

OFFICE BUILDING  
**FOR LEASE**

**125 N. ENOLA DRIVE**  
ENOLA, PA 17025



**Daniel J. Alderman**  
dalderman@naicir.com | 717 761 5070 x132

**David Alderman**  
davidalderman@naicir.com | 717 761 5070 x118



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

# 125 N. ENOLA DRIVE

## PROPERTY DETAILS

# FOR LEASE

\$975.00 - 1,195.00 PER MONTH (MG)

### OFFERING SUMMARY

<b>Lease Rate</b>	\$975.00 - 1,195.00 per month (MG)
<b>Number of Units</b>	2
<b>Available SF</b>	890 - 1,100 SF
<b>Lot Size</b>	1.94 Acres
<b>Building Size</b>	30,000 SF

### PROPERTY SUMMARY

<b>Address</b>	125 N. Enola Drive Enola, PA 17025
<b>Municipality</b>	East Pennsboro
<b>County</b>	Cumberland
<b>Tax Parcel #</b>	09-14-0832-189
<b>Year Built</b>	1920

### PROPERTY HIGHLIGHTS

- 890 SF and 1,100 SF available for lease on the second floor
- Short term lease available
- Recently renovated
- Turnkey ready
- Minutes from Route 11/15 and I-81

### PROPERTY DESCRIPTION

Recently renovated professional three-story 30,000 SF office building. This office building is in an excellent location on N. Enola Drive; minutes from Route 11/15 and I-81. Centrally located near East Pennsboro schools, Central Penn College, and Penn State Health Holy Spirit Medical Center (formerly Geisinger Holy Spirit).



### BUILDING INFORMATION

<b>Construction</b>	Brick
<b># of Floors</b>	3
<b>Restrooms</b>	Two per floor
<b>HVAC</b>	Central air/gas heat
<b>Electrical Capacity</b>	200 amps
<b>Roof</b>	Rubber
<b>Ceiling Description</b>	Acoustic tile
<b>Walls</b>	Drywall
<b>Floor Type</b>	Carpet
<b>Elevators</b>	1
<b>Business ID Sign</b>	Yes

### UTILITIES & ZONING

<b>Gas</b>	Available
<b>Zoning</b>	CL Commercial Limited District and Village Overlay District; permits offices, financial service offices, health services, personal services, etc.
<b>Zoning Description</b>	Check zoning ordinance for a complete list of permitted uses

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## LEASE SPACES

# FOR LEASE

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### LEASE INFORMATION

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	890 - 1,100 SF	<b>Lease Rate:</b>	\$975.00

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 206	Available	890 SF	Modified Gross	\$975 per month	Tenant responsible for in suite trash removal, janitorial, cable, internet, phone, and light bulbs. Landlord is responsible for common areas. All applicant(s) must complete a Mike Murphy Rentals application.
Suite 207	Available	1,100 SF	Modified Gross	\$1,195 per month	Tenant responsible for in suite trash removal, janitorial, cable, internet, phone, and light bulbs. Landlord is responsible for common areas. All applicant(s) must complete a Mike Murphy Rentals application.



