levels: First Floor

Construction Type: Wood frame

Demising Walls: Wood frame

Exterior Walls: Brick | Siding

Roof: Asphalt Shingle

Ceiling Height: 9-12'

Floor Type: Concrete

HVAC: Gas forced air

Electric: 200 Amp Service

Sprinkler: Yes

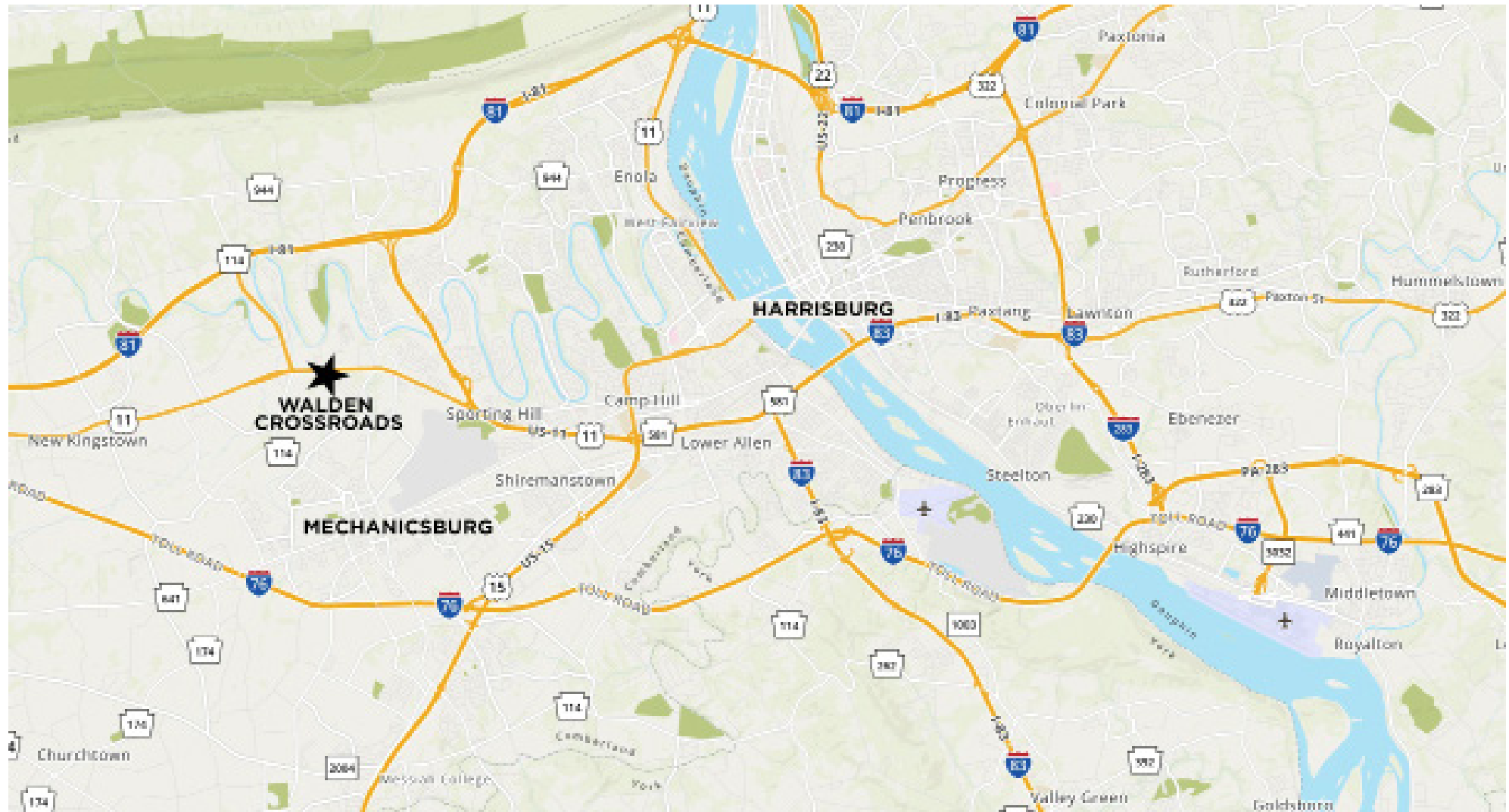
Interior Finishes: Painted Drywall

Tenant Improvement Allowance: TBD

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WALDEN CROSSROADS

location MAP



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 **CYGNET PROPERTIES**

CROSSROADS SPACES

100 WALDEN WAY | UNIT 801-802 | 846 SF

- AVAILABLE

104 WALDEN WAY | UNIT 803-804 | 754 SF

- LEASED - SNAZZY GIRAFFE

112 WALDEN WAY | UNIT 805-808 | 1,502 SF

- LEASED - THE SALON & SPA AT WALDEN

128 WALDEN WAY | UNIT 809-812 | 1,476 SF

- LEASED - WALDEN ATHLETIC CLUB

132 WALDEN WAY | UNIT 813-815 | 1,002 SF

- LEASED - ABSOLUTE PILATES

