

# AVAILABLE SUITES

4700 UNION DEPOSIT ROAD | HARRISBURG, PA

**FOR SALE OR LEASE**



## PROPERTY HIGHLIGHTS

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

TEXAS ROADHOUSE

DOLLAR TREE

OneMain Financial.

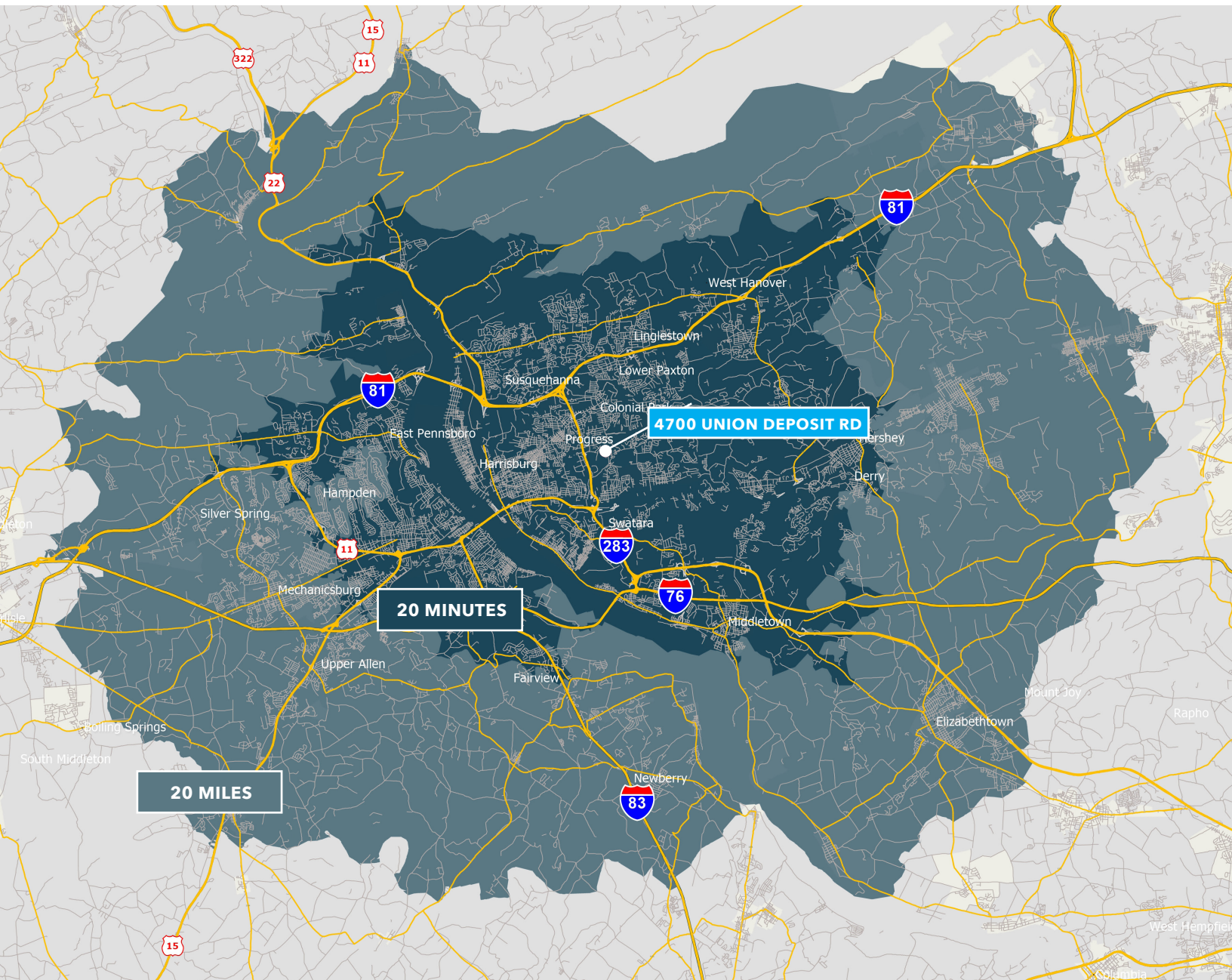
ups

CHIPOTLE  
MEXICAN GRILL

Starbucks

CHUCK E CHEESE'S





## 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	3,808	3,100
USE	<b>MEDICAL OR PROFESSIONAL OFFICE</b>			
AVAILABLE	<b>IMMEDIATELY</b>			
APN	35-067-099	35-067-084	35-067-085	35-067-087
BASE RATE PSF	\$7.95	\$5.95	\$5.95	\$5.95
MONTHLY RENT	\$1,403.84	\$4,060.88	\$1,888.13	\$1,537.08
ANNUAL RENT*	\$16,846.05	\$48,730.50	\$22,657.76	\$18,445
2025 ANNUAL TAX**	\$5,089.51	\$20,763.72	\$8,138.79	\$9,563.85
ANNUAL CAM	\$16,125.54	\$62,325.90	\$28,978.88	\$23,591
<b>SALE PRICE</b>	<b>\$238,560</b>	<b>\$973,680</b>	<b>\$499,000</b>	<b>\$375,000</b>

