

**FOR LEASE:**

# PRIME OFFICE SUITES

20 S. Main St., Chambersburg, PA



## PROPERTY HIGHLIGHTS

**DOWNTOWN VISIBILITY | ALL PUBLIC UTILITIES | AMPLE PRIVATE PARKING**

- Variety of professional office spaces available in the heart of downtown Chambersburg
- Class A office suites located in a HUBZone
- All public utilities with ample onsite private parking
- Suites available overlooking the historic Memorial Square and new Franklin County Judicial Center
- Available September 2022. For lease rates and details contact South Main Ventures, 717-264-7101.
- **Property Overview:** <https://bit.ly/3LSkmGV>
- **360 Virtual Tours & Photos:** <https://sites.csgphotos.com/Chambersburg>





# BASEMENT EAST

**5,060 SQFT PRIME OFFICE SPACE**  
FOR LEASE AT 20 S. MAIN ST., CHAMBERSBURG, PA



**AVAILABLE SEPT 2022**

- **\$6,330/MONTH—FULL SERVICE**
- **THREE YEAR MINIMUM TERM**
- RECEPTION AREA
- LARGE OFFICES
- OPEN FLOOR PLAN
- PRINT/COPY ROOM
- SPACIOUS RESTROOMS
- SECURE ACCESS



- ADA ACCESS
- STORAGE AREA
- CENTRAL AIR AND HEATING
- ELEVATOR ACCESS



S. Main Ventures  
Chambersburg, Pa

**CONTACT STEVE CHRISTIAN**  
**717.264.7101 EXT. 207**  
**SCHRISTIAN@CHAMBERSBURG.ORG**



# FOR LEASE OFFICE SPACE



## ADDITIONAL PROPERTY DETAILS

- LOCATED WITHIN CHAMBERSBURG BOROUGH
- AMPLE PRIVATE PARKING
- 1 MILE TO I-81 FROM PA EXIT 14
- HIGH VISIBILITY ALONG ROUTE 11, DOWNTOWN
- CLOSE PROXIMITY TO DINING & SHOPPING

## SCHEDULE A TOUR

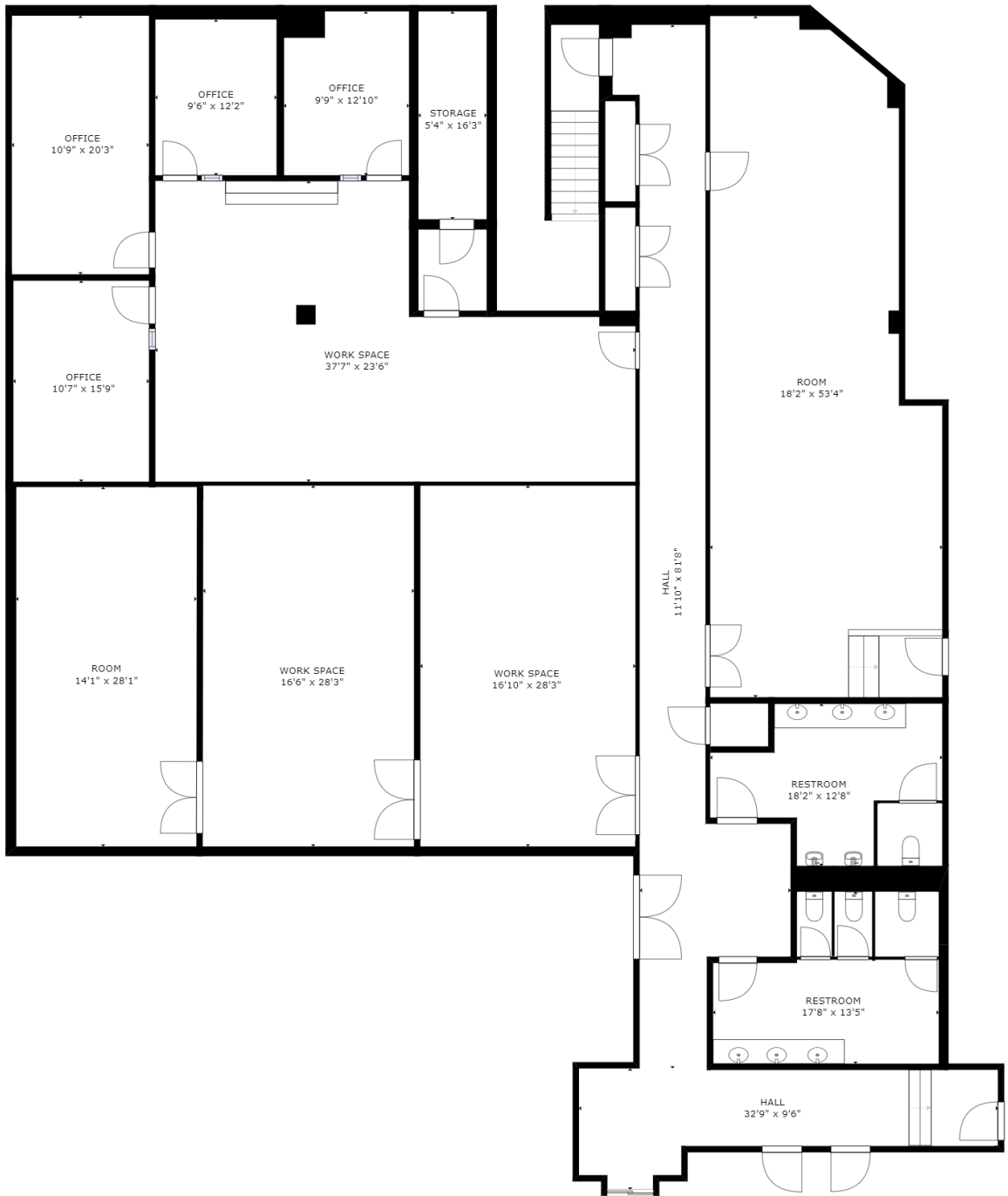
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GROSS INTERNAL AREA

FLOOR 1: 5064 sq. ft

TOTAL: 5064 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 20 S. Main St. BASEMENT EAST