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## LEASE INFORMATION

# FOR LEASE

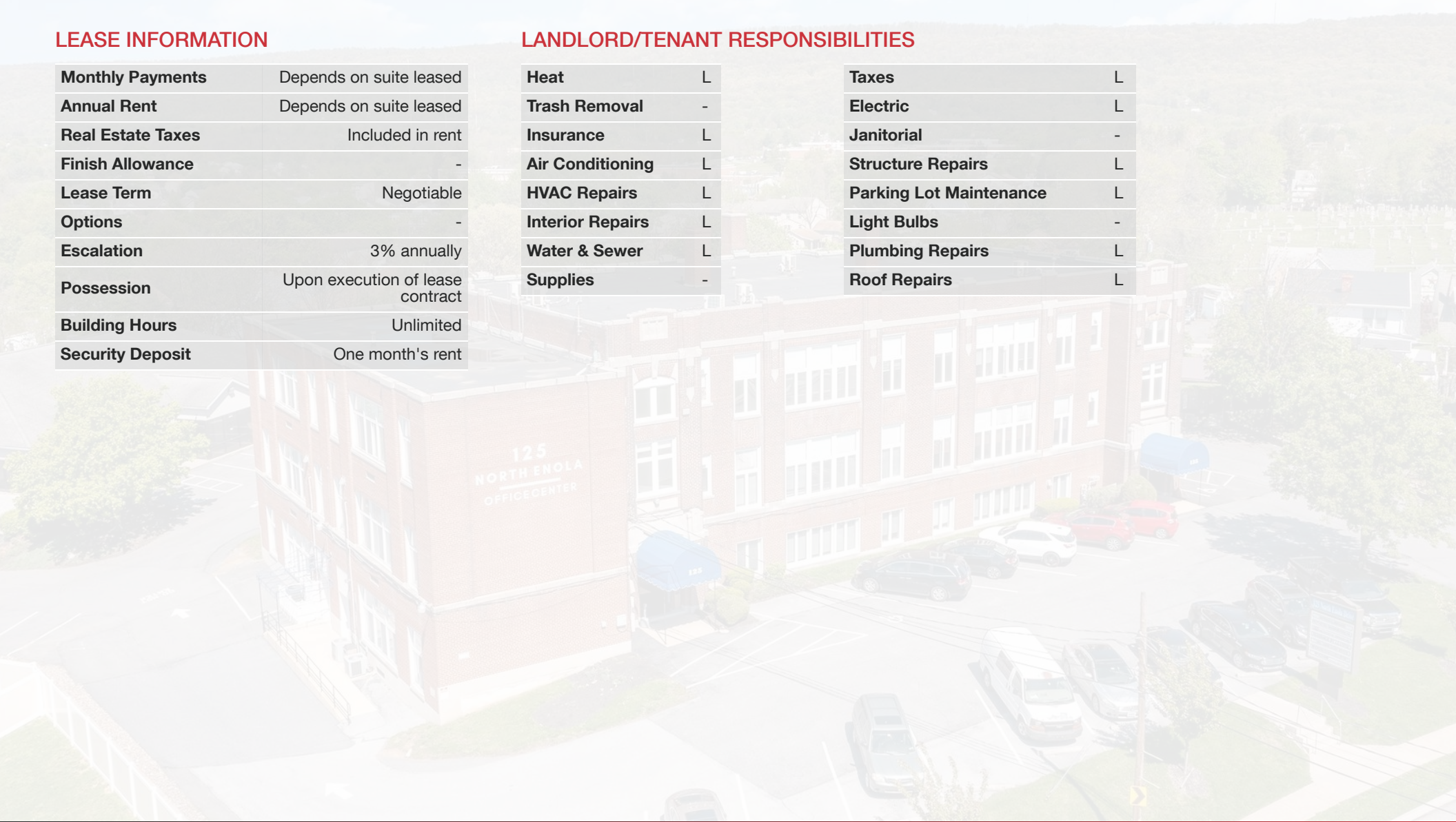
\$975.00 - 1,195.00 PER MONTH (MG)

### LEASE INFORMATION

<b>Monthly Payments</b>	Depends on suite leased
<b>Annual Rent</b>	Depends on suite leased
<b>Real Estate Taxes</b>	Included in rent
<b>Finish Allowance</b>	-
<b>Lease Term</b>	Negotiable
<b>Options</b>	-
<b>Escalation</b>	3% annually
<b>Possession</b>	Upon execution of lease contract
<b>Building Hours</b>	Unlimited
<b>Security Deposit</b>	One month's rent

### LANDLORD/TENANT RESPONSIBILITIES

<b>Heat</b>	L	<b>Taxes</b>	L
<b>Trash Removal</b>	-	<b>Electric</b>	L
<b>Insurance</b>	L	<b>Janitorial</b>	-
<b>Air Conditioning</b>	L	<b>Structure Repairs</b>	L
<b>HVAC Repairs</b>	L	<b>Parking Lot Maintenance</b>	L
<b>Interior Repairs</b>	L	<b>Light Bulbs</b>	-
<b>Water &amp; Sewer</b>	L	<b>Plumbing Repairs</b>	L
<b>Supplies</b>	-	<b>Roof Repairs</b>	L



