



LINLO PROPERTIES



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 73,023 SF

Custom Fit-Out Solutions

Parking: 6.55/1,000 SF



Call today for booking slots!

 **+717-307-2002**

 ttressler@linloproperties.com
Tracey J. Tressler

EXECUTIVE SUITES

FEATURES

- Modified Gross
- Large Window with Natural Light
- Commuter-Friendly Location
- Secured Access
- High-End Finishes
- Responsive Property Management
- Local Ownership

The Susquehanna Center
2550 Interstate Drive
Harrisburg, PA 17112



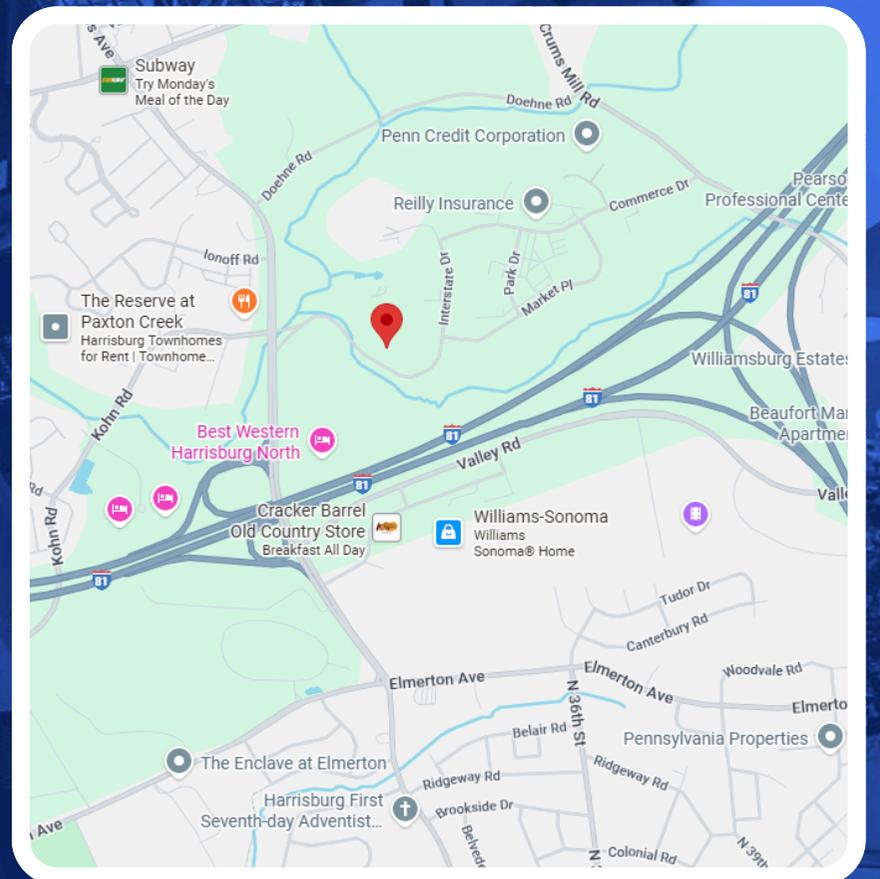
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WHAT IS AN EXECUTIVE SUITE?

An Executive Suite is a smaller office space with flexible lease terms that shares amenities, such as reception areas, break rooms, and conference rooms, with other Executive Suite tenants. This allows a small business owner to rent a high class office space and project the image of a professional operation at a more affordable cost than a traditional office suite.

At the Susquehanna Center, Executive Suites range from 359 to 578 square feet. Each suite is individually secured and accessible around the clock.

The Susquehanna Center Executive Suites at 2550 Interstate Drive fully meet these criteria, offering a prime location just off Interstate 81. Blending aesthetic appeal, professional atmosphere, and exceptional convenience, the Susquehanna Executive Suites stand out as a distinctive, impressive setting for tenants and their visitors. With excellent highway connectivity, a strong local workforce, and easy access to the entire U.S. East Coast, this property is among the region's most sought-after business locations. Below are several nearby amenities, all just minutes away.



