

FOR LEASE

HARRISBURG, PA

4700 UNION DEPOSIT RD AVAILABLE SUITES

- Medical and Professional Office Building
 - ADA Compliant
- Abundant Free Parking
- Owner Will Consider a Purchase Option with a 5-Year Lease

Two Months Free
for Leases Executed
by Valentine's Day!

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

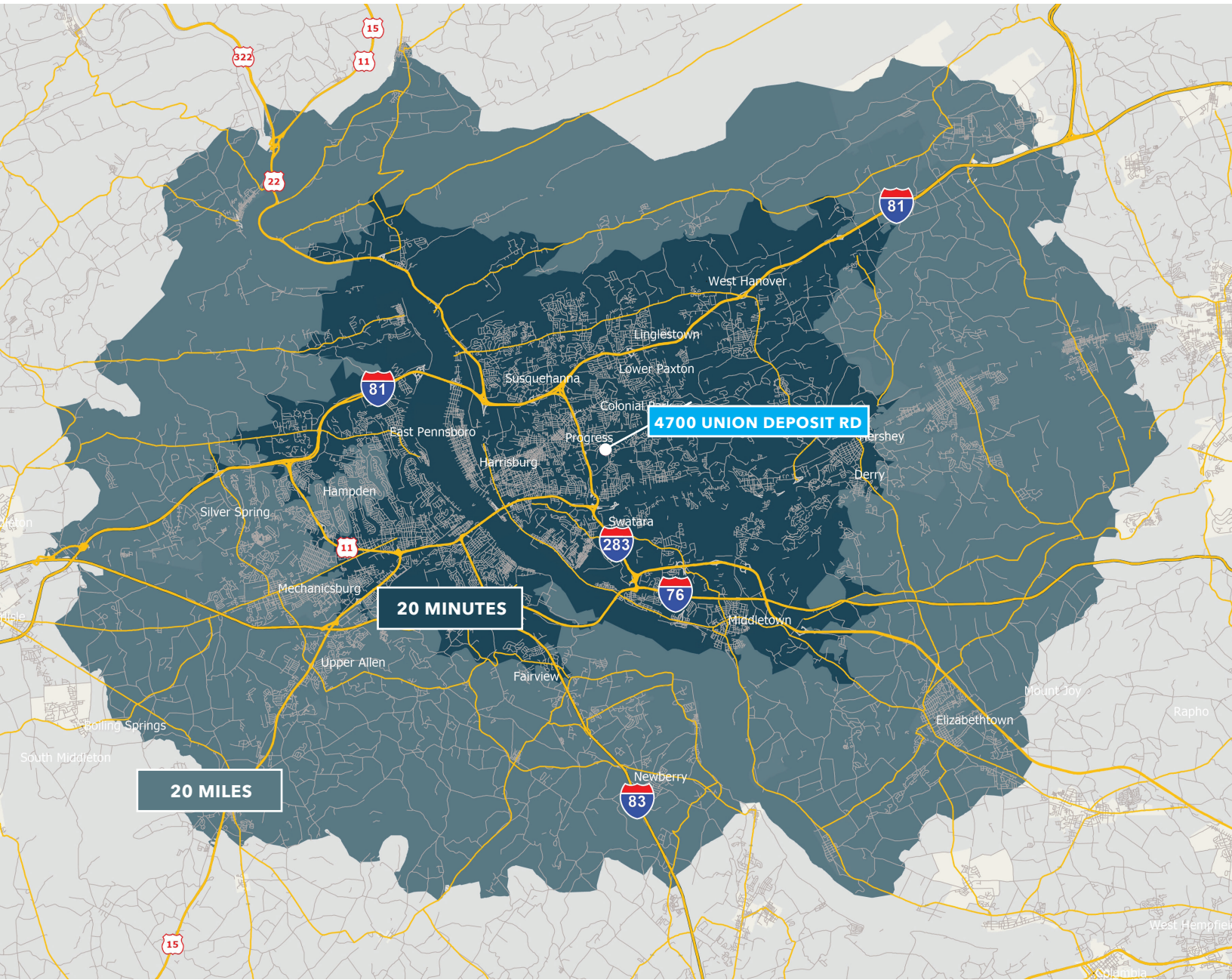
- Gabe's
- GameStop
- weis
- POWER TO THE PLAYERS™
- Advance Auto Parts
- Great Clips
- DOLLAR TREE
- WORLD APPLIANCES WORLD FLOORING
- TEXAS ROADHOUSE
- OneMain Financial
- ups
- CHIPOTLE MEXICAN GRILL
- Starbucks
- CHUCK E CHEESE'S