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## INTERIOR PHOTOS

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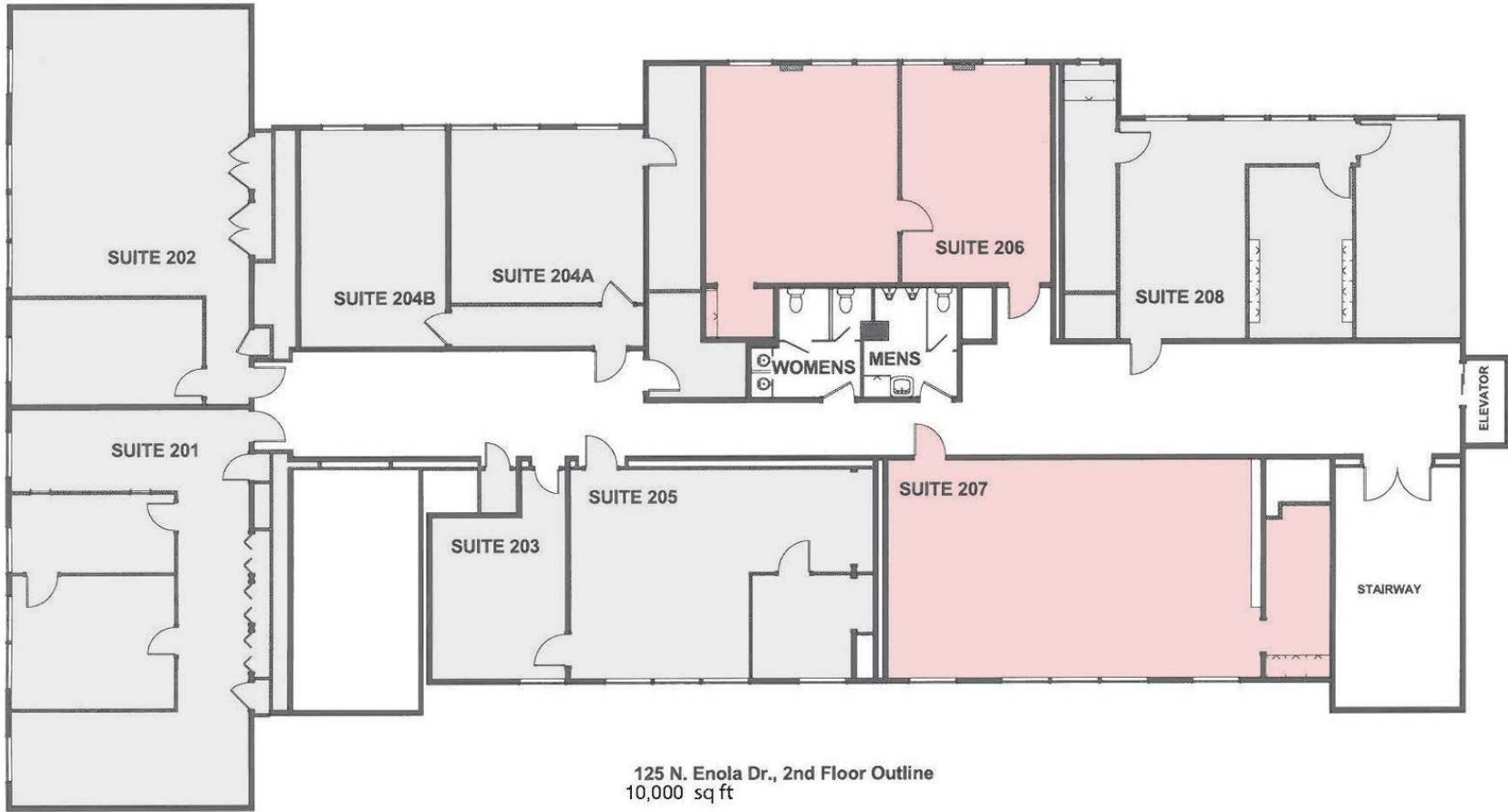


