

4775 LINGLESTOWN ROAD, HARRISBURG

LEASE

1,380 - 1,695 ± SF OFFICE SUITES



**CAMPBELL**  
Commercial Partners LLC

ART CAMPBELL  
717.737.6161  
art@acampbell.net

JESSICA GASPER  
717.979.5189  
jessica@acampbell.net

# OFFERING SUMMARY

## PROPERTY OVERVIEW

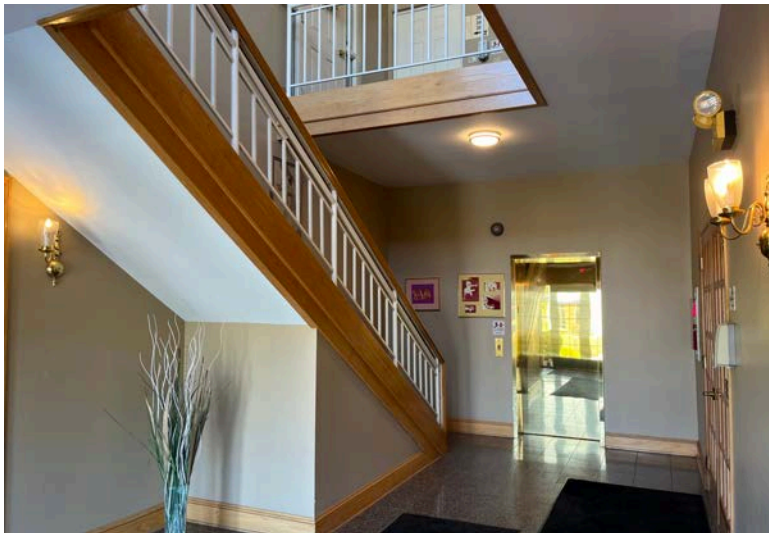
Well maintained professional office suite. Ideal for any office user, with large windows providing great natural light throughout, several private offices, and kitchenette. The property also offers ample on-site parking.

## PROPERTY HIGHLIGHTS

- Professional Office Suite
- Great location & visibility on Rt. 39/Linglestown Rd
- Located near many amenities including restaurants and retail.

