

CAMPBELL
Commercial Partners LLC

2080 LINGLESTOWN ROAD, HARRISBURG

1,000 – 9,755 +/- SF OFFICE SUITES
FOR LEASE



525 N. 12th Street, Suite 203
Lemoyne, PA 17043
717.737.6161
www.acampbell.net

JESSICA GASPER
717.979.5189
jessica@acampbell.net

LEASE

OFFERING SUMMARY:

Available SF

First Floor: Suite 107: 1,000 +/-

Second Floor: 9,755 +/-

Lease Rate: \$16.50 SF/Yr

Lease Term: Negotiable

Building Size: 20,500 +/-

Municipality: Susquehanna Township



PROPERTY OVERVIEW

- Professional Office Building
- Common area renovations recently completed
- Nearby Amenities
- Ample on-site parking
- Monument signage along Linglestown Rd

PROPERTY HIGHLIGHTS

Multiple suites available in professional building. Second floor office suite can be subdivided. Conveniently located on Linglestown Road, within proximity to I-83, I-81 and Rt. 322.

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PROPERTY DETAILS

Building SF:	20,500 +/-	Street Address:	2080 Linglestown Rd
Space Type:	Office	City, State, Zip:	Harrisburg, PA 17111
Number of Floors:	Two	County/Township:	Dauphin
Elevator:	One	Tax Parcel ID:	62-060-107
Roof Type:	Rubber		
Floor Type:	Carpet and tile over concrete		
Wall Coverings:	Drywall with wallpaper		
Water/Sewer:	Public		
HVAC:	Electric Heat Pumps		
Ceiling Type:	Suspended acoustical tile		
Restroom:	Four on second floor, each suite has private restroom		
Signage:	Monument sign on Linglestown Rd		

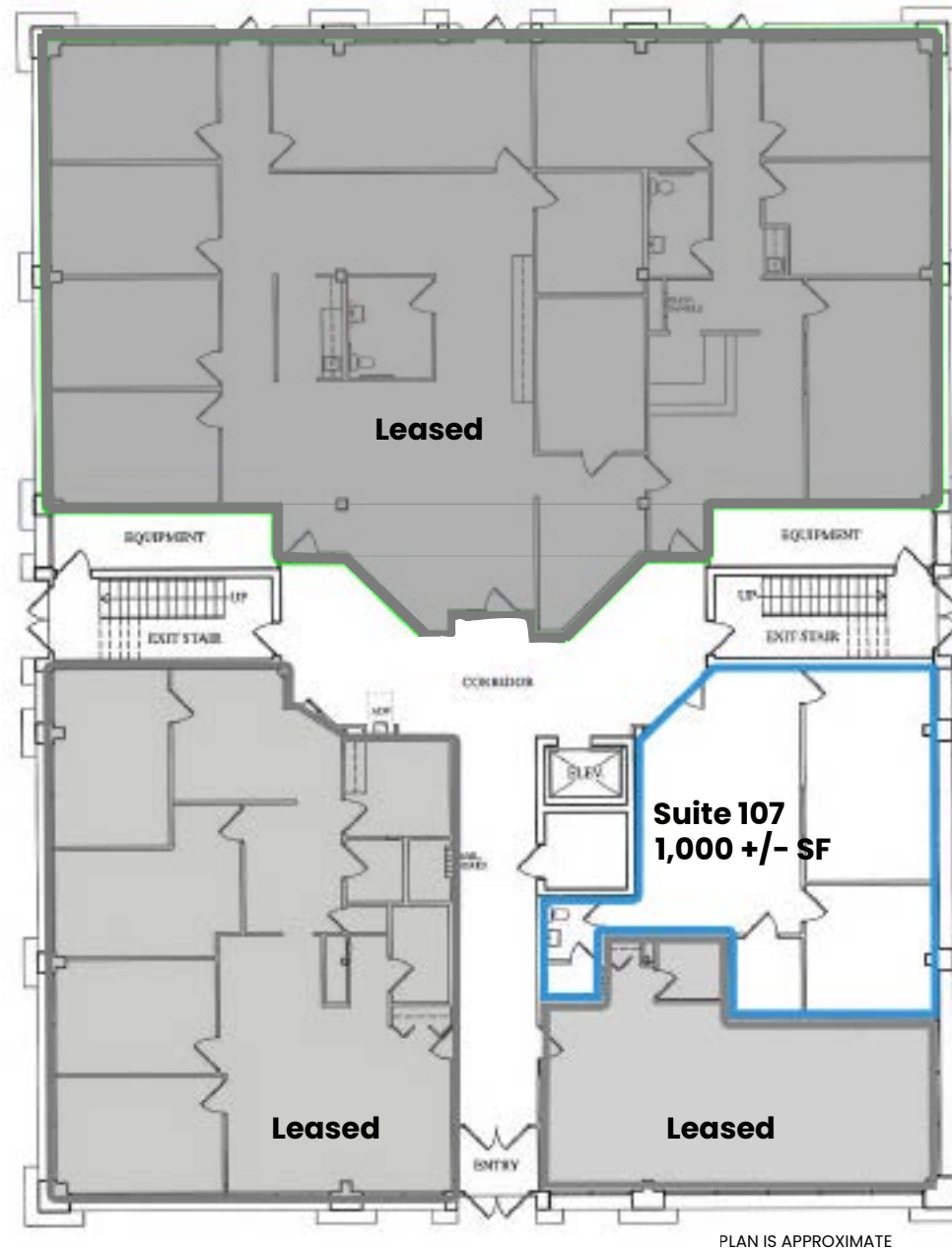
SUITE	SIZE (SF)	LEASE RATE	ADDITIONAL INFO
107	1,000 +/-	\$16.50/SF	Tenant pays in-suite janitorial and electric
Second Floor	9,755 +/-	\$16.50/SF	Tenant pays in-suite janitorial and electric Available May 2025

