



OFFICE SPACE FOR LEASE

2000 - 2040 LINGLESTOWN RD | HARRISBURG, PA



SHARED COMMON CONFERENCE FACILITY

WWW.LANDMARKCR.COM
(717) 731.1990





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OFFICE SPACE AVAILABLE
FOR LEASE




SHARED COMMON CONFERENCE FACILITY

OFFERING SUMMARY

Available Space	1,375 - 4,114 SF
Lease Rate	\$18.95 SF/yr
Lease Type	Gross plus Utilities
Number of Buildings	2
Building Size	33,000 SF each
Floors	3 floors each
Lot Size	3.39 Acres
Built/Renovated	1988/2020
County	Dauphin
Municipality	Susquehanna Twp
Cross Street	Crooked Hill Rd
Zoning	Business/Office/Residential

PROPERTY HIGHLIGHTS

- Class-A office space available for lease along Linglestown Road (39) in Harrisburg, PA
- Various suite sizes available including use of common conference room
- Signature visibility at lighted intersection of Linglestown Rd & Crooked Hill Rd offering corporate brand opportunity
- Excellent location with easy access to 
- Ample on site parking for employees and clients
- First class finishes throughout both buildings
- Close proximity to all major local amenities

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY OVERVIEW

Explore an exceptional opportunity in commercial real estate, featuring single office and small-profile executive suites starting from 1,375 SF and larger professional suites offer flexible, private office layouts, ideal for mid-size business professionals. The building is well-maintained with current ownership paying close attention to cleanliness.

The property is located among several mixed-use development communities, featuring significant residential growth and thousands of square feet of commercial, retail, and dining options. Prime visibility and signage opportunities along busy Linglestown Road Corridor (\pm 18,000 vehicles per day).



AVAILABLE SPACE

LEASE INFORMATION					
Building	Floor	Suite	Available SF	Lease Rate	Lease Type
2000	2nd	200	2,741 SF	\$18.95 SF/yr	Gross plus Utilities
2000	3rd	303	1,532 SF	\$18.95 SF/yr	Gross plus Utilities
2000	3rd	304	4,114 SF	\$18.95 SF/yr	Gross plus Utilities
2040	3rd	303A	1,375 SF	\$18.95 SF/yr	Gross plus Utilities



