

FOR LEASE

5000 Ritter Road, Ste.104



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS

- **GENEROUS LANDSCAPING**
- **ABUNDANT PARKING**
- **EASY ACCESS TO YOUR INDIVIDUAL SUITE**
- **CONVENIENTLY LOCATED AT THE CONVERGENCE OF PA TURNPIKE AND PA RTE. 15 IN THE ROSSMOYNE BUSINESS CENTER**



ERIN DOWNEY, CCIM
717.791.2071
edowney@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

5000 Ritter Road



LEASE INFORMATION

Suite:	104
Rentable SF:	4,664 SF
Useable SF:	4,038 SF
Lease Rate:	\$19.98 SF/yr Gross
County:	Cumberland
Municipality:	Lower Allen

PROPERTY OVERVIEW

This space boasts an open reception area, large open areas suitable for cubicles, a workroom, a server closet, a conference room, kitchenette, eight private windowed offices and three private interior offices.

OFFERING SUMMARY

HVAC:	Gas Fired/Elec. VAV's	Lighting:	T-8 Fluorescents
Sprinklers:	Yes, Common Areas	Flooring:	VCT and Carpet
Parking:	Approx. 350 spaces; 5/1,000 SF	Number of Floors:	2
Water:	CAM/Pennsylvania American Water Company		
Sewer:	CAM/Lower Allen Township Authority		
Zoning:	C-3 Business Park		

ADDITIONAL COMMENTS

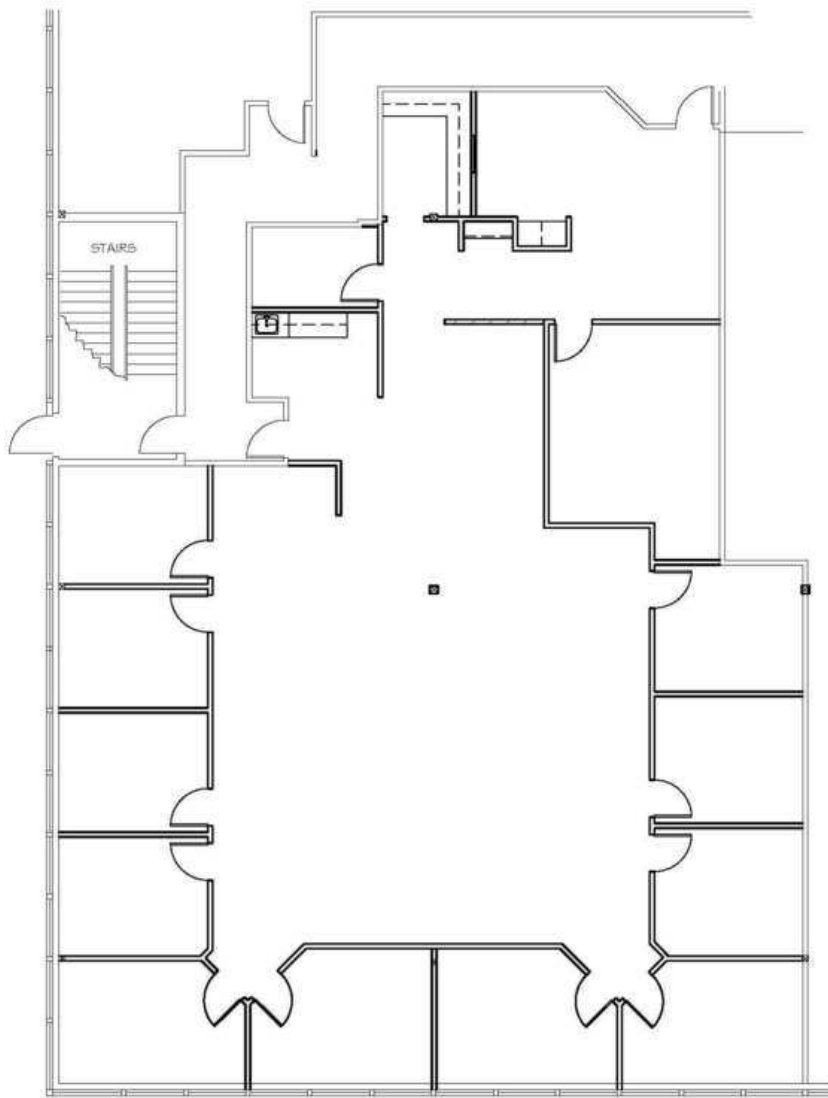
Conveniently located at the PA Turnpike and PA Route 15 in the Rossmoyne Business Center in Cumberland County. Neighboring companies include Siemens, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