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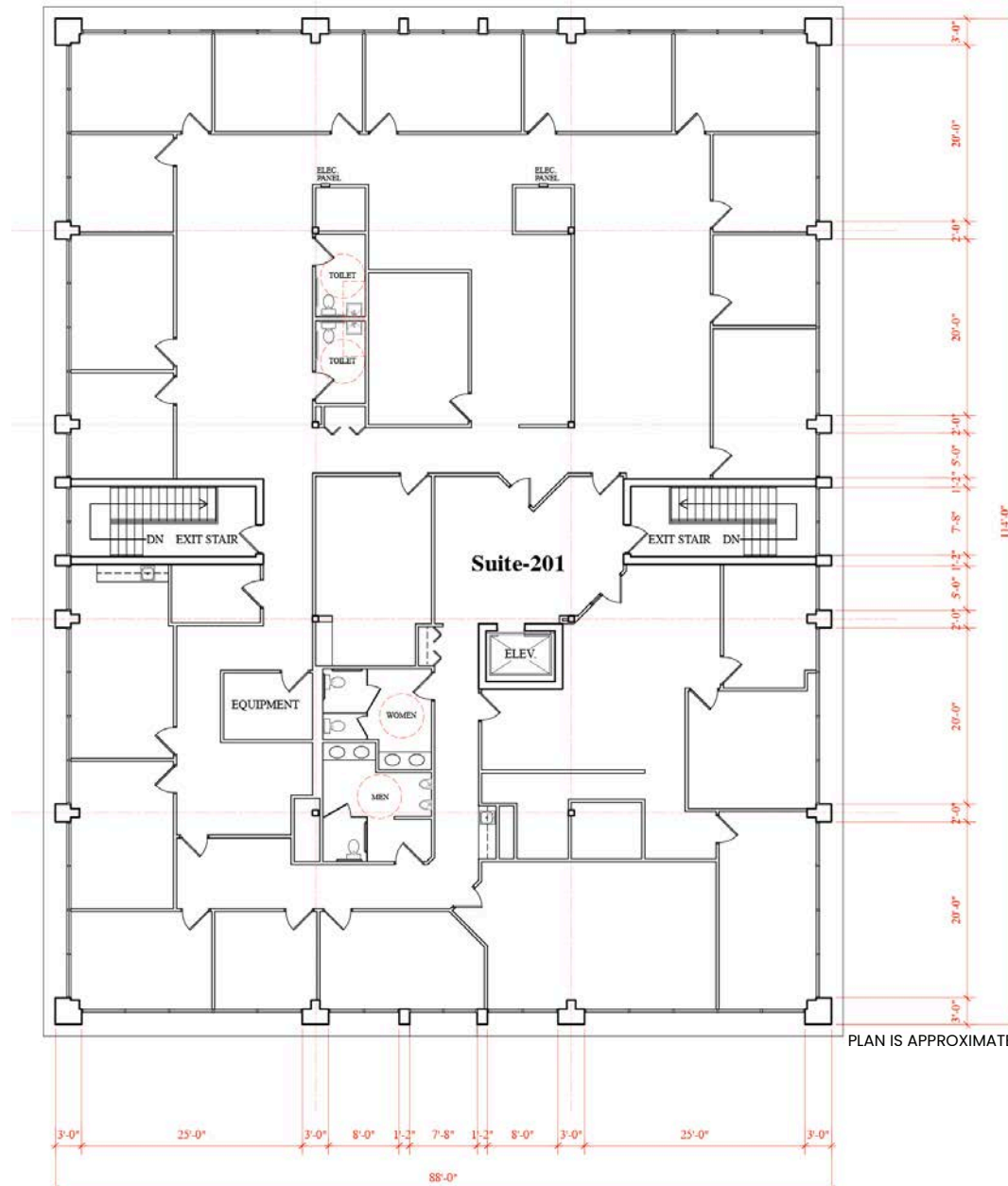
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FIRST FLOOR - AVAILABLE SUITES



