



LINLO PROPERTIES

DIALYSIS CARE CENTER

205
SOUTH

Kidney Care Center



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 58,151 SF

Tenant Improvement Available

Parking: 4.0/1,000 SF

EXECUTIVE SUITES

FEATURES

- Large Window with Natural Light
- Commuter-Friendly Location
- Office / Medical Building
- Secured Access
- High-End Finishes
- Responsive Property Management
- Local Ownership



Call today for booking slots!



+717-307-2002



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Tracey J. Tressler

Grandview Corporate Center
205 Grandview Avenue
Camp Hill, PA 17011



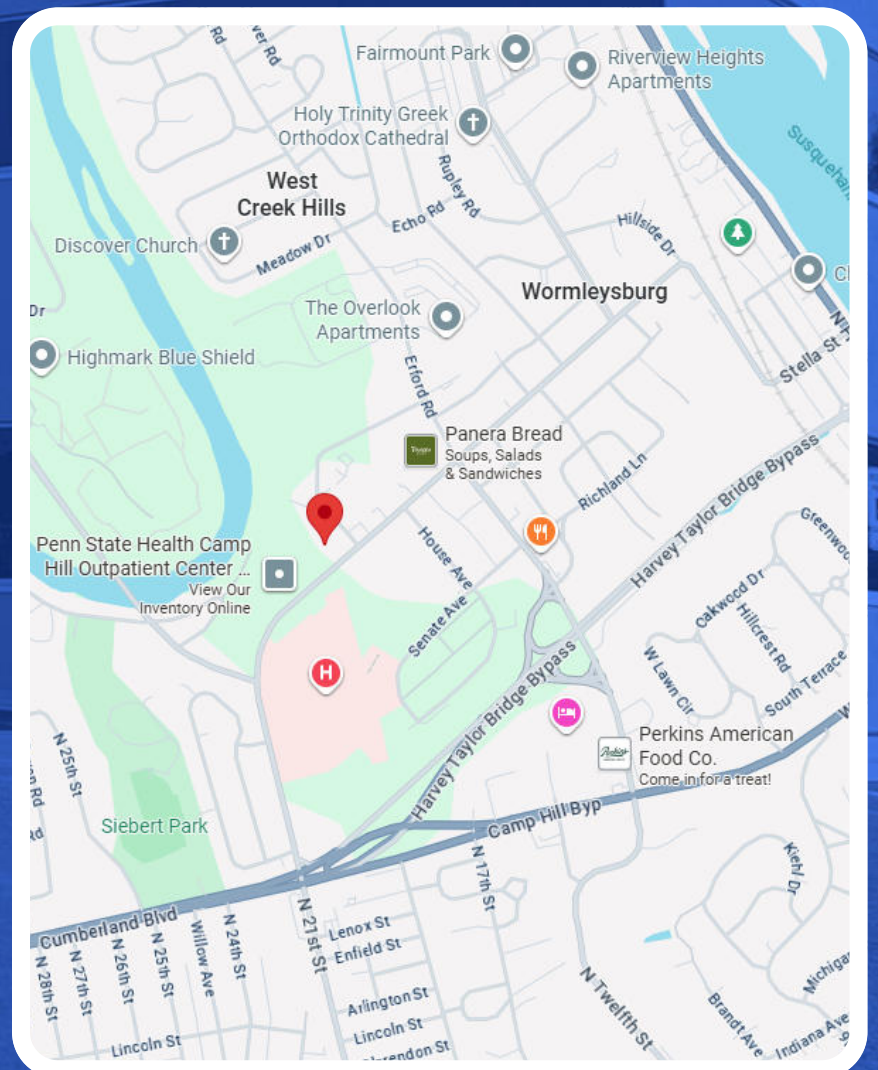
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WHAT IS AN EXECUTIVE SUITE?

An Executive Suite is a smaller office space with flexible lease terms that shares amenities, such as reception areas, break rooms, and conference rooms, with other Executive Suite tenants. This allows a small business owner to rent a high class office space and project the image of a professional operation at a more affordable cost than a traditional office suite.

At Grandview Corporate Center, Executive Suites range from 160 to 300 square feet. Each suite is individually secured and accessible around the clock. Floor-to-ceiling windows in every unit provide abundant natural light and scenic views, enhancing both comfort and productivity.

Grandview Corporate Center is a locally owned and operated office space situated within the business park. Just a mile from Routes 11 and 15, and about ten minutes from Interstates 81 and 83, it offers easy access for commuters. Centrally located less than four miles from Downtown Harrisburg and approximately 30 miles from Hershey, York, and Carlisle, it's surrounded by popular retailers like Starbucks, Olive Oil Grille, Sheetz, First Watch, and Camp Hill Café. With flexible office solutions and unmatched convenience, Grandview Corporate Center is the perfect place to grow your business.



