

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>



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**



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



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

717.264.7101 OR [SCHRIAN@CHAMBERSBURG.ORG](mailto:schristian@chambersburg.org)



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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