

FOR LEASE



2805 OLD POST ROAD
HARRISBURG, PA 17110



PROPERTY HIGHLIGHTS

- Great mix of private offices and open space
- **Various Suite Sizes Available:**
Suite 120 - 3,601 SF
3rd Floor - Up to 10,570 SF (full floor)
- Window lines on all sides of space with great views of wooded setting
- Production room, server room, and kitchenette/break room in suite
- Outstanding location with great access to amenities both current and future, including Susquehanna Union Green and Blue Ridge Village projects
- Easily access Rt. 322, I-81 and I-83

Property Details	
Property Type	Office
Building Size	31,788 SF
Available SF	Suite 120 - 3,601 SF 3rd Floor - Up to 10,570 SF
Lease Rate	\$17.95 SF/yr (MG)
Lot Size	2.7 acres
Building Class	A
Year Built	2002
Number of Floors	3
Parking Spaces	159
Free Standing	Yes

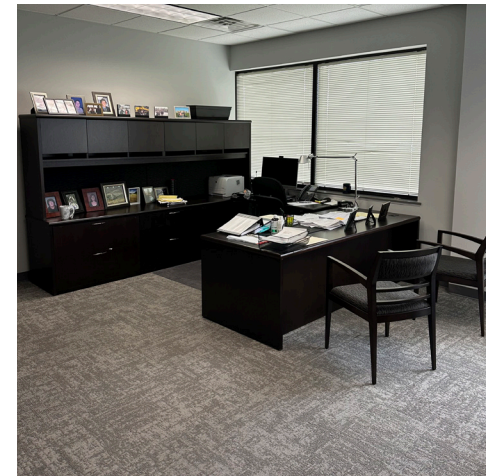
Various suite sizes available from 3,601 up to 10,570 square feet of high-end Class A office space in plug-and-play condition with a great location in Sturbridge Business Park. Unparalleled access to new and future amenities on the Linglestown Road corridor, including Blue Ridge Village and Susquehanna Union Green.

Available space is excellent for any professional services user or non-profit, featuring window lines on all sides with amazing views, a great mix of private offices and open space, conferencing facilities, production room, server room, and kitchenette/break room.

Impeccably maintained building features top-of-class architectural details including a dramatic 3-story atrium lobby as well as functional features like state-of-the-art security and broadband/voice connections, available secure storage units in the building with drive-in access, and a 5.0/1000 parking ratio. Located ½ mile from intersection of Linglestown Road and Progress Avenue, with easy access to Rt. 322, I-81 and I-83.

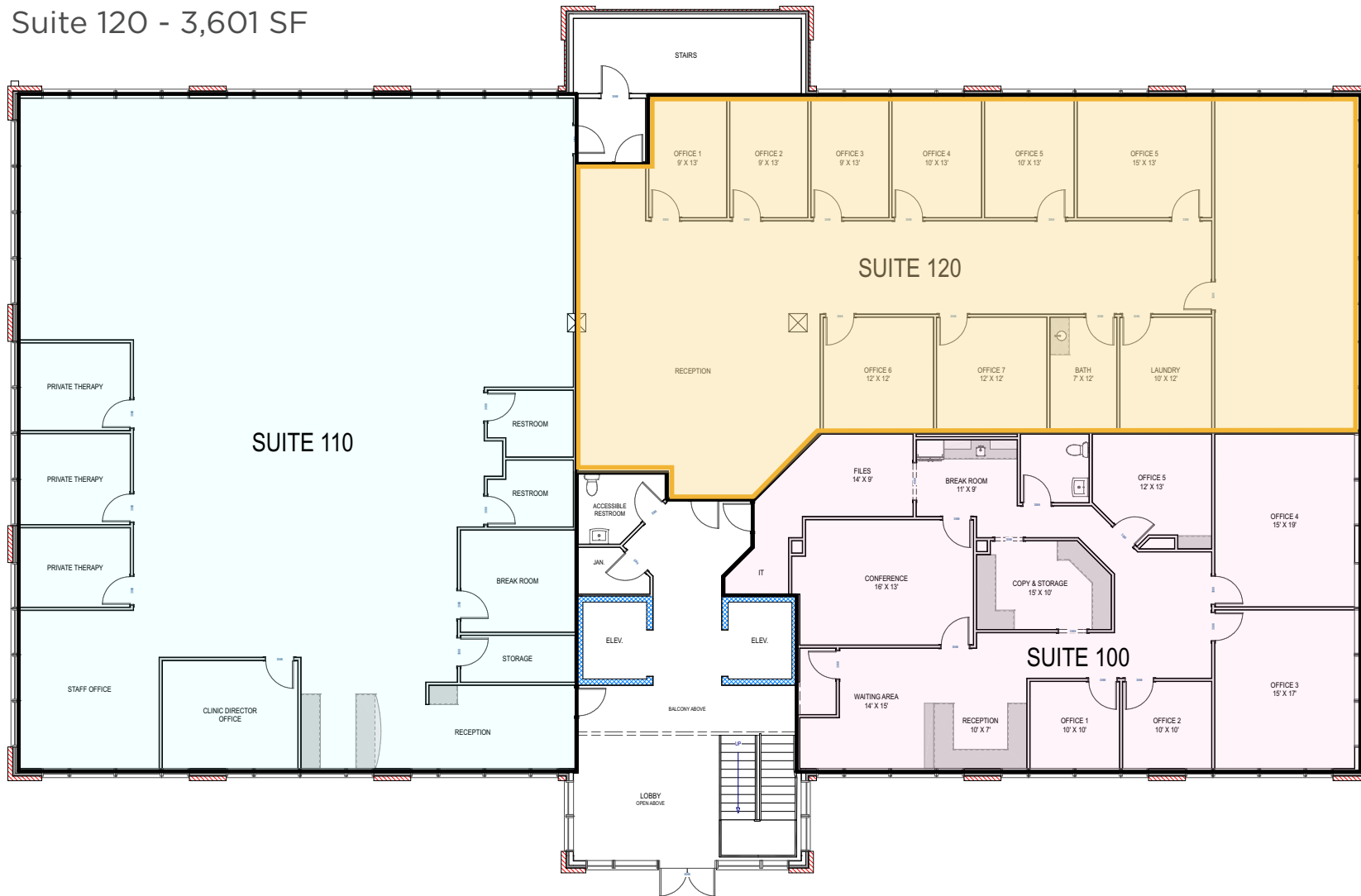
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PROPERTY INTERIOR