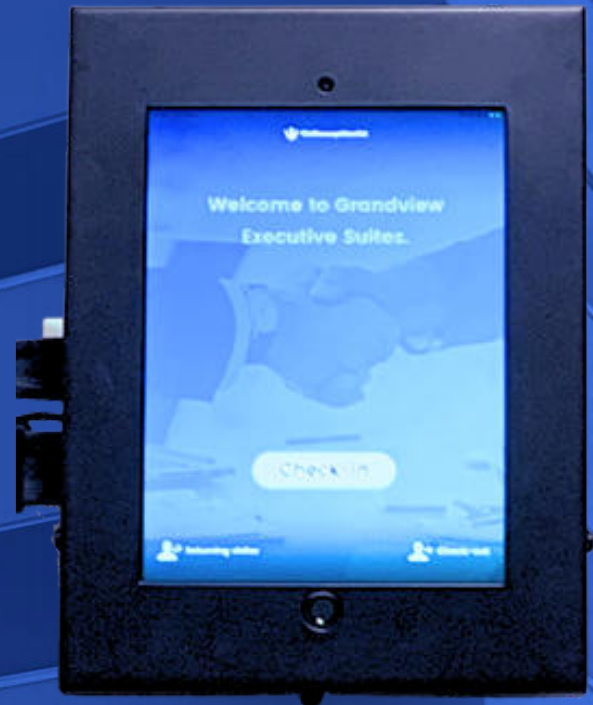
CORPORATE CONVENIENCE



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RECEPTION AREA

Clients are able to check-in using a kiosk that will alert Tenants when their client has arrived. The door from the reception area to the Suites is secured and can only be accessed by Tenants and the Landlord, assuring privacy and security for all Tenants and their clients of the Grandview Executive Suites.



BREAK AREA & KITCHENETTE

The shared break area and kitchenette feature a refrigerator, microwave, and coffee machine for tenant use. It's a great space to relax, recharge, and connect with fellow professionals throughout the day. Tenants provide their own kitchen items such as coffee, utensils, and napkins.



CONFERENCE ROOMS

The two standard Conference Rooms and two "Smart" Conference Rooms are fully furnished and available for all Tenants to reserve on a daily basis at no additional cost.





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INCLUDED SUPPORT SERVICES

- The following services are included in your lease : HVAC, all public utilities, high speed internet (wired & WIFI), secure professional document shredding, on-site parking, common area janitorial, secure storage, property maintenance, and taxes.