## AVAILABLE SPACES

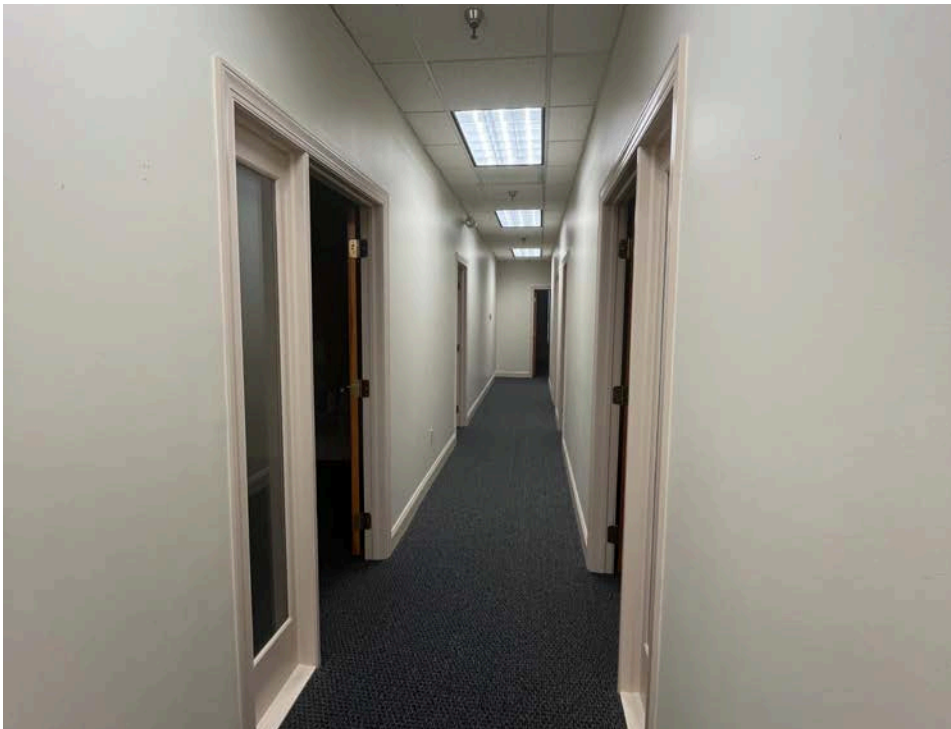
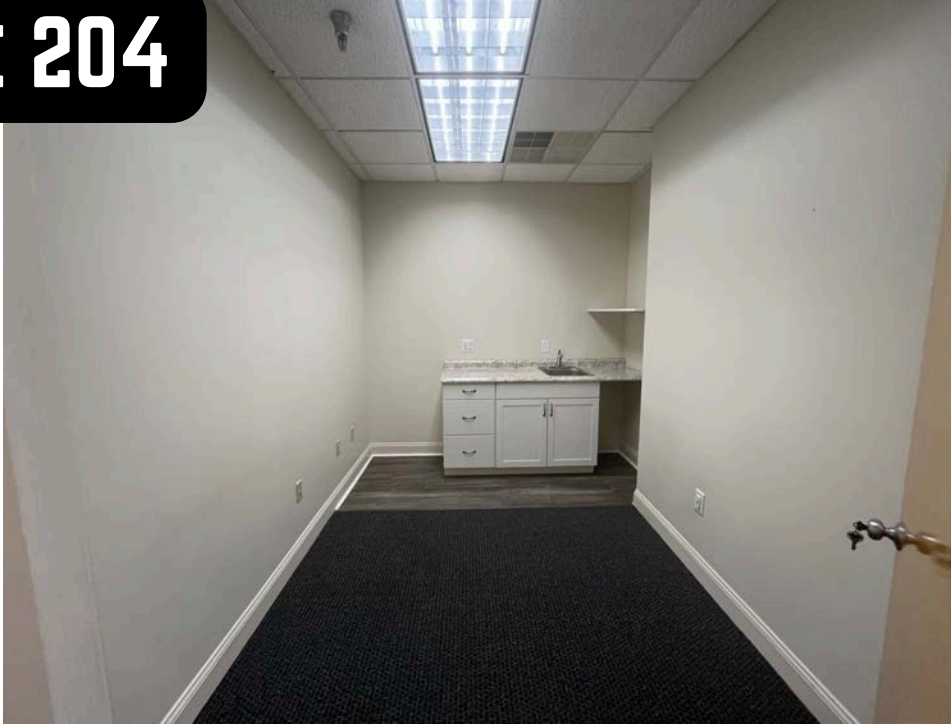
SUITE	SIZE (SF)	LEASE RATE	LEASE TYPE	LEASE TERM	AVAILABILITY
<b>201</b>	1,695 +/-	\$15.50/SF	+ Janitorial	Negotiable	Immediate
<b>204</b>	1,380 +/-	\$15.50/SF	+ Janitorial	Negotiable	Immediate



