



MEDICAL | OFFICE
BUILDING & SUITES

FOR SALE & LEASE

2405 LINGLESTOWN ROAD, HARRISBURG, PA

2405 LINGLESTOWN ROAD
HARRISBURG, PA 17110



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OFFERING SUMMARY

Building Size	14,980 SF
Sale Price	\$1,750,000
Price Per SF	\$106.03 PSF
Property Taxes	\$25,961
APN	62-013-108
Available SF for Lease	±16,504 SF
Lease Rate	\$13.95-17.95 per SF/yr
Lease Type	Modified Gross
CAM	None
Zoning	BOR - Business, Office, Residential
Municipality	Susquehanna Township
County	Dauphin County

PROPERTY SUMMARY

Landmark Commercial Realty is pleased to offer this versatile medical and professional office property now available for sale or lease along the rapidly growing Linglestown Road corridor.

Strategically located with excellent access to major roadways, surrounding amenities, and a growing residential and commercial base, this property offers an ideal opportunity for an owner-user, investor, or tenant seeking a well-positioned asset in one of the Harrisburg region's most active growth corridors.

With adaptable layouts, strong visibility, and multiple occupancy options, this property provides flexibility and long-term value for a variety of users.

PROPERTY HIGHLIGHTS

- Flexible zoning allows for office, medical, restaurants & banks in a portion of the building
- Convenient in-suite restrooms in offices
- Ample on-site parking

LOCATION HIGHLIGHTS

- Great East Shore location, adjacent to UPMC Urgent Care Harrisburg and physicians offices
- Across from Giant Foods, Fine Wine & Good Spirits, and Chipotle
- Next to Susquehanna Union Green, the areas newest mixed-use development.
- Just down the road from Blue Ridge Village, including Tide Cleaners, CVS & Jersey Mike's

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

THOMAS POSASVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
717.317.8481

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PROPERTY DETAILS

Number of Buildings	1
Building Size	14,980 SF
Lot Size	2.17 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	Per Suite
Parking	93/5.83 per 1,000 spaces
Year Built	1985

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber
Power	240 Amp
HVAC	Electric Heat Pump
Sprinklers	No
Security	No
Signage	Monument

MARKET DETAILS

Cross Streets	Linglestown Rd & N Progress Ave
Traffic Count at Intersection	14,531 ADT
Municipality	Susquehanna Township
County	Dauphin County
Zoning	BOR - Business, Office, Residential