ADDITIONAL SUPPORT SERVICES

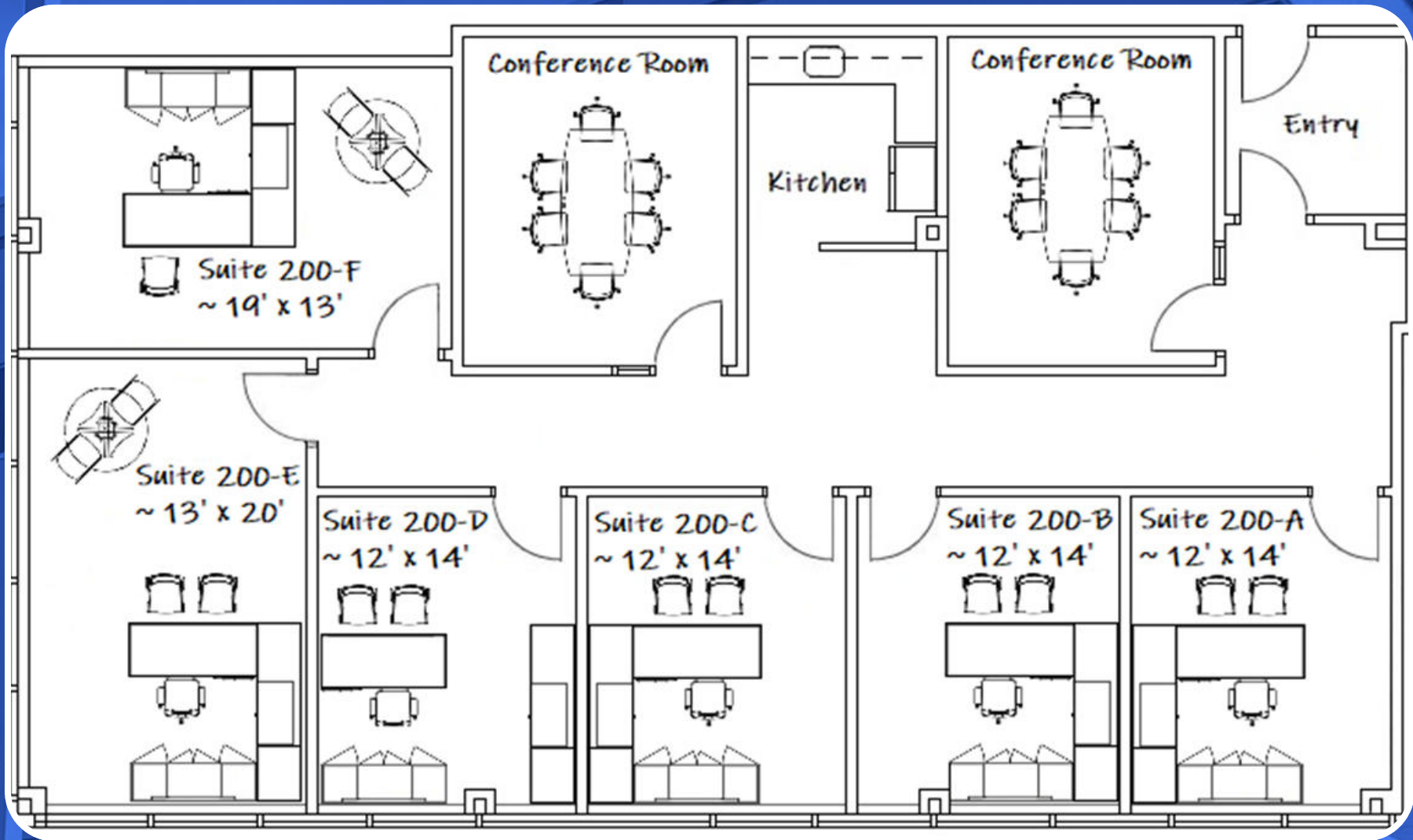
- The following services are available for an additional cost: telephone (VOIP), cable television, and copier/printer services, and in-suite janitorial service. The Landlord will invoice the Tenant monthly for any selected services and prices vary with type of service selected.