ERIN DOWNEY, CCIM
717.791.2071
edowney@high.net

FOR LEASE

5000 Ritter Road



11.20.19

FLOOR PLAN
NOT TO SCALE

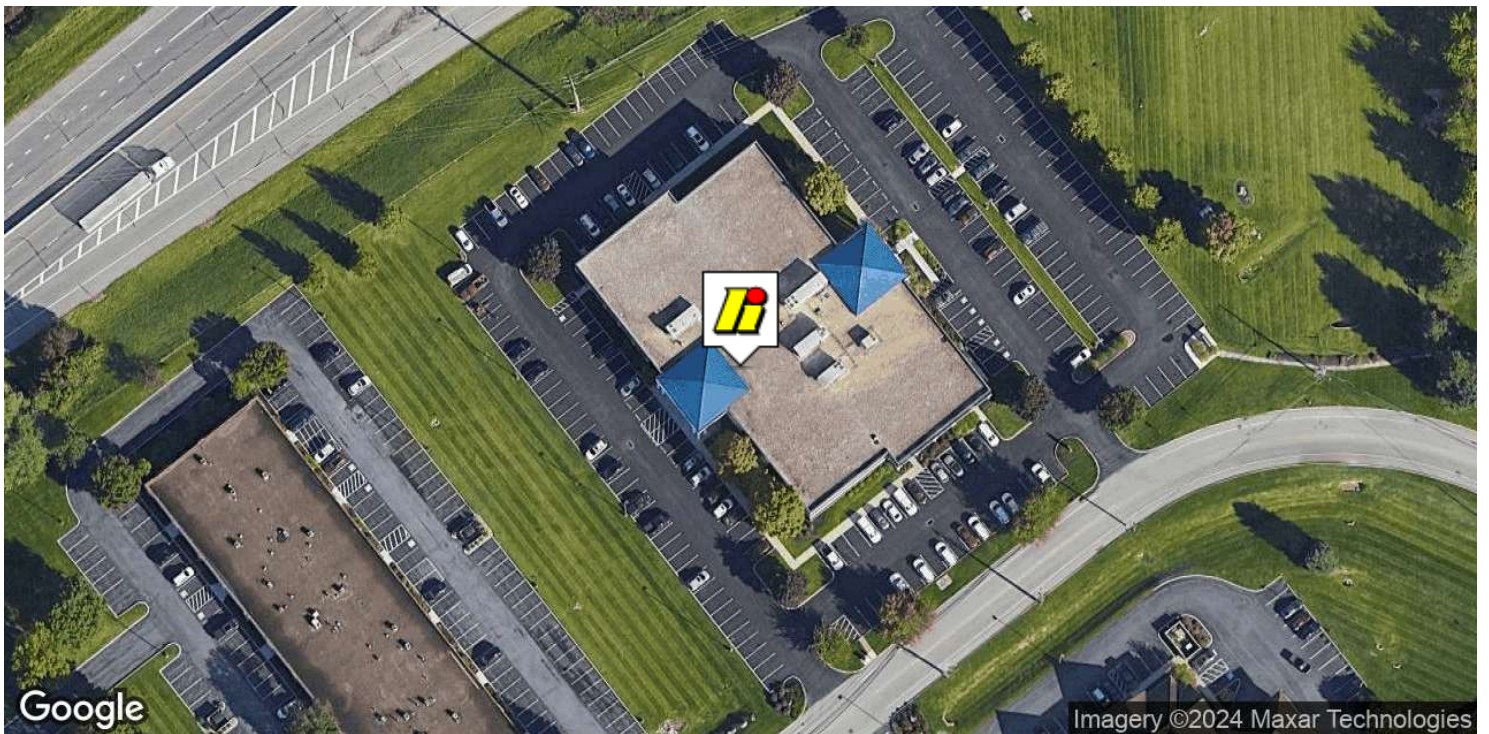
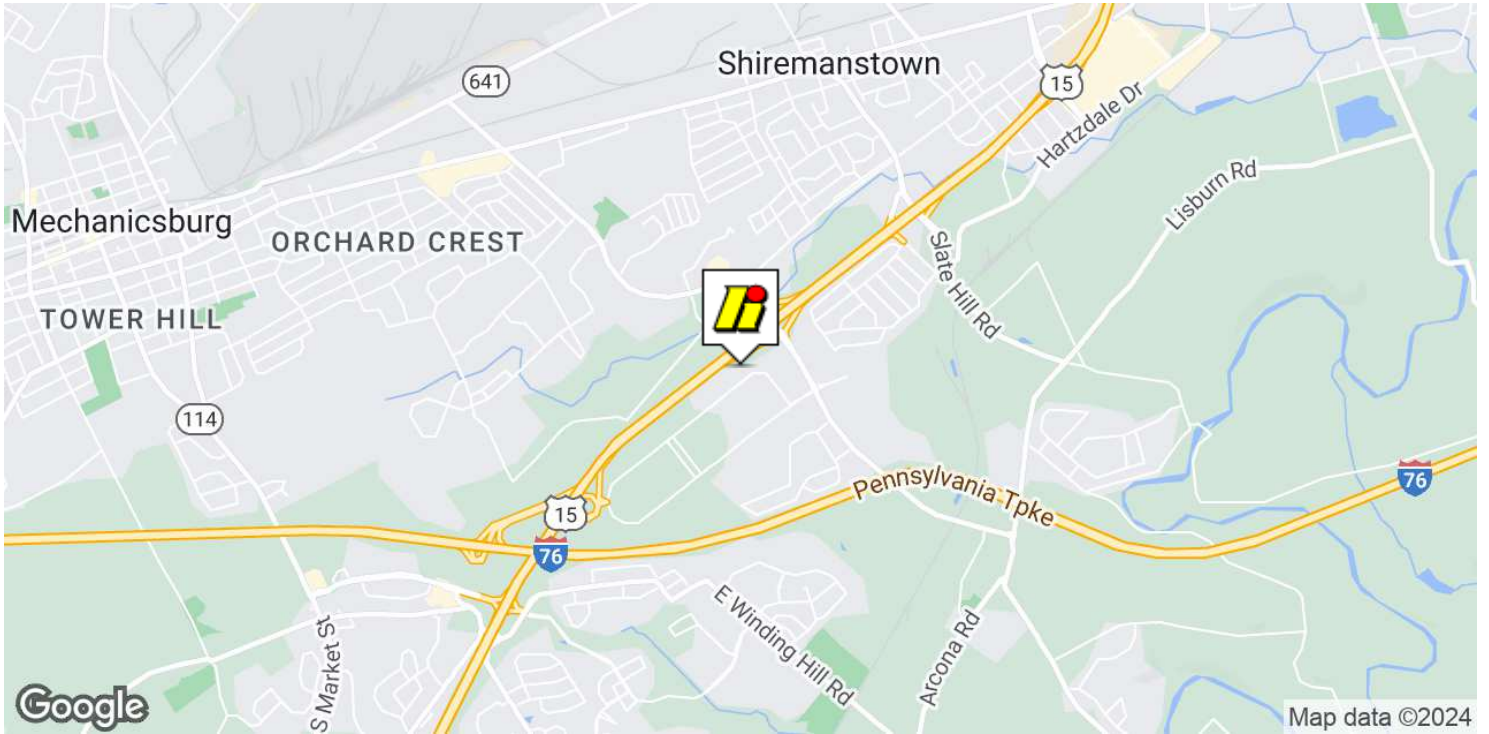
BUILDING 52
5000 RITTER ROAD SUITE 104
MECHANICSBURG, PA
SUITE 104