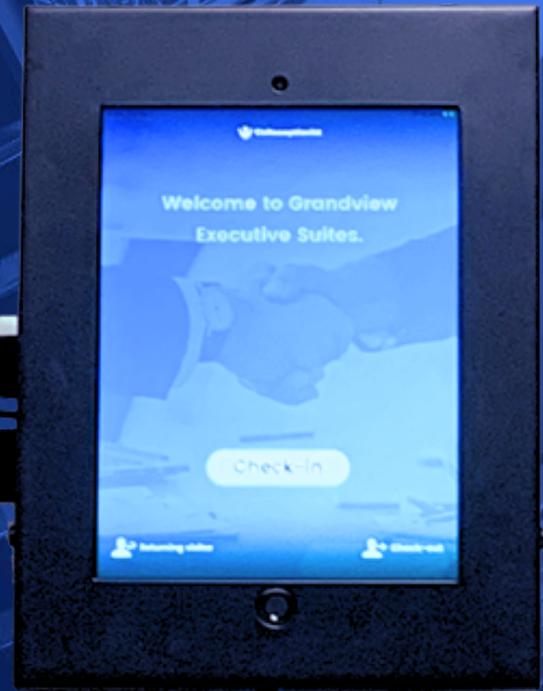
CORPORATE CONVENIENCE



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RECEPTION AREA

Clients are able to check-in using a kiosk that will alert Tenants when their client has arrived. The door from the reception area to the Suites is secured and can only be accessed by Tenants and the Landlord, assuring privacy and security for all Tenants and their clients of the Susquehanna Center Executive Suites.



BREAK AREA & KITCHENETTE

The shared break area and kitchenette feature a refrigerator, microwave, and coffee machine for tenant use. It's a great space to relax, recharge, and connect with fellow professionals throughout the day. Tenants provide their own kitchen items such as coffee, utensils, and napkins



CONFERENCE ROOMS

The "Smart" Conference Room is fully furnished and available for all Executive Suite Tenants to reserve on a daily basis at no additional cost.



SHARED SPACES



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INCLUDED SUPPORT SERVICES

- The following services are included in your lease : HVAC, all public utilities, high speed internet (wired & WIFI), secure professional document shredding, on-site parking, common area janitorial,, property maintenance, and taxes.

ADDITIONAL SUPPORT SERVICES

- The following services are available for an additional cost: telephone (VOIP), cable television, copier/printer services, and in-suite janitorial service. The Landlord will invoice the Tenant monthly for any selected services and prices vary with type of service selected.