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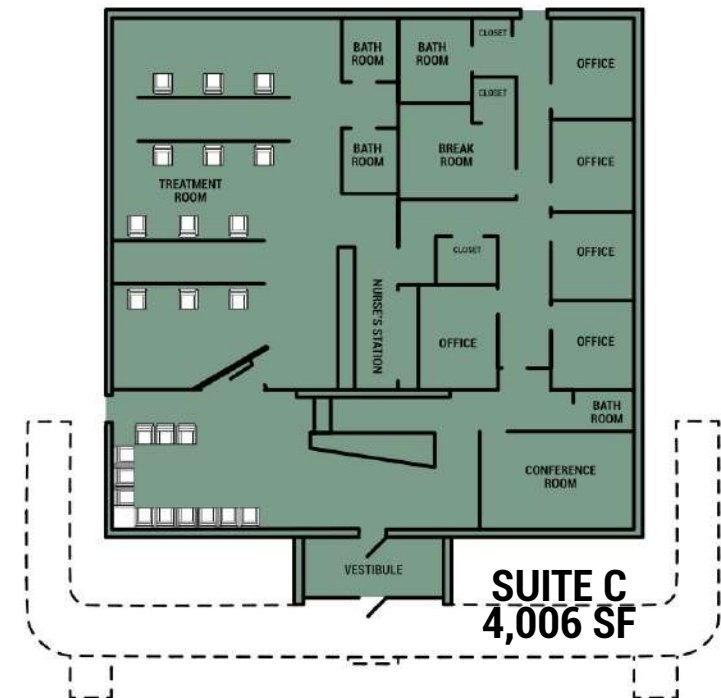
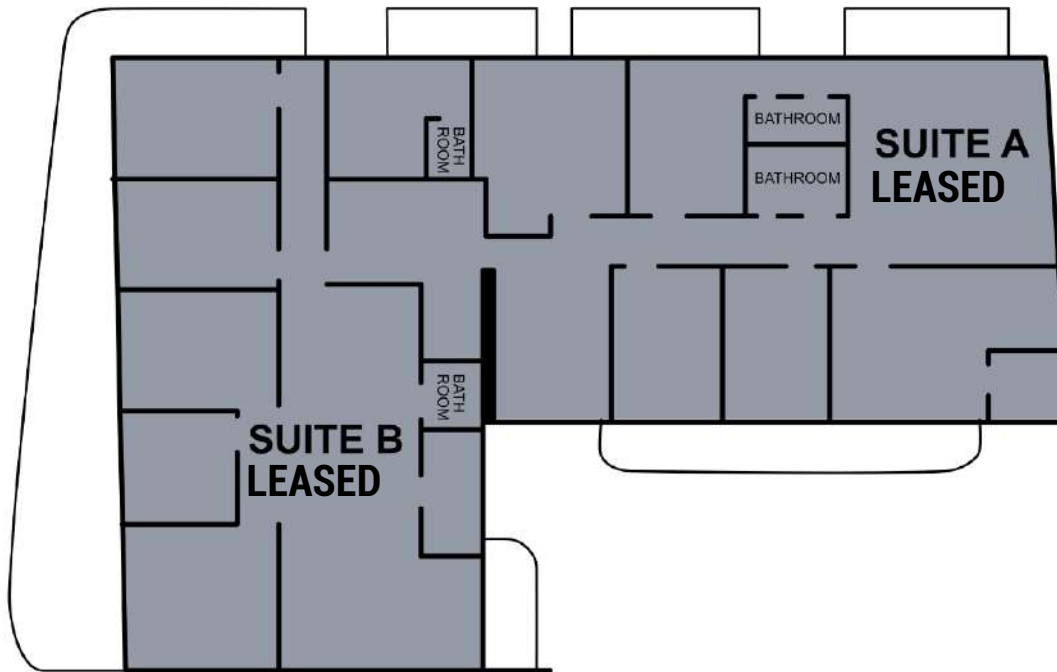


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AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
C	4,600 SF	Modified Gross	\$17.95 per SF/yr	Medical office available for immediate occupancy

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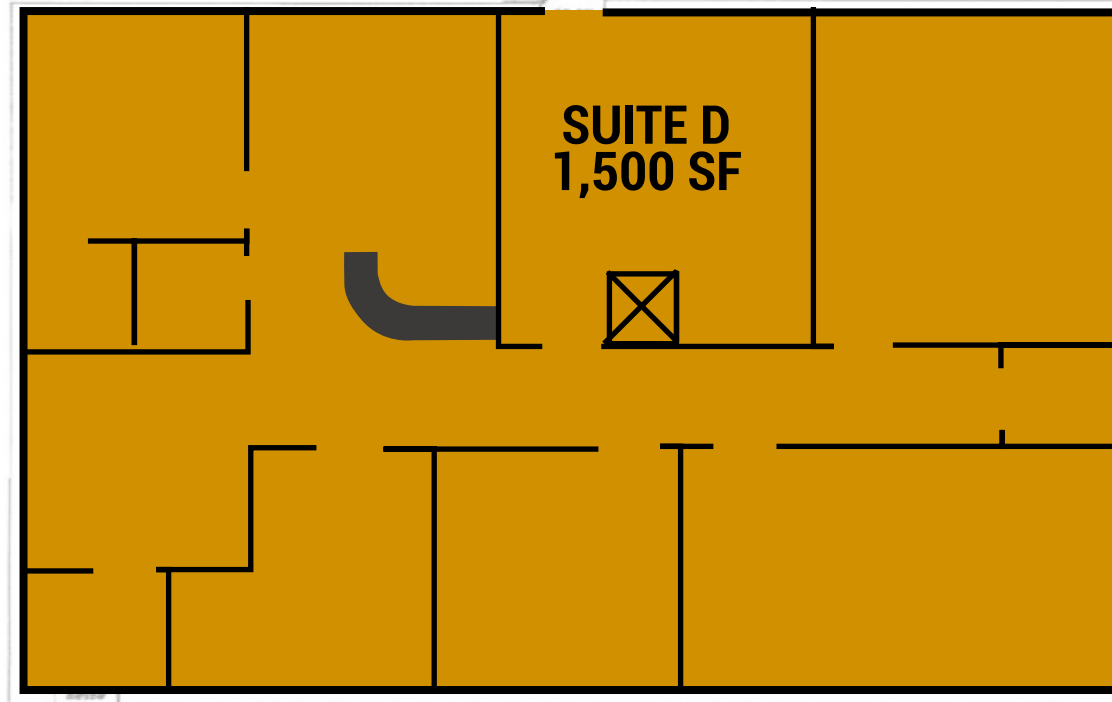