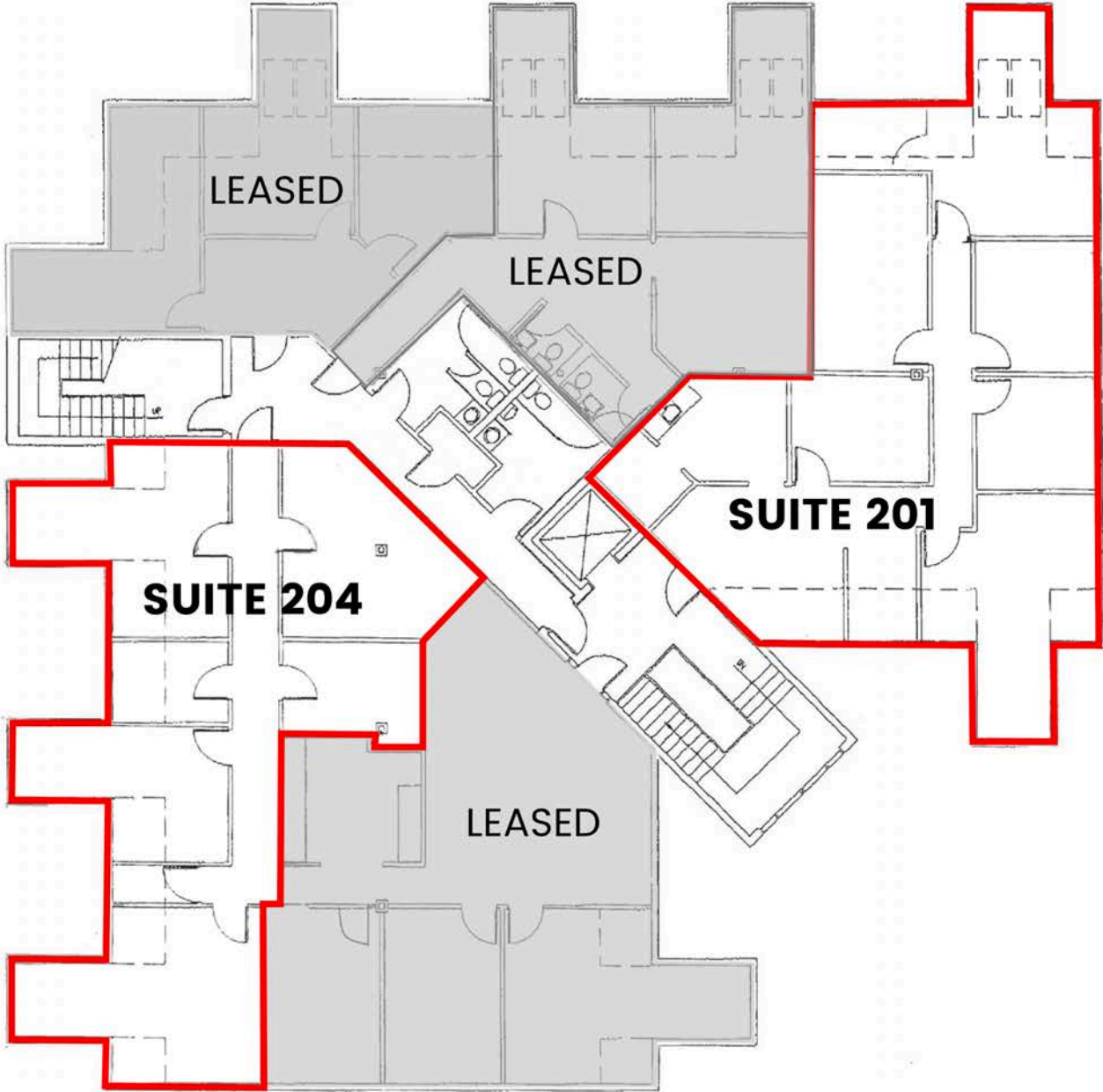
**SUITE 201**



**SUITE 204**



# FLOOR PLAN



PLAN IS APPROXIMATE

# VICINITY MAP



## CONFIDENTIALITY & DISCLAIMER

### DISCLAIMER

The information contained in this Marketing Brochure has been obtained from sources deemed reliable. However, Campbell Commercial Partners has not verified, and will not verify, any of the information contained herein. No investigation or independent verification has been conducted by Campbell Commercial Partners, and the firm makes no guarantees, warranties, or representations, express or implied, as to the accuracy, completeness, or reliability of this information.

Prospective buyers, tenants, investors, or other parties are solely responsible for conducting their own thorough investigation and due diligence concerning all material facts before entering into any transaction. This Marketing Brochure is provided for informational purposes only and should not be relied upon as a substitute for independent verification or professional advice.

By accepting this Marketing Brochure, the recipient agrees to release and hold harmless Campbell Commercial Partners and its affiliates from any claims, costs, expenses, or liabilities arising from their review, reliance upon, or use of this information in connection with any transaction.

### CONFIDENTIALITY

The information contained in this Marketing Brochure is proprietary and confidential. All materials, including but not limited to financial data, lease summaries, technical reports, and other proprietary documents shared in connection with this opportunity, are provided solely for the purpose of evaluating a potential transaction.

Disclosure of this information is permitted only to the recipient's professional advisors, legal counsel, or financial institutions directly involved in the evaluation process. Any other use or disclosure is strictly prohibited without the prior written consent of Campbell Commercial Partners.

If the recipient elects not to pursue the proposed transaction, all confidential materials must be deleted, destroyed or returned to Campbell Commercial Partners. Recipients may be held liable for damages resulting from any unauthorized disclosure or failure to maintain confidentiality.

ALL PROPERTY TOURS OR INSPECTIONS ARE BY APPOINTMENT ONLY.

## CONTACTS

**JESSICA GASPER**

Partner/COO

717.979.5189

[jessica@acampbell.net](mailto:jessica@acampbell.net)

**ART CAMPBELL**

Partner/Broker

717.421.7705

[art@acampbell.net](mailto:art@acampbell.net)

**CAMPBELL**

Commercial Partners LLC

525 N. 12<sup>th</sup> Street, Suite 203

Lemoyne, PA 17043

717.737.6161