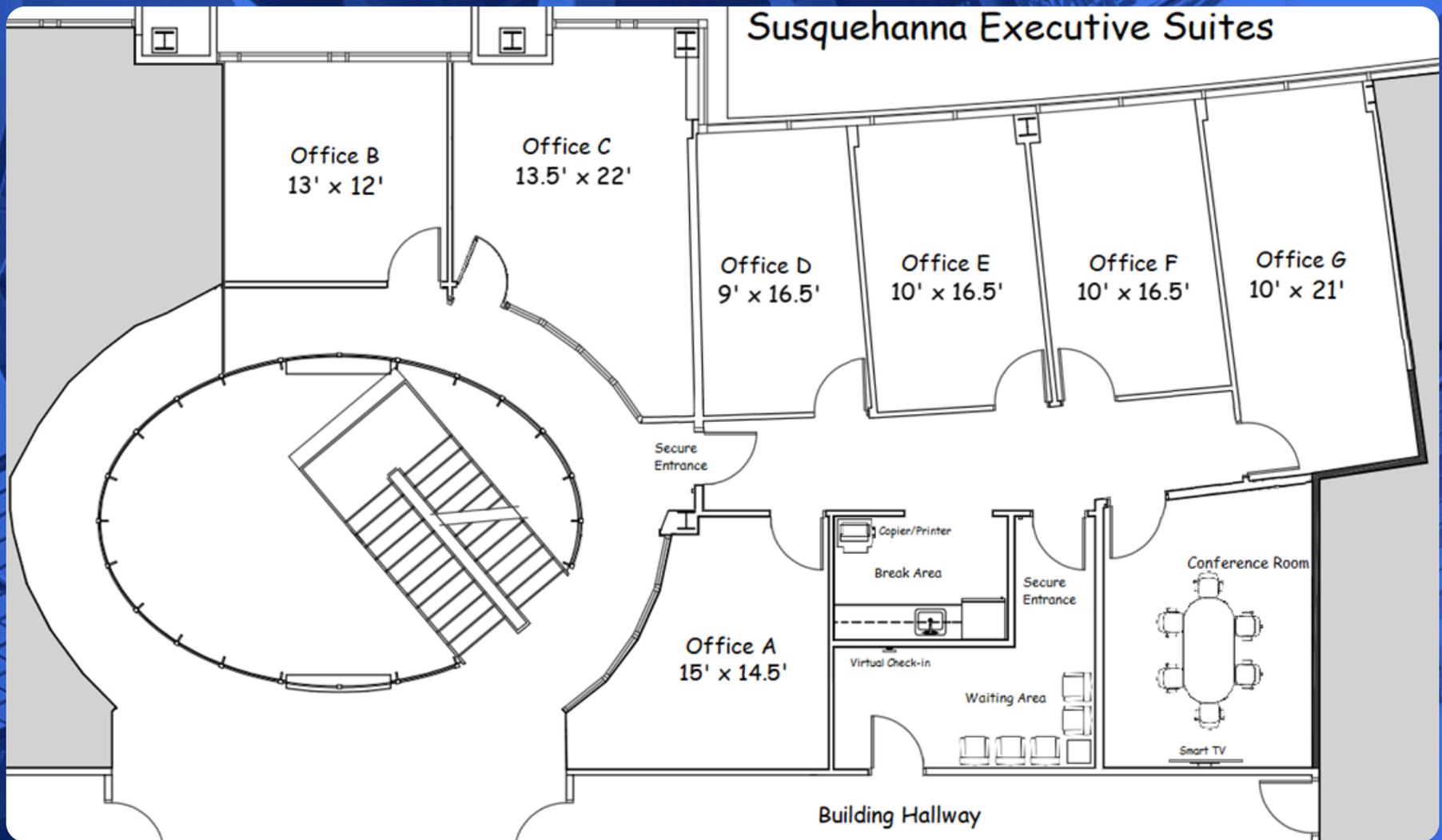
LEASING INFORMATION

- Lease Type
 - Full Service (exc. In-suite janitorial, phone, & television)
- Minimum Term
 - 6 months
- Lease Rates:
 - \$675/month to \$1,100/month (Rate will vary with suite selection and length of term selected)





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COMPARISON CHART

SUITE NUMBER	RSF	18 MONTH	12 MONTH	6 MONTH
300-A	377	\$675.00	\$700.00	\$750.00
300-B	359	\$675.00	\$700.00	\$750.00
300-C	578	\$900.00	\$1,000.00	\$1,100.00
300-D	345	\$675.00	\$700.00	\$750.00
300-E	359	\$675.00	\$700.00	\$750.00
300-F	359	\$675.00	\$700.00	\$750.00
300-G	517	\$875.00	\$900.00	\$950.00



SUSQUEHANNA CENTER SUITES

Plans not to scale. Office layouts are for presentation purposes only and are subject to change



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With over 1,500 residential homes in the vicinity, the Susquehanna Center is perfect for commuting employees, local residents, or relocating executives. A strong road network, locally available workforce, and ease of access to serve the US East Coast make the Susquehanna Center one of the most desirable locations for businesses.



Leases are full-service, with tenants responsible only for in-suite janitorial, phone, internet, and television services. Turnkey option and tenant improvement (TI) allowance are negotiable and tailored to lease terms, giving you the flexibility to customize the space to suit your brand and operational needs.

A CLOSER LOOK INSIDE



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THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. At 2550 Interstate Drive, tenants enjoy modern enhancements, flexible leasing opportunities, and an ideal business location. Whether expanding or launching, our team is ready to help you find the perfect space.
- For leasing details or to schedule a tour, contact our team or visit www.linloproperties.com. We look forward to supporting your success.

ROOTED IN FAMILY. BUILT ON TRUST.

- Linlo Properties prides itself on being a family owned and operated. Wife and husband owners, Linda and Lowell Gates, started this company as a side business almost 30 years ago where it has rapidly grown into a full-time company with over 45 employees including their daughter, Emily Gates. Linlo Properties has full-time construction crews ready to create your ideal office space. We understand that an office space should be a place that makes you feel proud and comfortable and are committed to making this a reality.

LEASING TEAM



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