ERIN DOWNEY, CCIM

717.791.2071
edowney@high.net

FOR LEASE

5000 Ritter Road



ERIN DOWNEY, CCIM

717.791.2071

edowney@high.net

FOR LEASE

5000 Ritter Road

HIGH ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



Rossmoyne Business Center features office, light industrial, hospitality and retail facilities for lease in the Greater Harrisburg, PA, market. This master-planned corporate center is located in Mechanicsburg, PA, in the heart of Pennsylvania's Capital Region.

Directly accessible from the Pennsylvania Turnpike and convenient to other major transportation corridors, Rossmoyne's location is ideal for the more than 125 businesses located here as well as those who service them. Rossmoyne features the following nearby and on-site amenities

- The Shoppes at Rossmoyne: Italian Delight, Asian Express, MoMo BBQ and other retailers
- Marzoni's Brick Oven
- Isaac's Restaurant & Deli
- Homewood Suites by Hilton
- The Hampton Inn by Hilton
- TownePlace Suites by Marriott
- Children's Family Center
- The Goddard School
- Life Storage
- McDonalds
- Gulf
- Exxon

Rossmoyne
BUSINESS CENTER
Capital Region's Signature Location

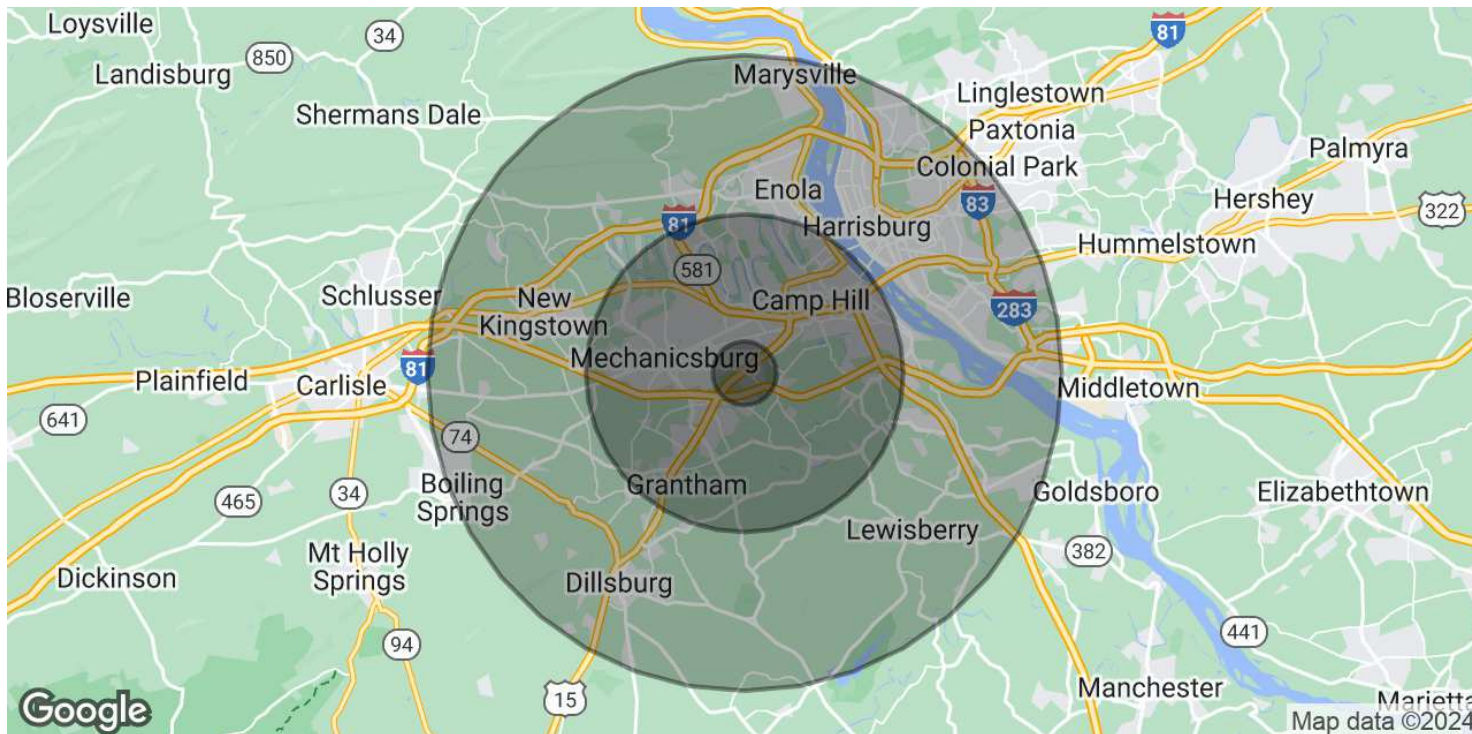
ERIN DOWNEY, CCIM

717.791.2071
edowney@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

FOR LEASE

5000 Ritter Road



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,359	115,252	315,895
Average Age	48.4	41.6	39.1
Average Age (Male)	42.8	39.4	37.3
Average Age (Female)	53.3	42.5	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,637	47,289	129,472
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$59,834	\$79,611	\$69,465
Average House Value	\$163,118	\$217,277	\$181,448

* Demographic data derived from 2020 ACS - US Census

ERIN DOWNEY, CCIM

717.791.2071
edowney@high.net

FOR LEASE

5000 Ritter Road



An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY
Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422