

2080 LINGLESTOWN ROAD, HARRISBURG

LEASE

1,000 TO 9,755+/- SF OFFICE SUITES



CAMPBELL

Commercial Partners LLC

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OFFERING SUMMARY

PROPERTY OVERVIEW

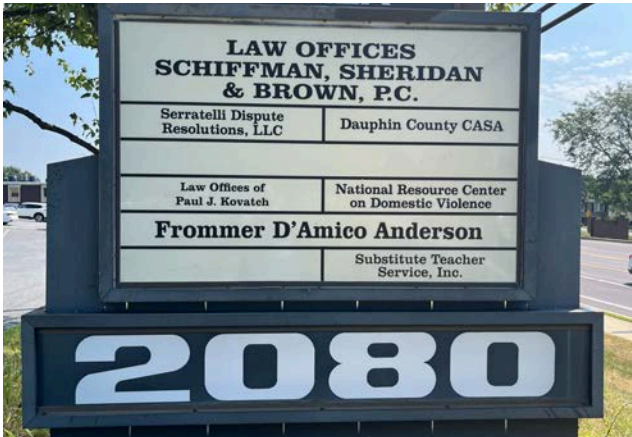
Multiple suites available in professional building. Second floor office suite can be subdivided. Conveniently located on Linglestown Road, within proximity to I-83, I-81 and Rt. 322.

PROPERTY HIGHLIGHTS

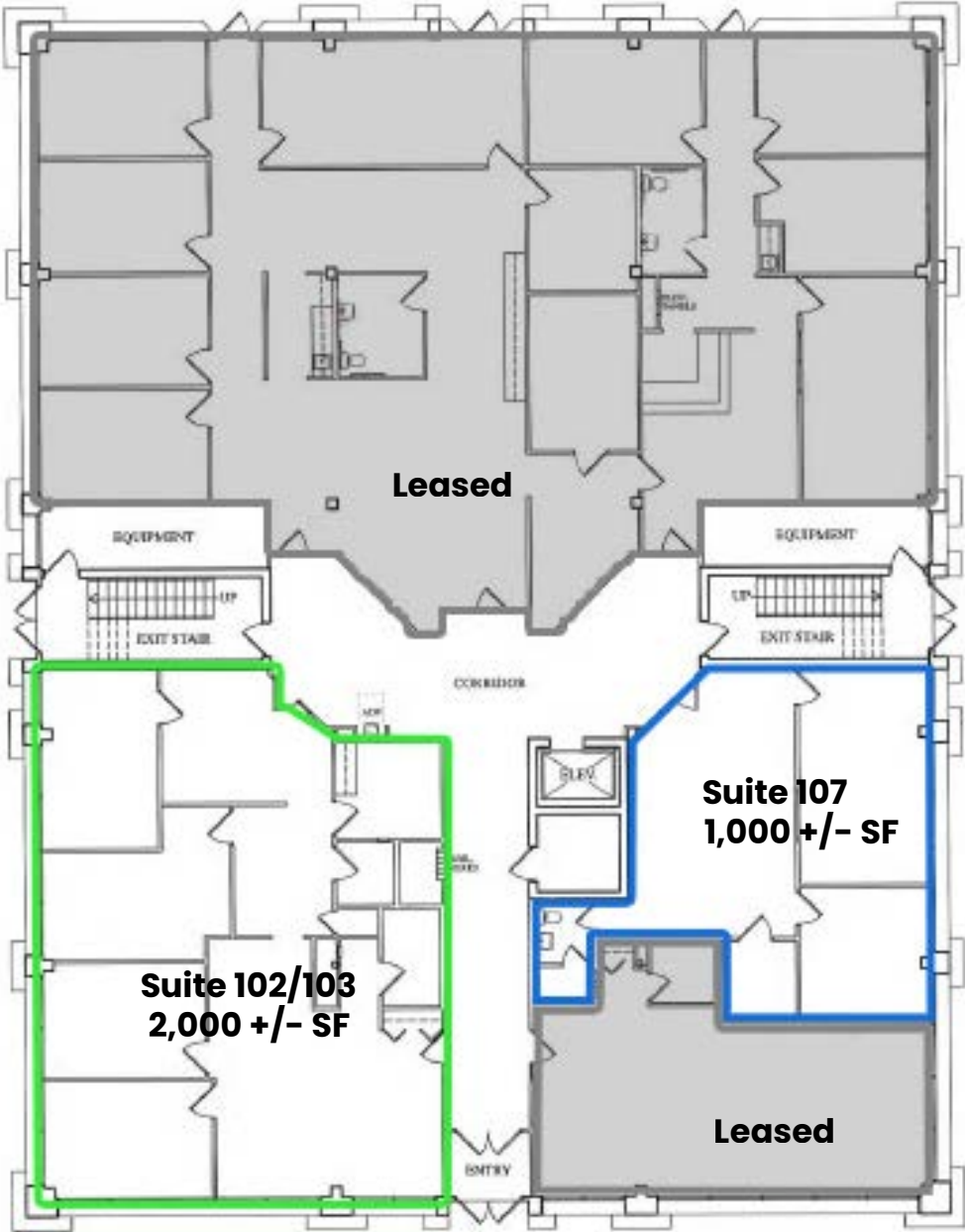
- Professional Office Building
- Common area renovations recently completed
- Nearby Amenities
- Ample on-site parking
- Monument signage along Linglestown Rd

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	ADDITIONAL INFO
107	1,000 +/-	\$16.50/SF	Tenant pays in-suite janitorial and electric
102/103	2,000 +/-	\$16.50/SF	Tenant pays in-suite janitorial and electric
Second Floor	9,755 +/-	\$16.50/SF	Tenant pays in-suite janitorial and electric



FIRST FLOOR



PLAN IS APPROXIMATE

The floor plan for Suite-201 is a rectangular space with a central corridor. The layout includes:

- Entrance:** A central entrance leading into a large open area.
- Staircases:** Two staircases, one on the left labeled "DN EXIT STAIR" and one on the right labeled "EXIT STAIR DN".
- Restrooms:** A set of restrooms at the bottom center, including "MEN", "WOMEN", and "TOILET" (two).
- Equipment Room:** A room labeled "EQUIPMENT" on the left side.
- Elevator:** A small elevator labeled "ELEV" located near the center.
- Electrical Panels:** Two "ELEC. PANEL" rooms are located at the top of the suite.

Dimensions:

- Overall Dimensions:** 25'-0" wide by 38'-0" deep.
- Room Dimensions:**
 - Top section: 25'-0" wide by 11'-2" deep.
 - Bottom section: 25'-0" wide by 26'-8" deep.
 - Left section: 11'-2" wide by 26'-8" deep.
 - Right section: 11'-2" wide by 26'-8" deep.

Area: 9,755 +/- SF

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LEASE

SECOND FLOOR SUITE



VICINITY MAP



Thomas Holtzman
Elementary School

Susquehanna Township
Administration Office

GIANT



 **CHIPOTLE**
MEXICAN GRILL


 **PNC BANK**



FINE WINE & GOOD SPIRITS

Linglestown road



DOLLAR GENERAL

 **Citizens Bank**

  **Domino's**

 **Wendy's**

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