

**845 SIR THOMAS COURT, HARRISBURG**

**LEASE**

**2,020 TO 3,600+/- SF OFFICE SUITES**



**CAMPBELL**

**Commercial Partners LLC**

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OFFERING SUMMARY

PROPERTY OVERVIEW

Professional office building available with small suites for lease. Conveniently located off Union Deposit Road and Capital Beltway I-83, near many medical, professional offices and area amenities.

PROPERTY HIGHLIGHTS

- Multiple office suites available; ideal for any medical or professional office user
- Close proximity to medical offices, UPMC Hospital and many nearby amenities
- 2023 building upgrades include common area carpet, tile, paint, freshly paved and striped parking lot

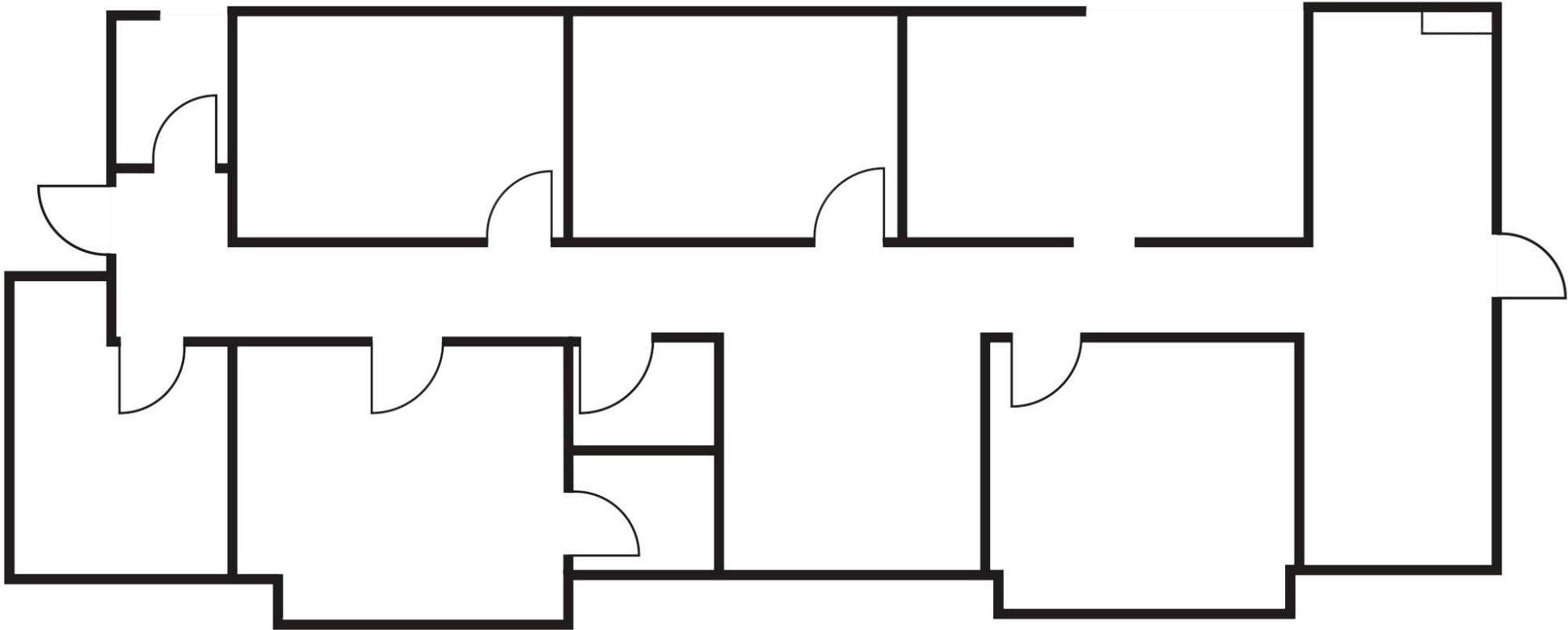
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	TENANT PAYS	AVAILABILITY
SUITE 1	2,020 +/-	\$15.95/SF	Electric & In-Suite Janitorial	Immediate
SUITE 7/8	3,600 +/-	\$15.95/SF	Electric & In-Suite Janitorial	Immediate
SUITE 13	2,200 +/-	\$15.95/SF	Electric & In-Suite Janitorial	Immediate



