



LINLO PROPERTIES

**5001 Louise Drive
Suite 304
Mechanicsburg, PA 17055**



Property Overview

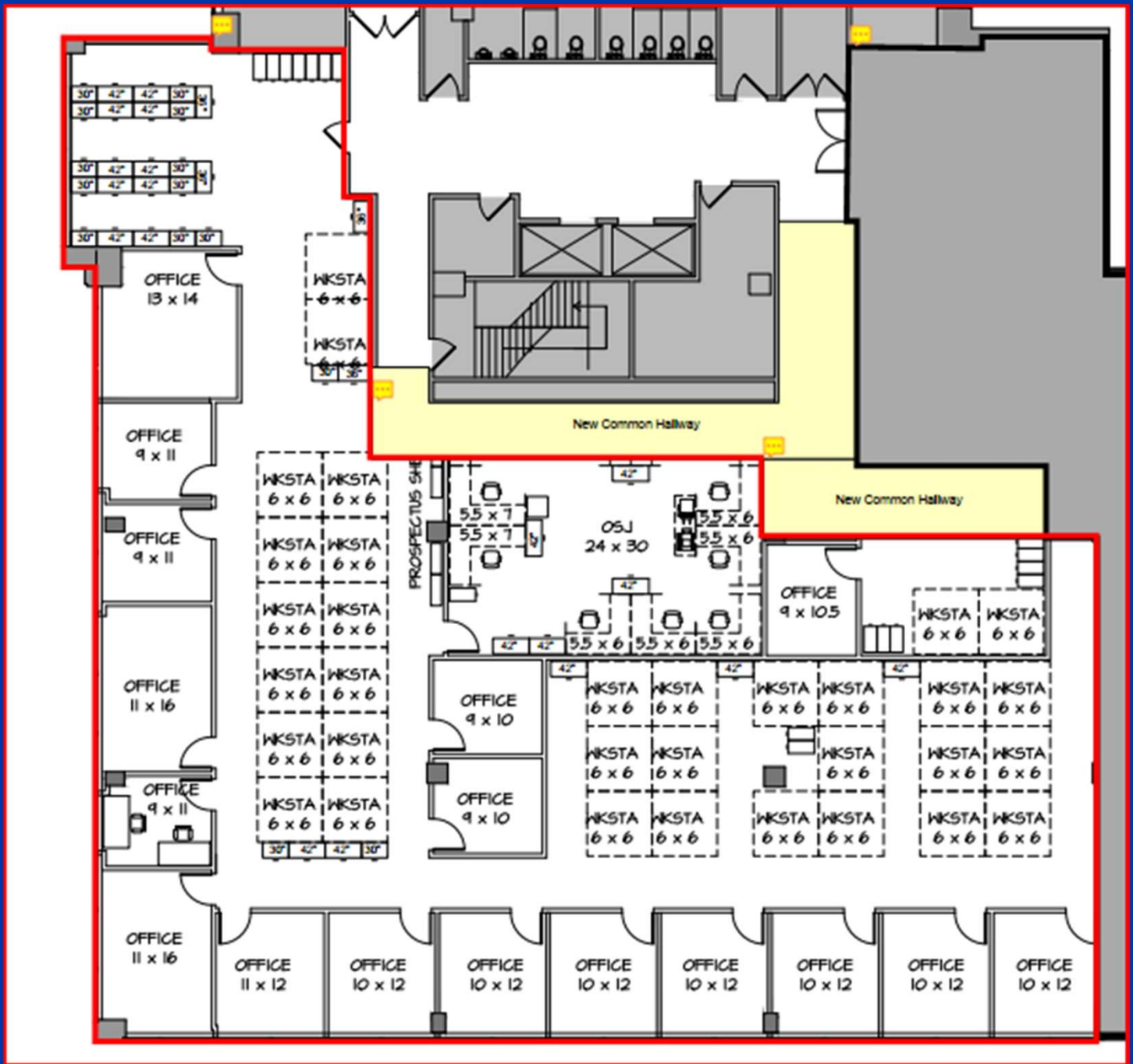
Rental Rate:	\$20.95/SF/YR	Lot Size:	5.71 acres
Property Type:	Office	Rentable Building Area:	65,013 SF
Lease Type:	GROSS (excl in-suite janitorial)	Year Built/Renovated:	1992/2019
TI Allowance:	Available	Security:	Secured Access
Façade Signage:	Available	Parking:	4.4/1,000 SF

Major Roadway(s) Access:

US Rt. 15, I-81, I-83, I-76 PA Turnpike

Property Highlights:

Free Onsite Fitness Center, Large Windows, HVAC Upgrades, High-end Finishes,
Outdoor Seating/Picnic area, Local Ownership and Property Management



**501 LOUISE DRIVE
SUITE 304
MECHANICSBURG, PA
~8,942 SF**

BUILDING & SUITE PHOTOS



**5001 LOUISE DRIVE
MECHANICSBURG, PA 17055**

THANK YOU

Thank you for your interest in Linlo Properties and in this office space at 5001 Louise Drive in Mechanicsburg, PA. If you would like additional information on this property, please contact a member of our leasing team below or visit our website at www.linloproperties.com.

Suites Available: Suite 301 (3,000 SF)
 Suite 302 (2,150 SF)
 Suite 304 (8,942 SF)

Leasing Team Contacts:

Tracey J. Tressler

Sr. Director of Real Estate
ttressler@linloproperties.com
(717) 307-2002 Ext. 16

James R. Casey

VP Leasing and Administration
jcasey@linloproperties.com
(717) 307-2002 Ext. 19



LINLO PROPERTIES

150 Corporate Center Drive; Suite 100
Camp Hill, PA 17011
(717) 307-2002