



4 PROPERTY MEDICAL OFFICE PORTFOLIO SALE

Greater Harrisburg Area & South Central Pennsylvania



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LEASE SUMMARY

Wood & Myers Oral and Maxillofacial Surgery, P.C.

TENANT

Wood & Myers Oral and Maxillofacial Surgery, P.C.

YEAR 1 BASE RENT

\$1,279,144.08

ESCALATIONS

3% annual escalations

TERM

5 Year Master Lease starting in January 2026

RENEWAL OPTIONS

Two 5-year fixed renewal options at 3% escalations with Landlord right to deny renewals upon 20-day written notice

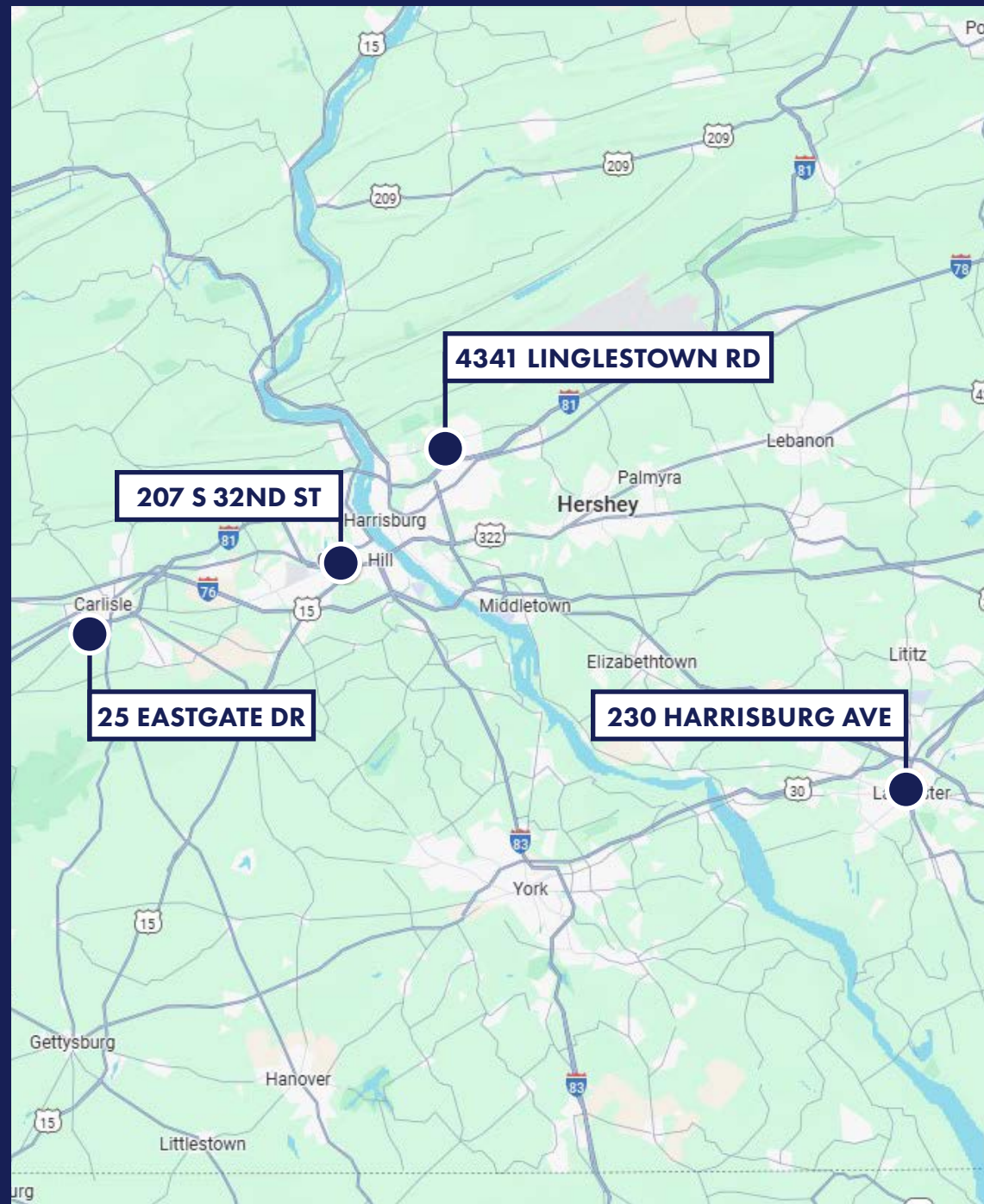
LANDLORD RESPONSIBILITY

Triple Net lease with minimal Landlord responsibilities (roof and structure only)

PRICE

\$15,048,753.88

8.5 cap on in place rent



PROPERTY SUMMARY

Wood & Myers Oral and Maxillofacial Surgery, P.C.



4341 LINGLESTOWN RD, HARRISBURG, PA 17112
±1,855 SF medical office building



207 S 32ND ST @ 3121 YALE AVE, CAMP HILL, PA 17011
±7,400 SF 2-story medical office building plus 14 parking spaces



25 EASTGATE DR, CARLISLE, PA 17015
±15,000 SF medical office building



230 HARRISBURG AVE, UNIT 3, LANCASTER, PA 17603
±4,600 SF unit 3 leased in a medical office building



Bang Realty-Pennsylvania Inc

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BROKER OF RECORD:

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