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COMMON CONFERENCE ROOM



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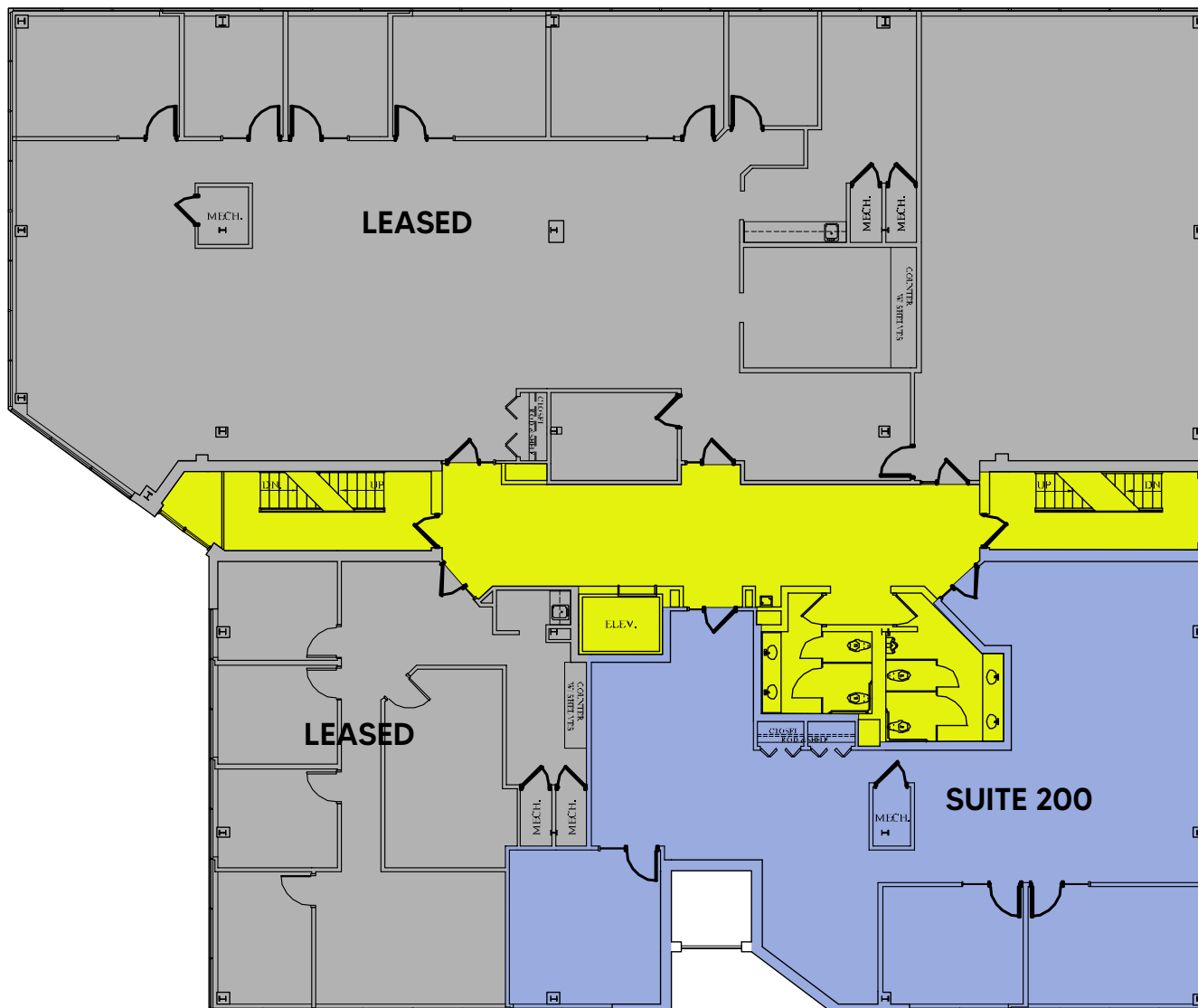