LEASING INFORMATION

- Lease Type
 - Full Service (exc. In-suite janitorial, phone, & television)
- Minimum Term
 - 6 months
- Lease Rates:
 - \$650/month to \$1,050/month (Rate will vary with suite selection and length of term selected)



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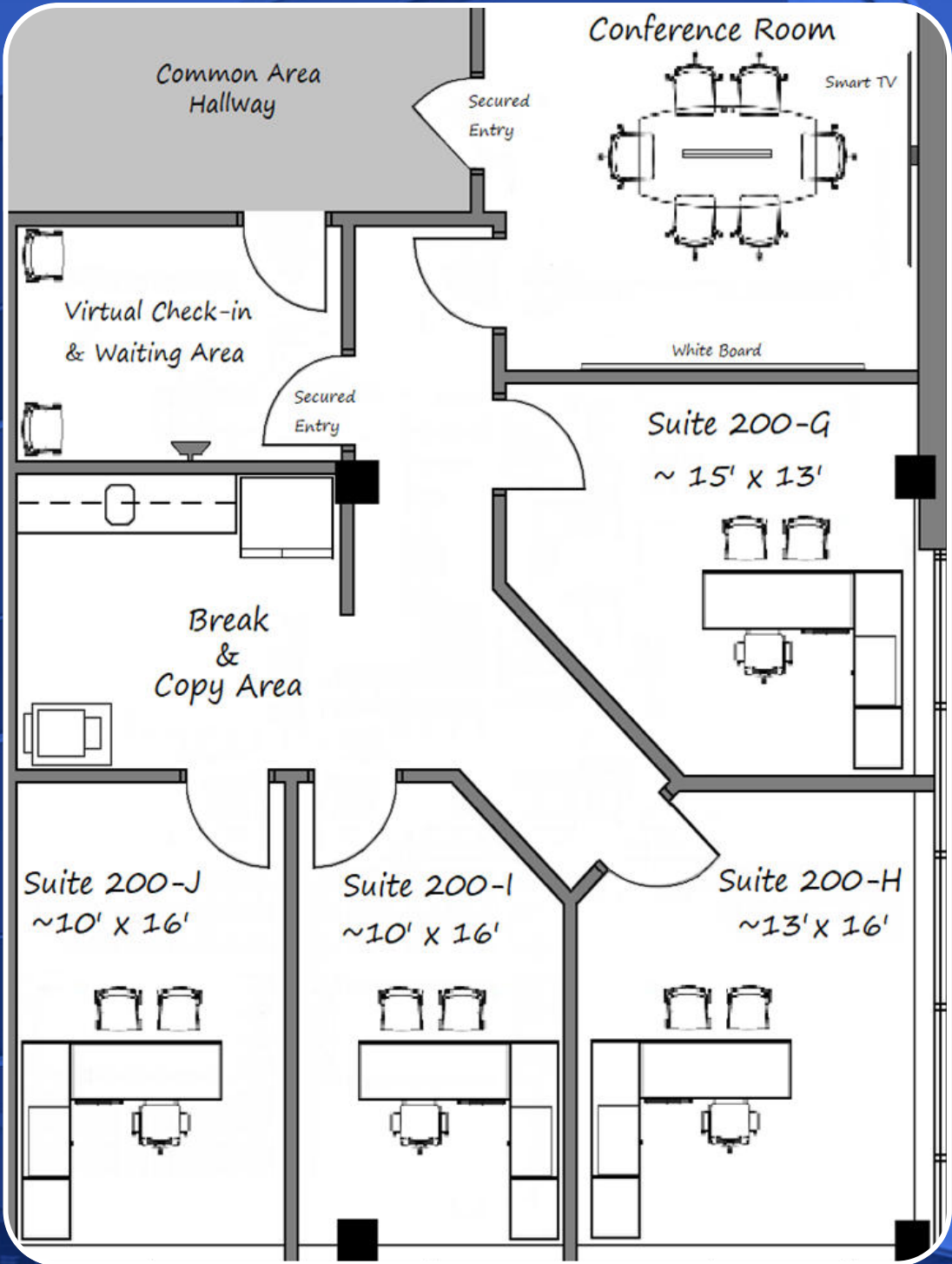