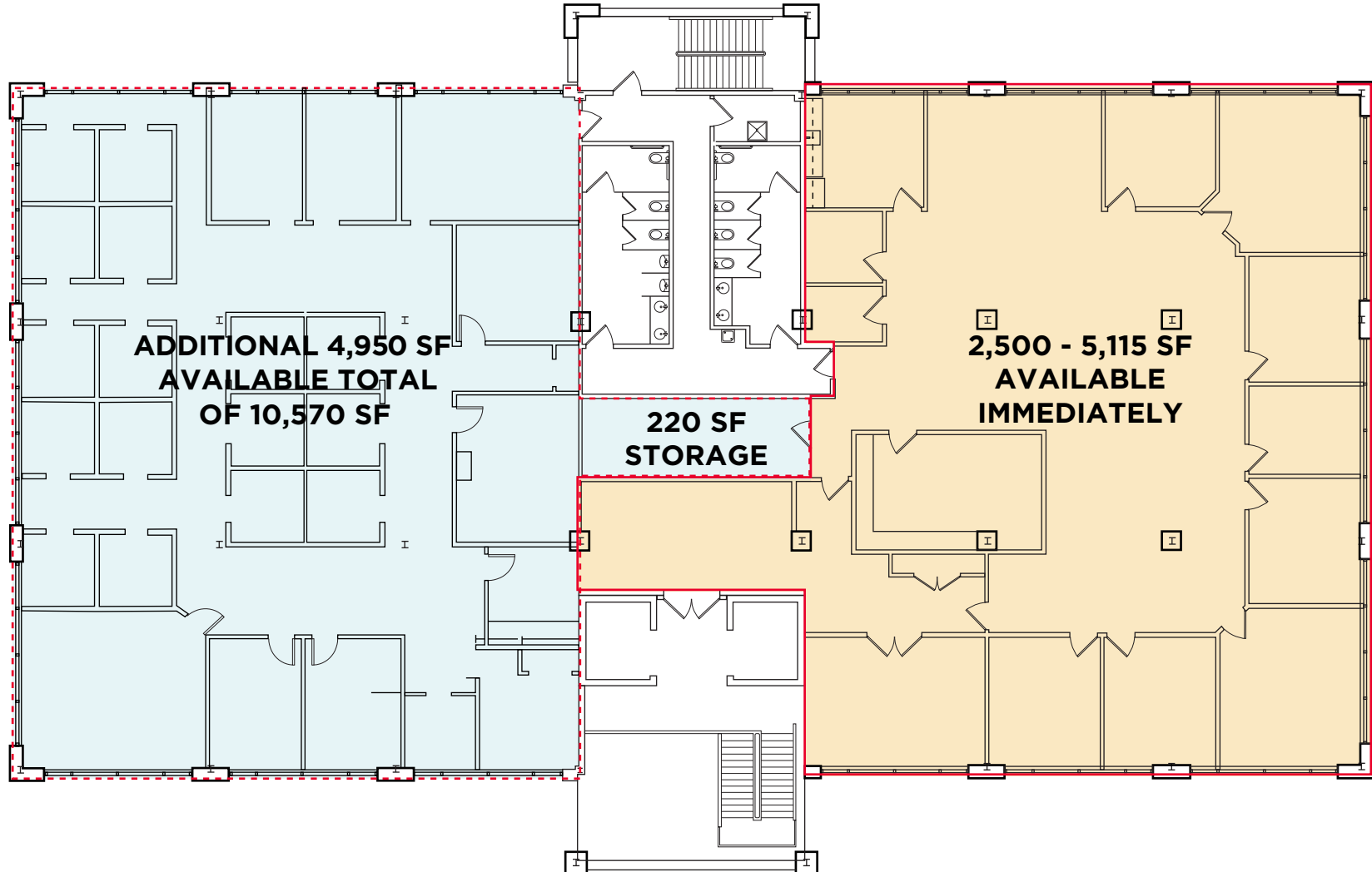
FLOOR PLAN

Suite 120 - 3,601 SF



FLOOR PLAN

3rd Floor - Up to 10,570 SF



AREA AMENITIES



CONTACT INFORMATION

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