

FOR LEASE

HARRISBURG, PA

4700 UNION DEPOSIT RD AVAILABLE SUITES

- Medical and Professional Office Building
- ADA Compliant
- Abundant Free Parking

Two Months Free
for Leases
Executed in 2024

4700 UNION DEPOSIT ROAD | FOR LEASE



DAUPHIN PLAZA

- P.J. Whelihan's Pub & Restaurant
- BIGLOTS!
- Price Rite Marketplace
- Rita's
- Waffle House
- Subway



THE POINT SHOPPING CENTER

- GIANT
- Burlington Coat Factory
- Panera Bread
- STAPLES
- Arbys
- home OUTLET (Kitchens, Baths, Floors & More)
- BURGER KING

UNION SQUARE SHOPPING CENTER

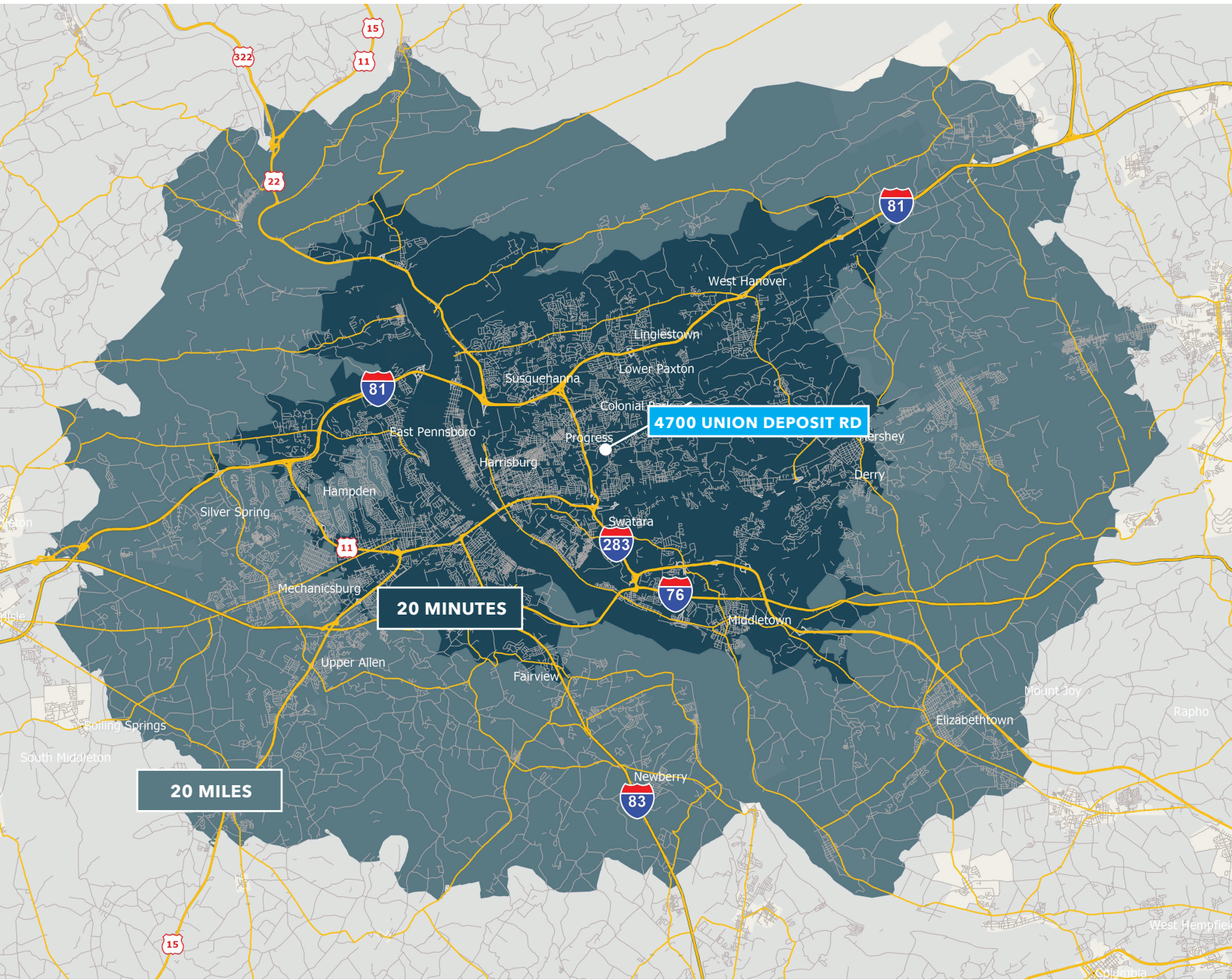
- Gabe's
- GameStop
- weis
- POWER TO THE PLAYERS™
- Advance Auto Parts
- Great Clips
- DOLLAR TREE
- WORLD APPLIANCES WORLD FLOORING
- TEXAS ROADHOUSE
- OneMain Financial
- ups
- CHIPOTLE MEXICAN GRILL
- Starbucks
- CHUCK E CHEESE'S

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA
717-695-3840 | lee-associates.com/easternpa