COMPARISON CHART

| SUITE NUMBER | RSF | 18 MONTH | 12 MONTH | 6 MONTH |
|--------------|-----|----------|----------|-----------|
| 200-A | 340 | \$650.00 | \$675.00 | \$750.00 |
| 200-B | 340 | \$650.00 | \$675.00 | \$750.00 |
| 200-C | 340 | \$650.00 | \$675.00 | \$750.00 |
| 200-D | 340 | \$650.00 | \$675.00 | \$750.00 |
| 200-E | 527 | \$875.00 | \$925.00 | \$1000.00 |
| 200-F | 527 | \$875.00 | \$925.00 | \$1000.00 |



LINLO PROPERTIES

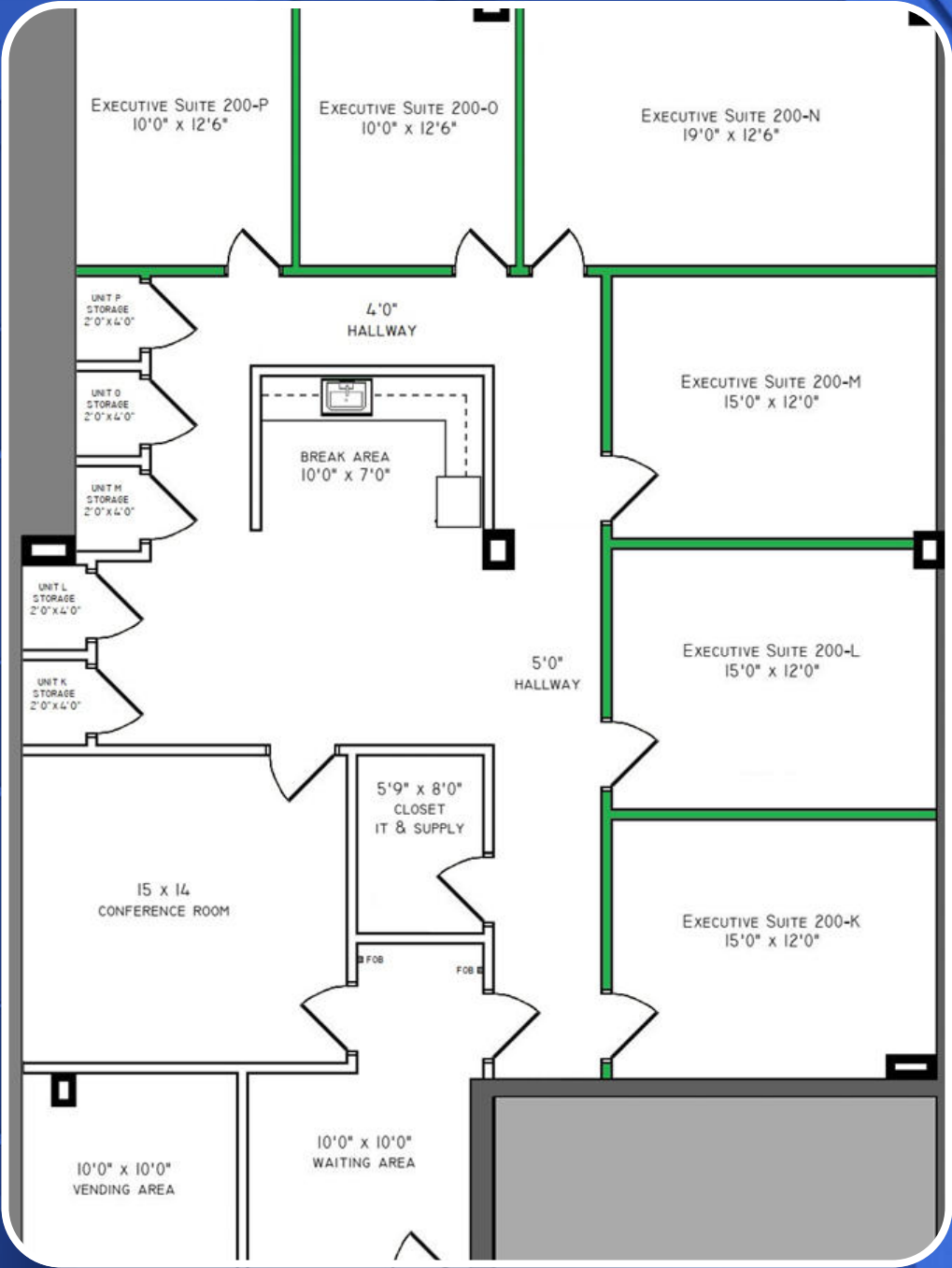


COMPARISON CHART

| SUITE NUMBER | RSF | 18 MONTH | 12 MONTH | 6 MONTH |
|--------------|-----|----------|----------|------------|
| 200-G | 392 | \$675.00 | \$725.00 | \$800.00 |
| 200-H | 447 | \$800.00 | \$900.00 | \$1,000.00 |
| 200-I | 349 | \$650.00 | \$675.00 | \$800.00 |
| 200-J | 349 | \$650.00 | \$675.00 | \$800.00 |



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COMPARISON CHART

| SUITE NUMBER | RSF | 18 MONTH | 12 MONTH | 6 MONTH |
|--------------|-----|----------|----------|------------|
| 200-K | 427 | \$725.00 | \$750.00 | \$800.00 |
| 200-L | 427 | \$725.00 | \$750.00 | \$800.00 |
| 200-M | 427 | \$725.00 | \$750.00 | \$800.00 |
| 200-N | 548 | \$875.00 | \$925.00 | \$1,050.00 |
| 200-O | 341 | \$675.00 | \$695.00 | \$750.00 |
| 200-P | 341 | \$675.00 | \$695.00 | \$750.00 |



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Step into a professional environment designed for productivity and comfort. Each private suite is individually secured and accessible 24/7, giving you the freedom to work on your schedule. Tenants benefit from shared access to premium amenities, including welcoming reception areas, comfortable break rooms, and modern conference rooms—perfect for meetings and collaboration.



The Grandview Corporate Center is centrally located within a major healthcare district, making it an ideal setting for prospective clinics. Its discreet yet accessible placement offers patients enhanced privacy while ensuring convenient access.

A CLOSER LOOK INSIDE



LINLO PROPERTIES

THANK YOU

- Thank you for your interest in Linlo Properties and the Grandview Executive Suites. If you would like additional information on this property, please contact our leasing team or visit our website at www.linloproperties.com.

SELECT TENANTS AT THIS PROPERTY

- PA Builders Association - Construction
- Dr. Nancy DeMuth - Health Care
- Thrive Counseling - Training & Wellness
- Dr. Elizabeth Hinton; Podiatrist - Health Care
- Hooker & Habib, PC - Law Firm

ROOTED IN FAMILY. BUILT ON TRUST.


- Linlo Properties prides itself on being a family owned and operated. Wife and husband owners, Linda and Lowell Gates, started this company as a side business almost 30 years ago where it has rapidly grown into a full-time company with over 45 employees including their daughter, Emily Gates. Linlo Properties has full-time construction crews ready to create your ideal office space. We understand that an office space should be a place that makes you feel proud and comfortable and are committed to making this a reality.

LEASING TEAM



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