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## SECOND FLOOR PLAN

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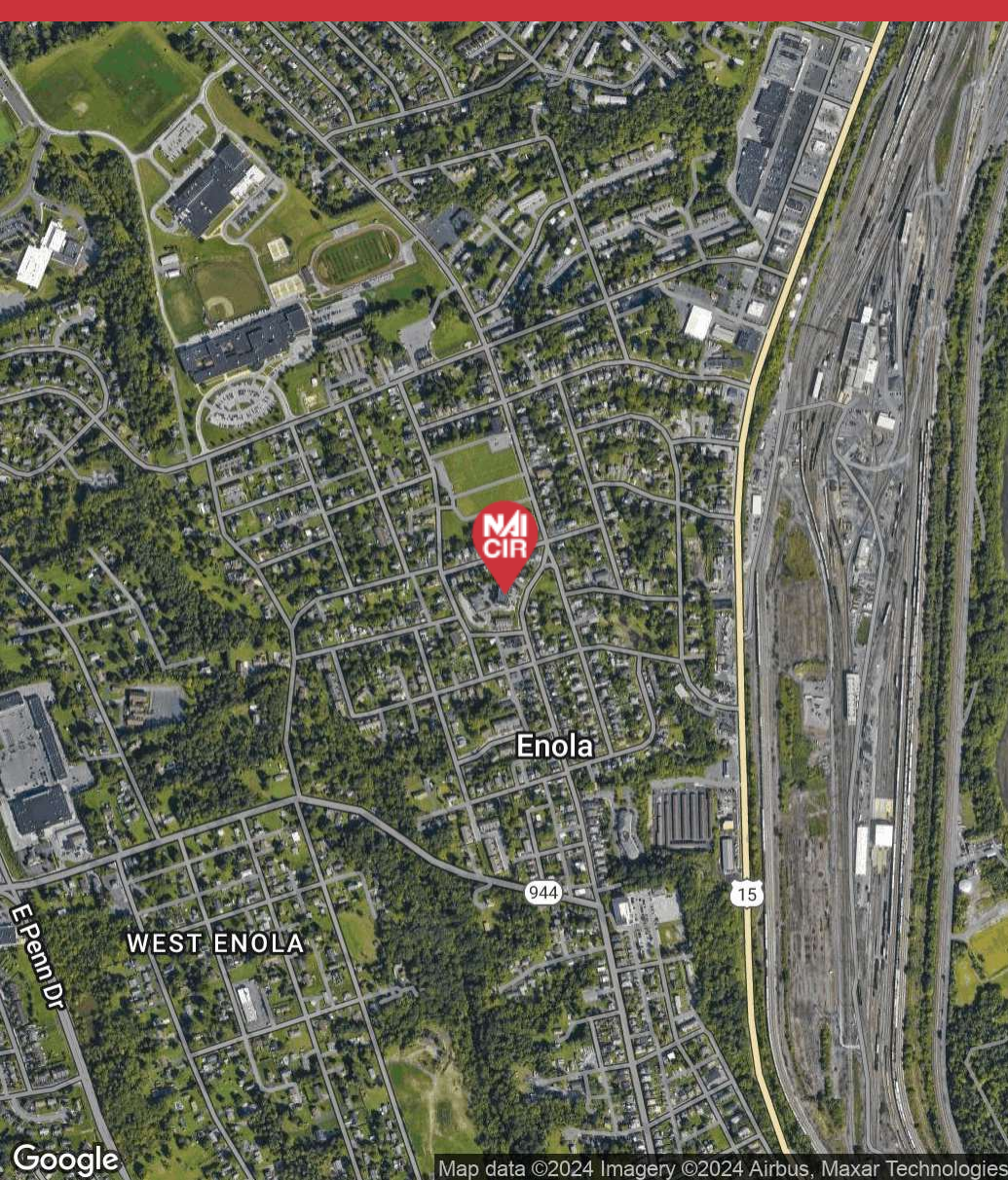