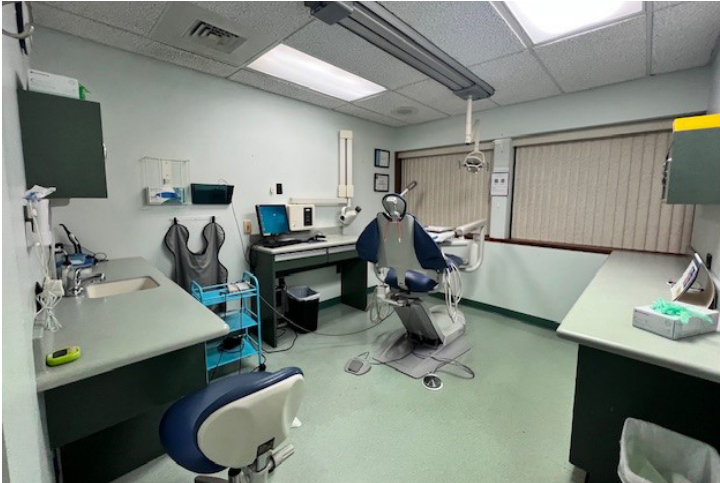
\*Plus CAM and Taxes

\*\*2026 Taxes were successfully appealed



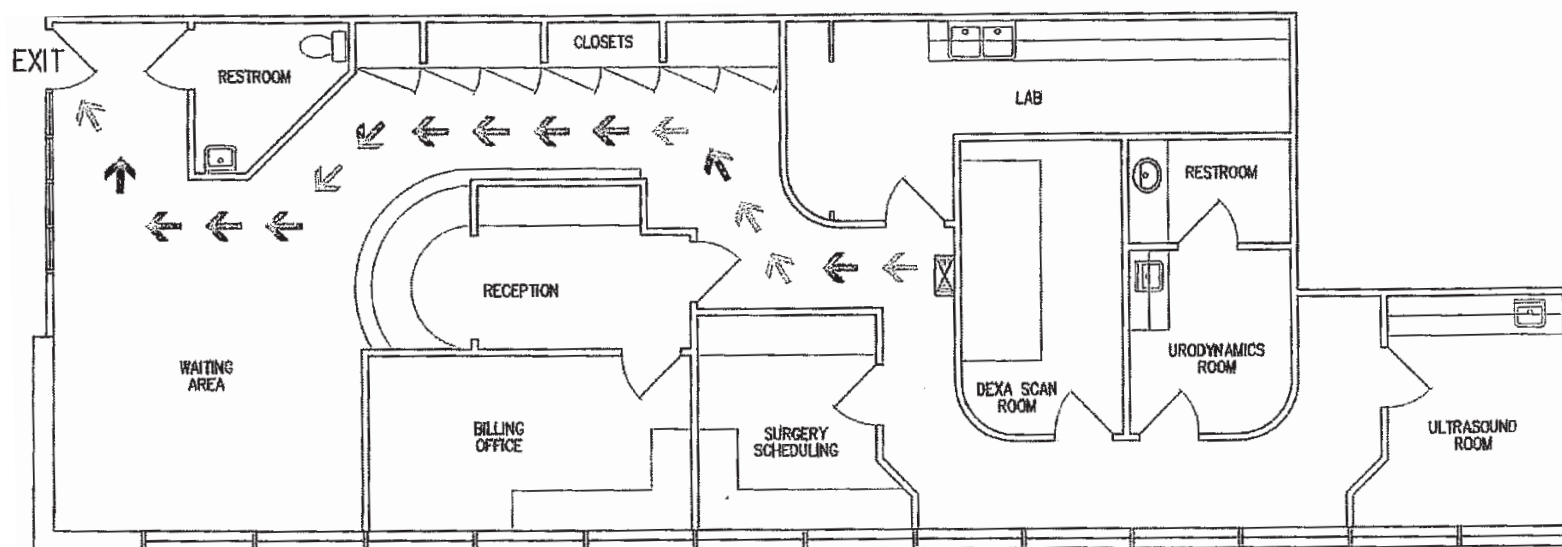


## INTERIOR PHOTOS - SUITES 210/230



## FLOOR PLANS

## SUITE 110



## SUITE 140

