# FOR LEASE:PRIME OFFICE SUITES<br/>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: <u>https://bit.ly/3LSkmGV</u>
- 360 Virtual Tours & Photos: <u>https://sites.csgphotos.com/Chambersburg</u>





## **SECOND FLOOR EAST**

#### **3,750 SQFT PRIME OFFICE SPACE** FOR LEASE AT 20 S. MAIN ST., CHAMBERSBURG, PA

### AVAILABLE SEPT 2022

- \$4,215/MONTH—FULL SERVICE
- THREE YEAR MINIMUM TERM
- RECEPTION AREA
- EXECUTIVE SUITES
- LARGE CONFERENCE ROOM
- PRINT/COPY ROOM
- LARGE BREAK ROOM
- OUTDOOR VERANDA

S. Main Ventures Chambersburg, Pa

AN ANT

Contact Steve Christian 717.264.7101 ext. 207 schristian@chambersburg.org

1

- ADA ACCESS
- CENTRAL AIR AND
  HEATING
- ELEVATOR ACCESS
- STORAGE ROOM
- SPACIOUS RESTROOMS

## FOR LEASE OFFICE SPACE





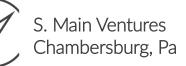
### SCHEDULE A TOUR 717.264.7101 or schristian@chambersburg.org

#### 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









FCADC



GROSS INTERNAL AREA FLOOR 1: 3248 sq. ft, EXCLUDED AREAS: BALCONY: 498 sq. ft TOTAL: 3248 sq. ft SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

20 S. Main St. SECOND FLOOR EAST