

LEASE

OFFERING SUMMARY:

Available SF: 545 +/-

Lease Rate: \$14.50 - \$15.50 SF/Yr

Lease Term: 3-5 Years, Negotiable

Municipality: Lower Paxton Township

Zoning: CN - Commercial Neighborhood



PROPERTY OVERVIEW

Second floor office suite available in this beautifully maintained modern office building. Ample onsite parking available. The property is conveniently located on Linglestown Road/Rt.39 with easy access to many local amenities, including banks, restaurants and retail.

PROPERTY HIGHLIGHTS

- Many nearby amenities
- Professional Office Building
- Excellent visibility on Linglestown Road / Rt. 39

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

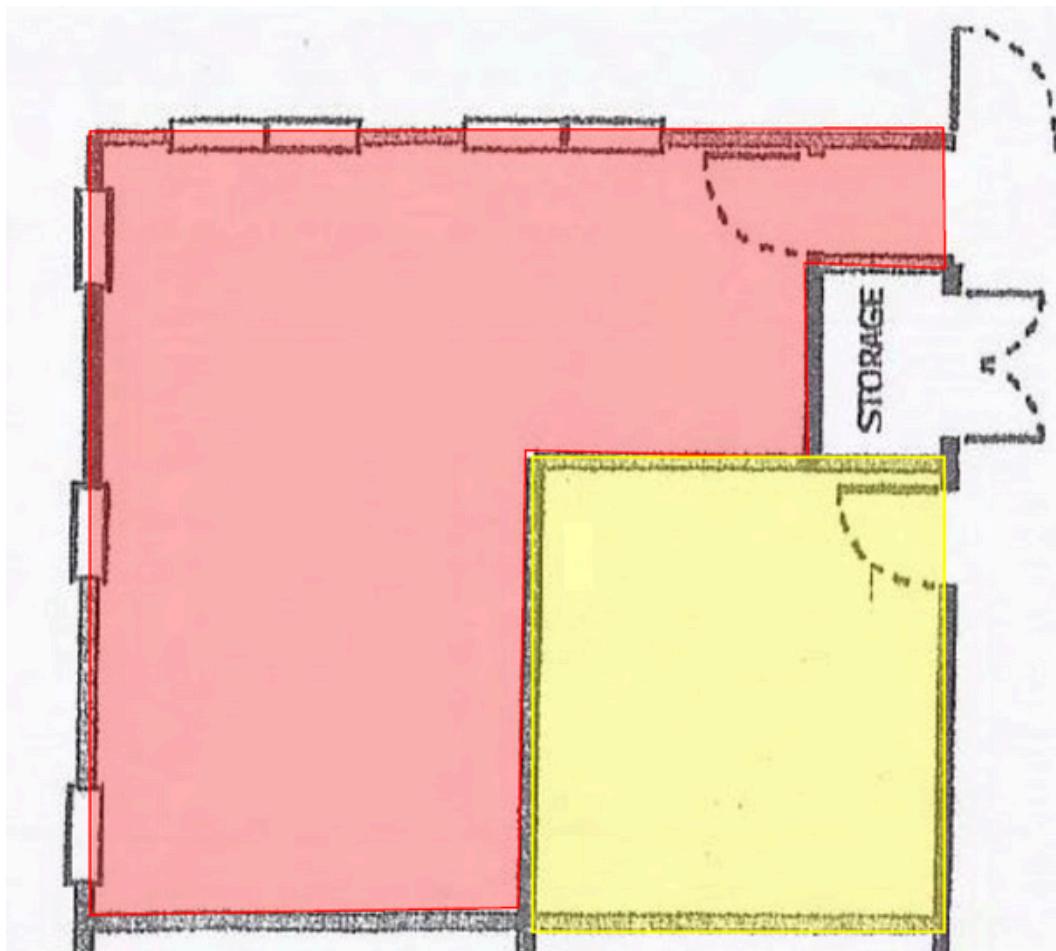
PROPERTY DETAILS

Building SF: 26,900 +/-
Available SF: 545 +/-
Space Type: Office
Construction Type: Frame and steel with brick
Number of Floors: Two
Elevator: Yes
Floor Type: Carpet
Lighting: LED – recently upgraded
HVAC: Electric heat pumps
Ceiling Height: 9' +/-
Ceiling Type: Acoustic Drop Ceiling
Restroom: Six in-common – recently upgraded
Signage: Pylon sign at Linglestown Road

Lease Rate:	\$14.50 – \$15.50/SF
Lease Term:	3 – 5 Years, Negotiable
Lessee Responsibilities:	In-Suite Janitorial
Availability:	May 2025

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PLAN - SUITE 203



SUITE 203 – 545 +/- SF



Common Area – Tenant Lounge

4309 LINGLESTOWN RD, HARRISBURG



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