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

4700 UNION DEPOSIT ROAD | FOR LEASE



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



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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

4700 UNION DEPOSIT ROAD | FOR LEASE

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



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

4700 UNION DEPOSIT ROAD | FOR LEASE

SUITE INFORMATION

SUITE	110	140	210	230
SIZE (SF)	2,119	8,190	3,662	3,127
USE	Medical or Professional Office			
AVAILABLE	Immediately			
RATE PSF	\$21.95	\$21.95	\$21.95	\$21.95
MONTHLY RENT	\$3,876.00	\$14,980.88	\$6,698.41	\$5,719.80
ANNUAL RENT	\$46,512.00	\$179,770.50	\$80,380.90	\$68,637.65



Two Months Free
for Leases Executed
by Valentine's Day!



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

4700 UNION DEPOSIT ROAD | FOR LEASE

INTERIOR PHOTOS



Two Months Free
for Leases Executed
by Valentine's Day!

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

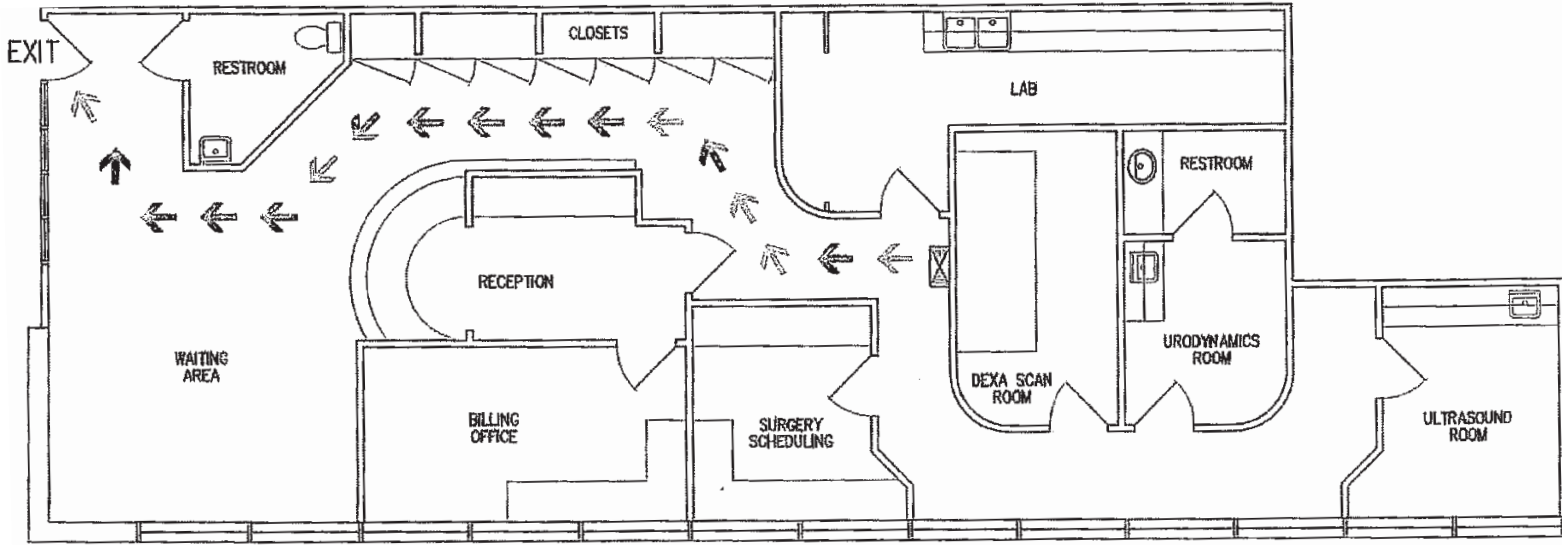
Lee & Associates of Eastern Pennsylvania LLC
5053 Ritter Road, Suite 200 | Mechanicsburg, PA 17055 USA
717-695-3840 | lee-associates.com/easternpa

Bradley Swidler
bswidler@lee-associates.com
D 717.208.8669

4700 UNION DEPOSIT ROAD | FOR LEASE

FLOOR PLANS

SUITE 110



SUITE 140