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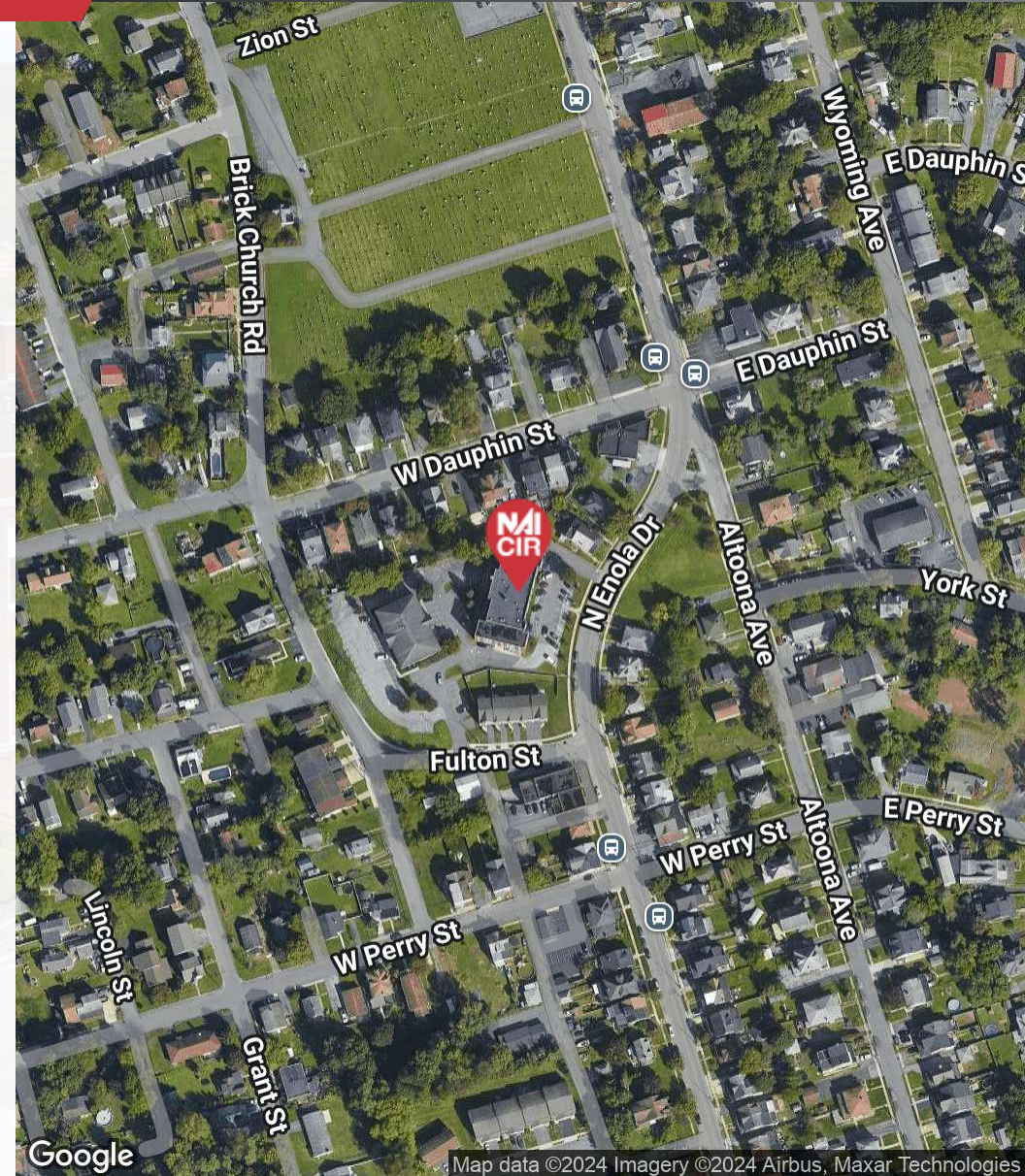
## LOCATION MAP