PLAN IS APPROXIMATE

SECOND FLOOR PLAN



SECOND FLOOR SUITE



2080 LINGLESTOWN RD, HARRISBURG



Thomas Holtzman
Elementary School

Susquehanna Township
Administration Office

GIANT
FINE WINE & GOOD SPIRITS

Starbucks

CHIPOTLE
MEXICAN GRILL

PNC BANK

Linglestown road

39

DOLLAR GENERAL

Citizens Bank®
Santo's PIZZA
Domino's

Potato & Coop
Wendy's
PLAY & BOWL
EST. 2004
WELCOME TO THE WHEEL

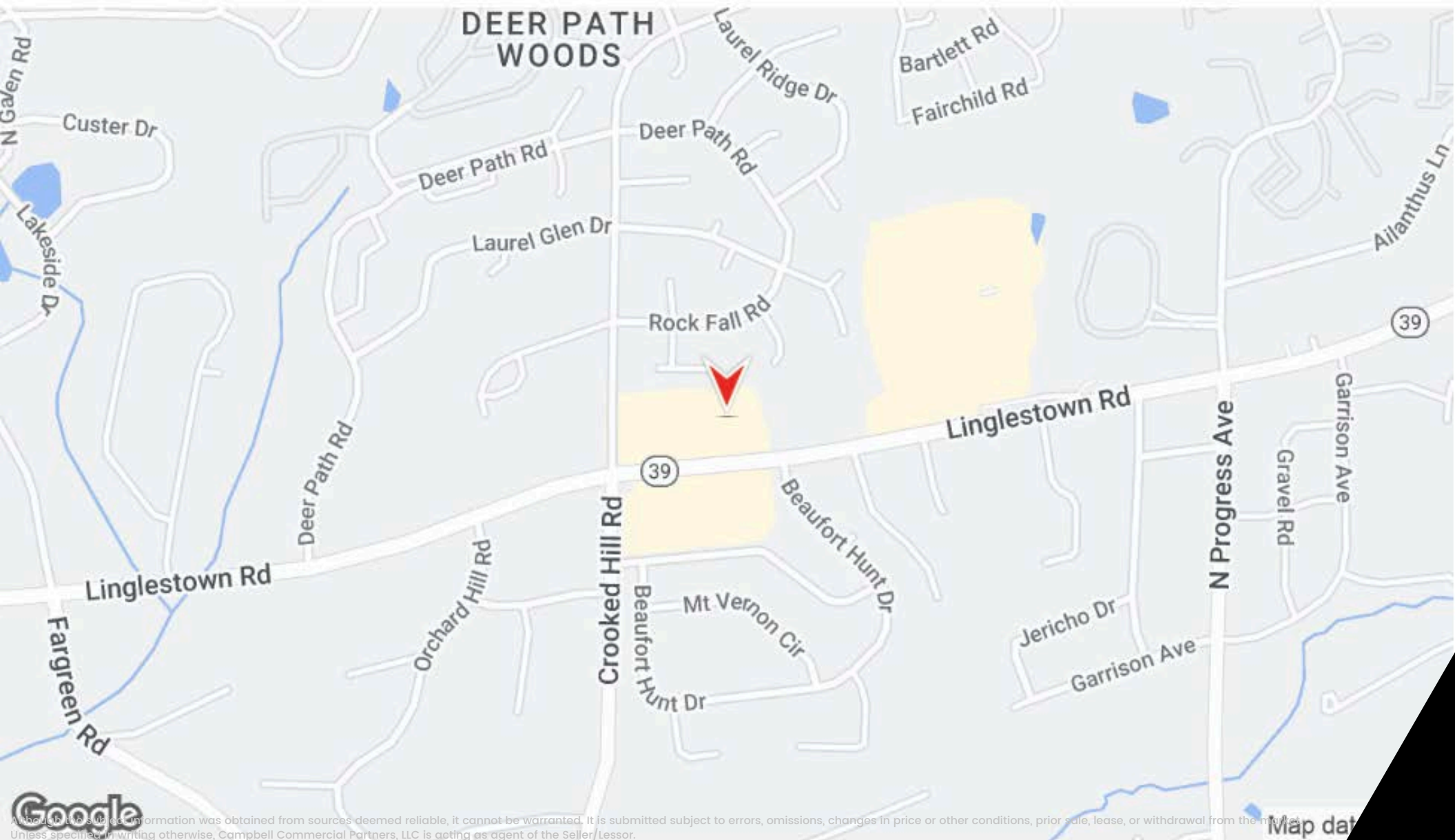