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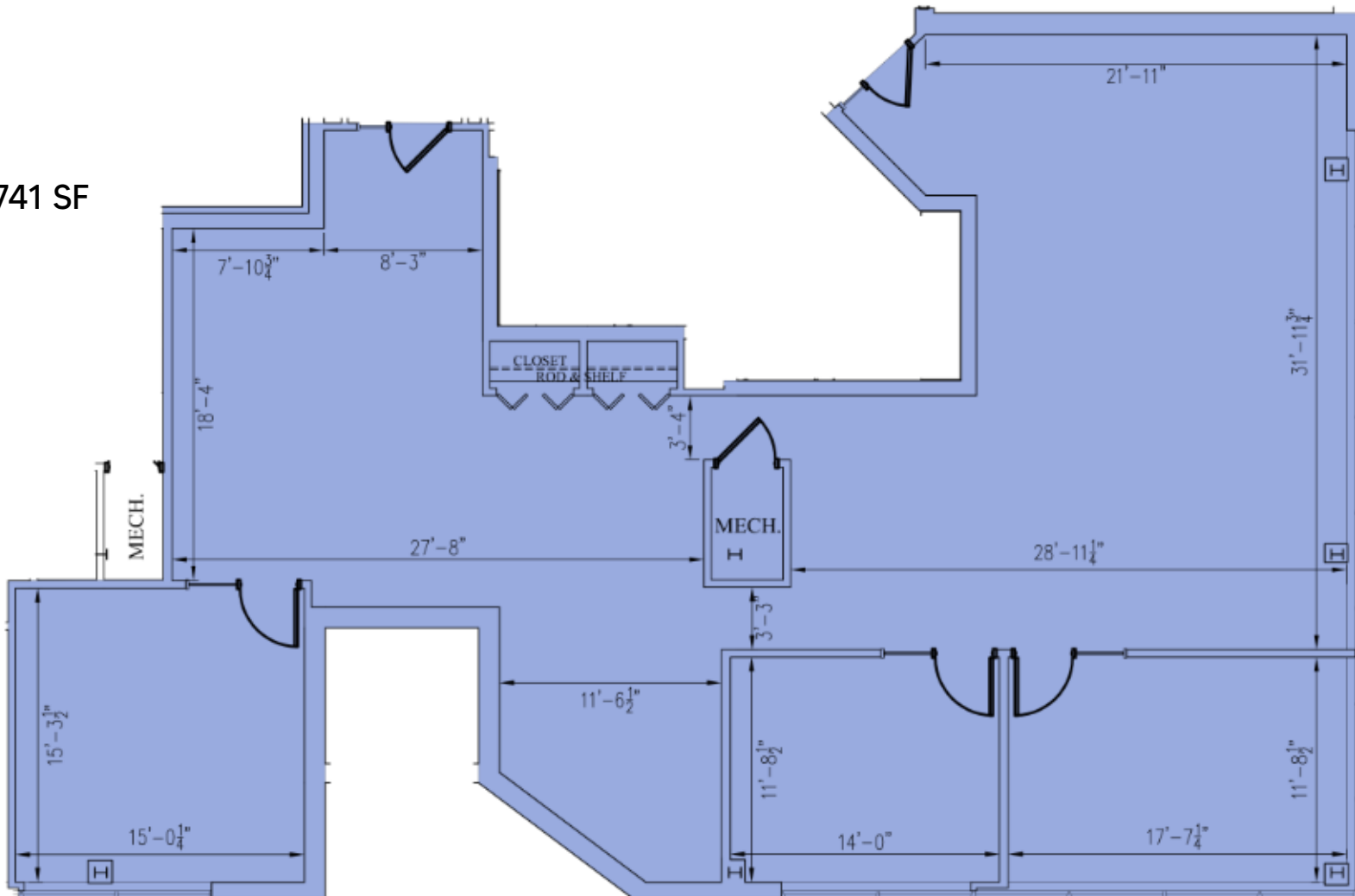
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2000 LINGLESTOWN RD - 2ND FLOOR