SUITE 1

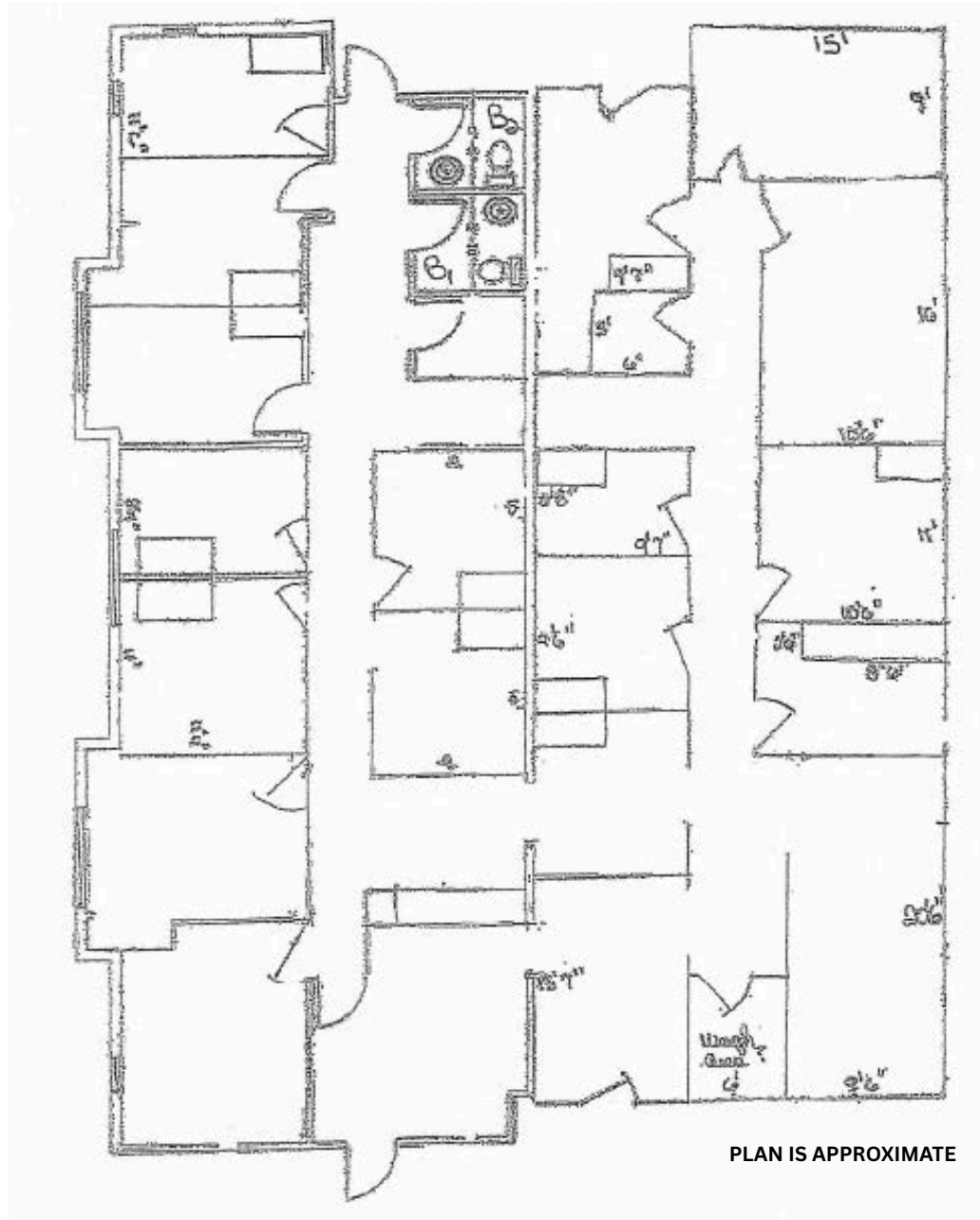
PLAN IS APPROXIMATE



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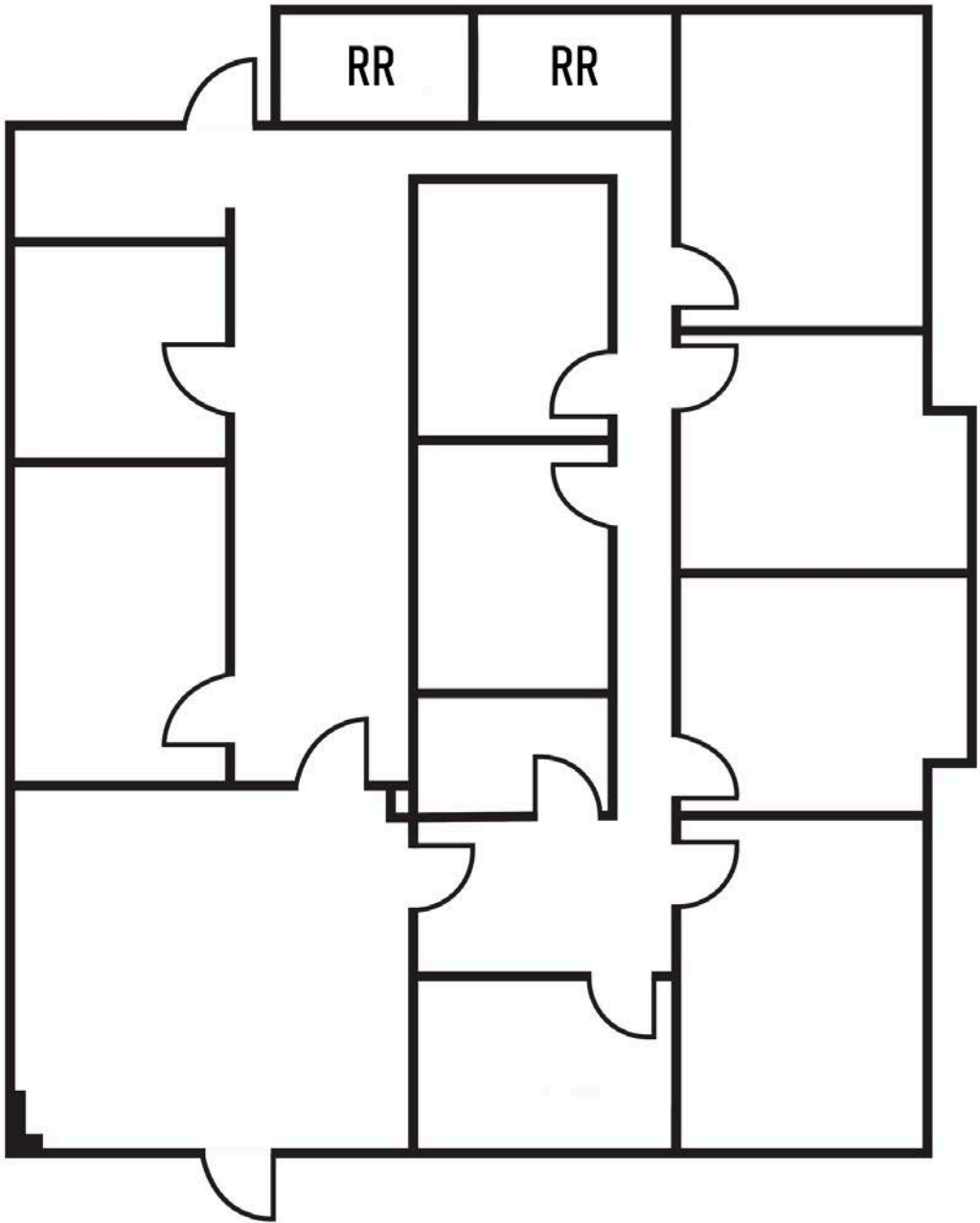
# LEASE

## SUITES 7 & 8



SUITE 13

PLAN IS APPROXIMATE





VICINITY MAP





## CONFIDENTIALITY & DISCLAIMER

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

## CONTACTS

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