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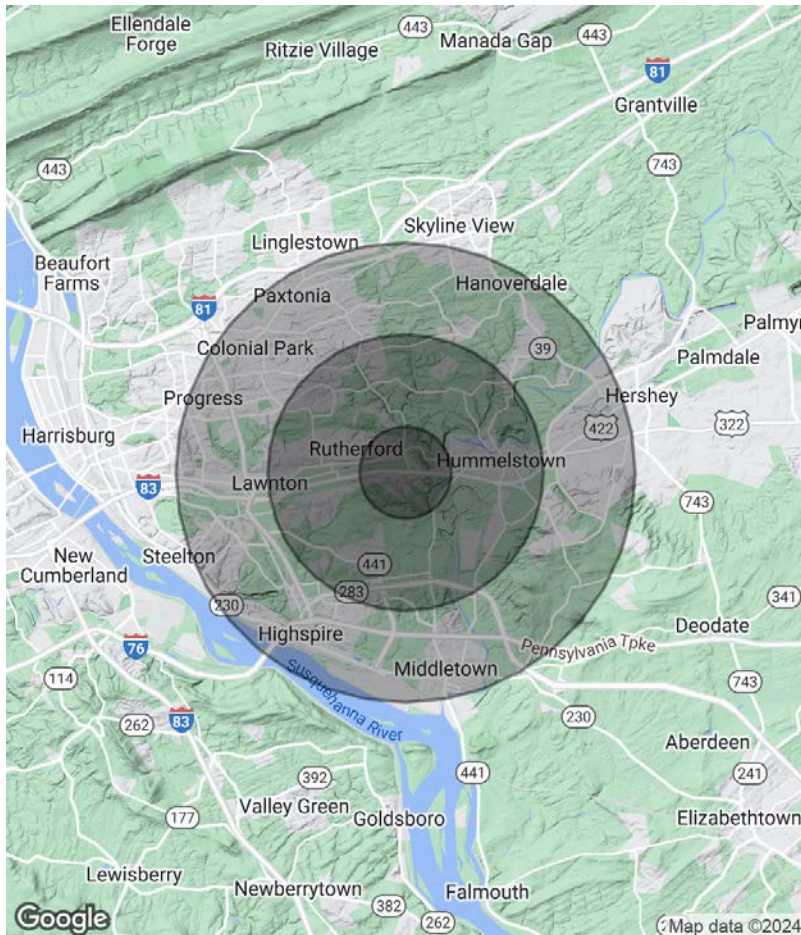


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DEMOGRAPHIC REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,586	28,555	122,16
Total Households	2,039	12,094	51,958
Average Household Income	\$95,460	\$82,860	\$60,884
Average Household Value	\$215,939	\$200,541	\$168,475

Demographic data derived from 2020 ACS - US Census

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