2000 - SUITE 200 FLOORPLAN

2,741 SF

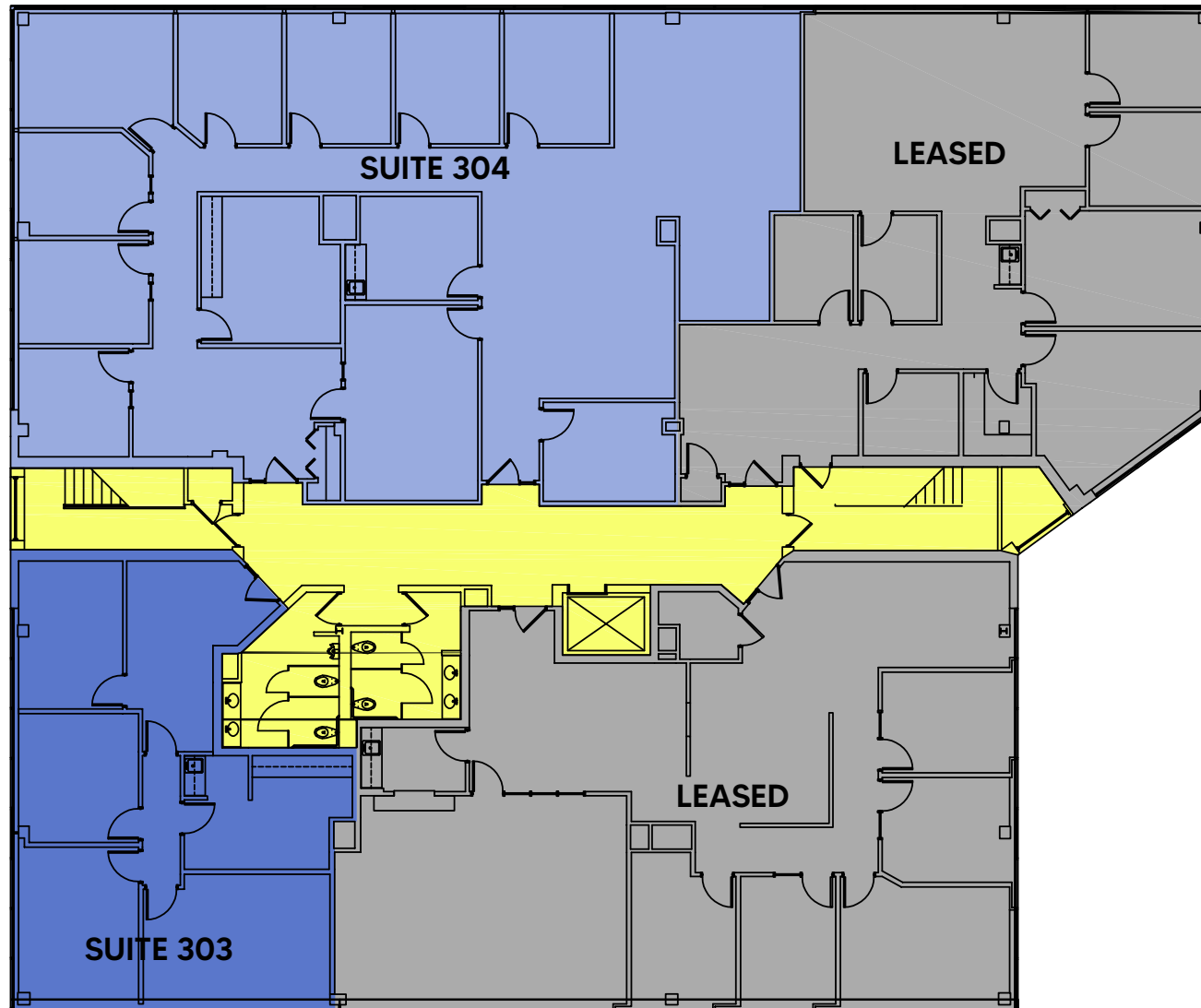




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2000 LINGLESTOWN RD - 3RD FLOOR