142, 144 WALDEN WAY | UNIT 816-817 | 842 SF

- LEASED - PET BOYS

146, 148 WALDEN WAY | UNIT 818-819 | 869 SF

- LEASED - HARTY BREWING CO

111, 113, 115, 117 WALDEN WAY | UNIT 861-864 | 1,476 SF

- LEASED - HOME SLICE PIZZA

101, 103, 105, 107 WALDEN WAY | UNIT 820-823 | 1,476 SF

- LEASED - AMUSE UNCORKED

129 WALDEN WAY | UNIT 860 | 3,048 SF

- LEASED - SOPHIA'S AT WALDEN

121, 123 WALDEN WAY | UNIT 861-862 | 688 SF

- LEASED - IDEA COFFEE



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100 WALDEN WAY | UNIT 801-802

INFORMATION

Rentable SF: 846 SF

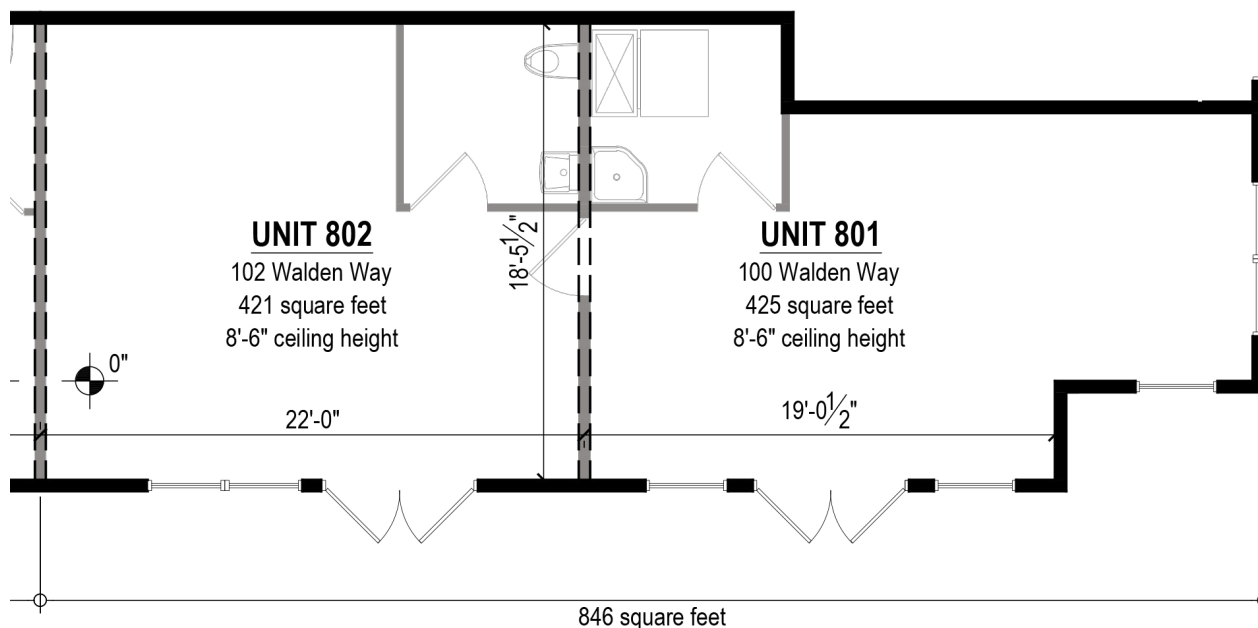
Rent: \$_____ per month

CAE: \$_____ per quarter

Occupancy: TI Ready

FEATURES

- Wood frame
- Concrete floors
- Private ADA Restroom
- Open floorplan
- Parking on Walden Way and adjacent parking lot behind Home Slice



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