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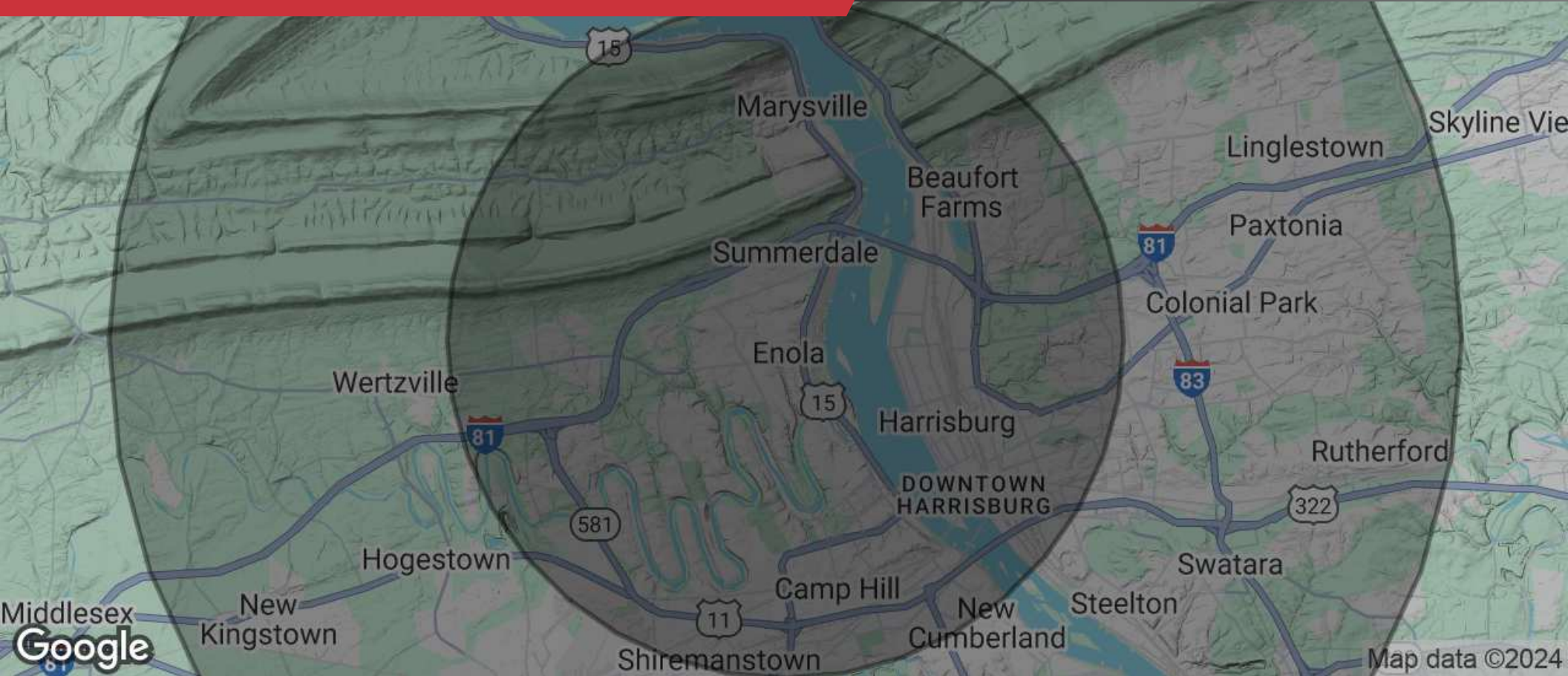


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## DEMOGRAPHICS

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### POPULATION

5 MILES	10 MILES	15 MILES
137,294	363,223	515,790



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
58,347	148,642	207,733



### INCOME

5 MILES	10 MILES	15 MILES
\$107,491	\$105,857	\$108,121

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