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SUITE D



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
D	1,500 SF	Modified Gross	\$17.95 per SF/yr	Available immediately, office suite with in-suite restroom and reception area

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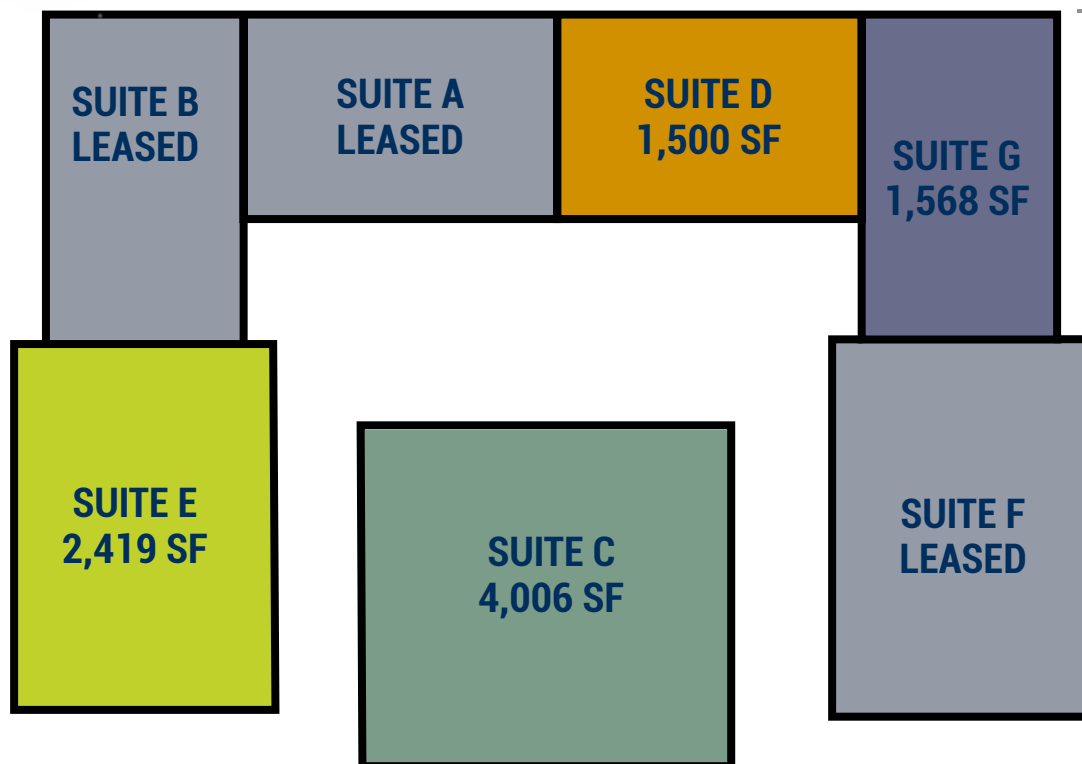


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SITE PLAN



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
E	2,419 SF	Modified Gross	\$17.95 per SF/yr	Available immediately for any office use
G	1,568 SF	Modified Gross	\$17.95 per SF/yr	Vacant in shell condition

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