Bradley Swidler
bswidler@lee-associates.com
D 717.208.8669

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20 MINUTES

POPULATION:	302,582
WORKFORCE:	319,484
AVERAGE HOUSEHOLD INCOME:	\$85,914

20 MILES

POPULATION:	526,627
WORKFORCE:	507,992
AVERAGE HOUSEHOLD INCOME:	\$89,705



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BUILDING INFORMATION

APN	35-067-084
COUNTY	DAUPHIN COUNTY
TOWNSHIP	LOWER PAXTON
TENANCY	MULTI-TENANT
USE	MEDICAL OR PROFESSIONAL OFFICE
ROOF	RUBBER
CONSTRUCTION	CMU & STEEL
SIGNAGE	IN-COMMON AREA
CAM	\$7.61/SF
TAXES	\$2.88/ SF



UTILITIES

WATER	PUBLIC INCL. IN CAM
SEWER	PUBLIC INCL. IN CAM
ELECTRIC	PPL INCL. IN CAM
SNOW/LAWN	INCL. IN CAM



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SUITE INFORMATION

SUITE	110	140	TBD	TBD
SIZE (SF)	2,119	8,190	3,127	3,662
USE	Medical or Professional Office			
AVAILABLE	Feb. 1, '25	Feb. 1, '25	Immediately	Immediately
RATE PSF	\$21.95	\$21.95	\$21.95	\$21.95
MONTHLY RENT	\$3,876.00	\$14,980.88	\$5,719.80	\$6,698.41
ANNUAL RENT	\$46,512.00	\$179,770.50	\$68,637.65	\$80,380.90



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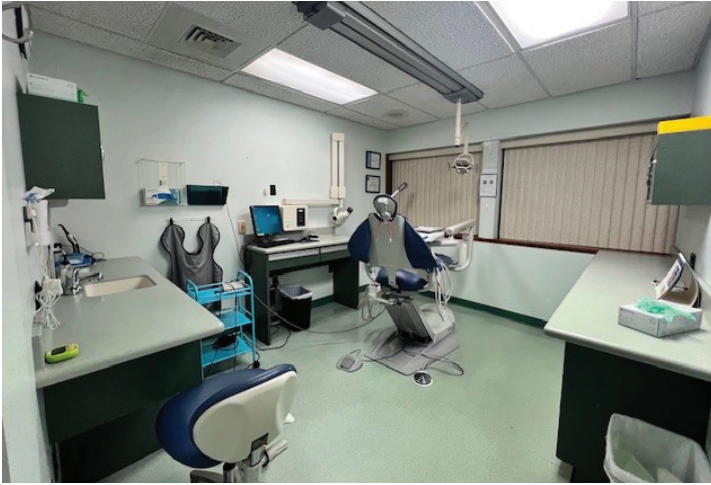


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INTERIOR PHOTOS



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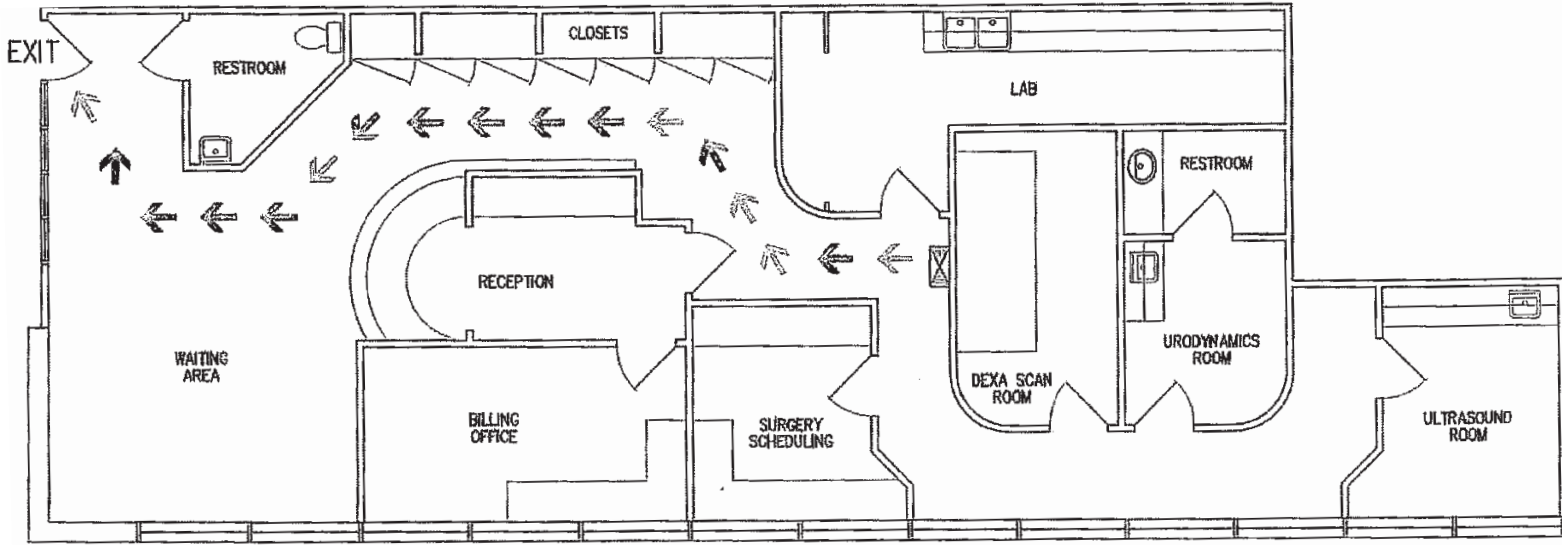
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FLOOR PLANS

SUITE 110



SUITE 140