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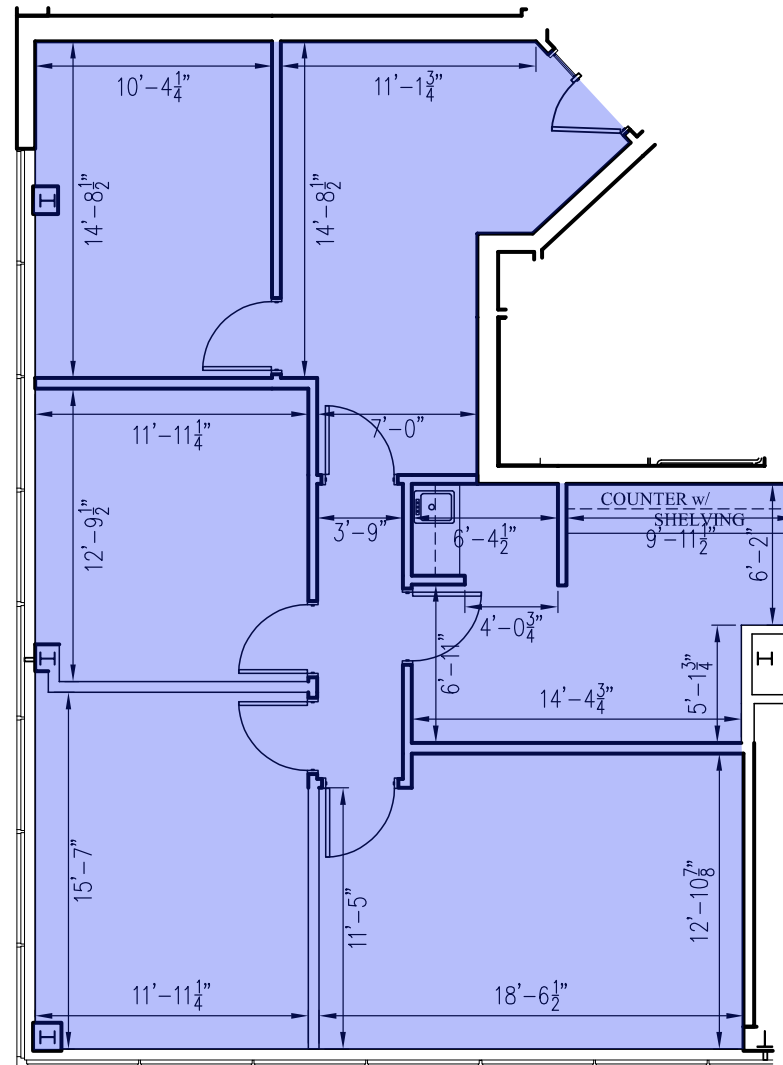
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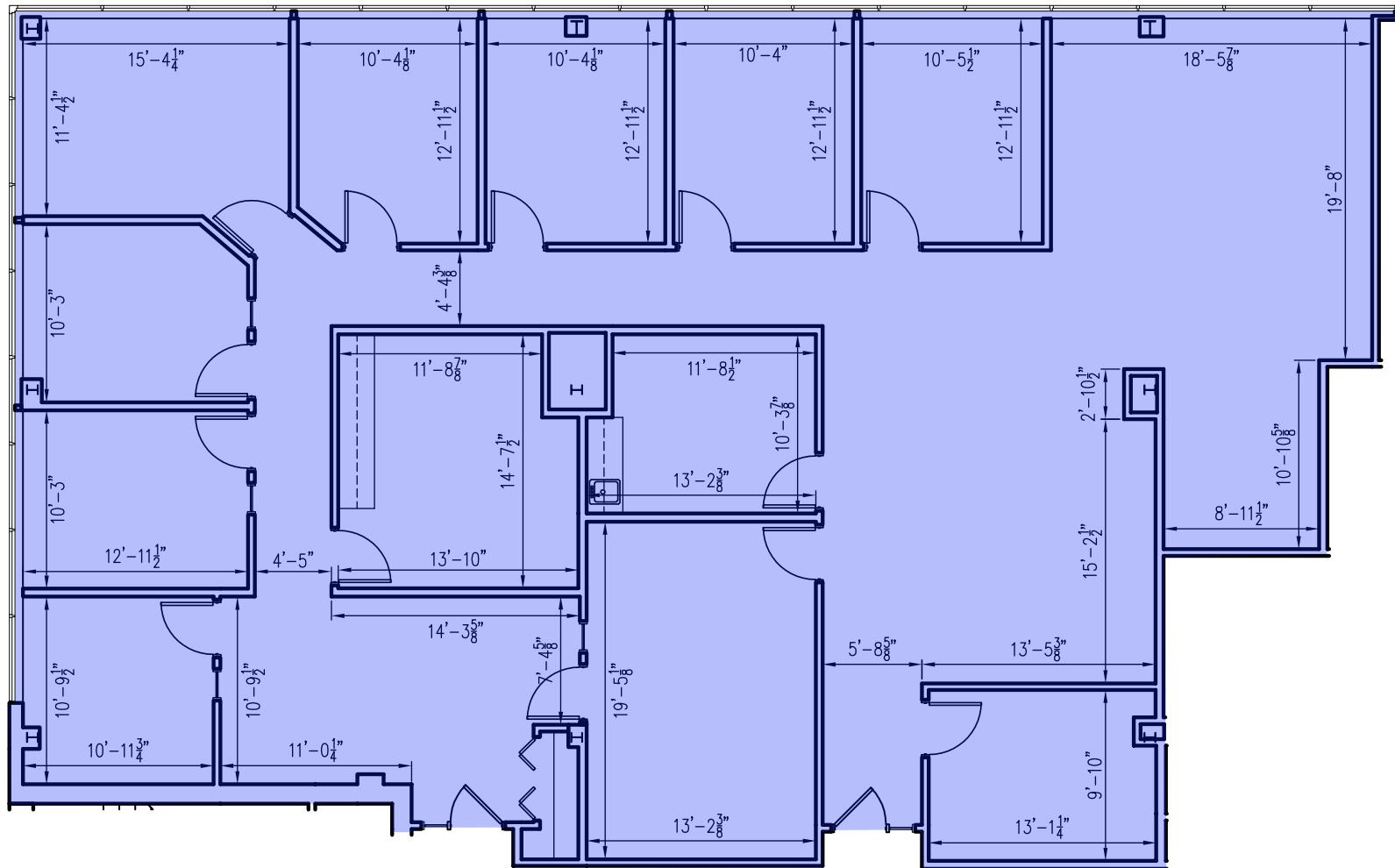
2000 - SUITE 303 FLOORPLAN

1,532 SF



2000 - SUITE 304 FLOORPLAN

4,114 SF





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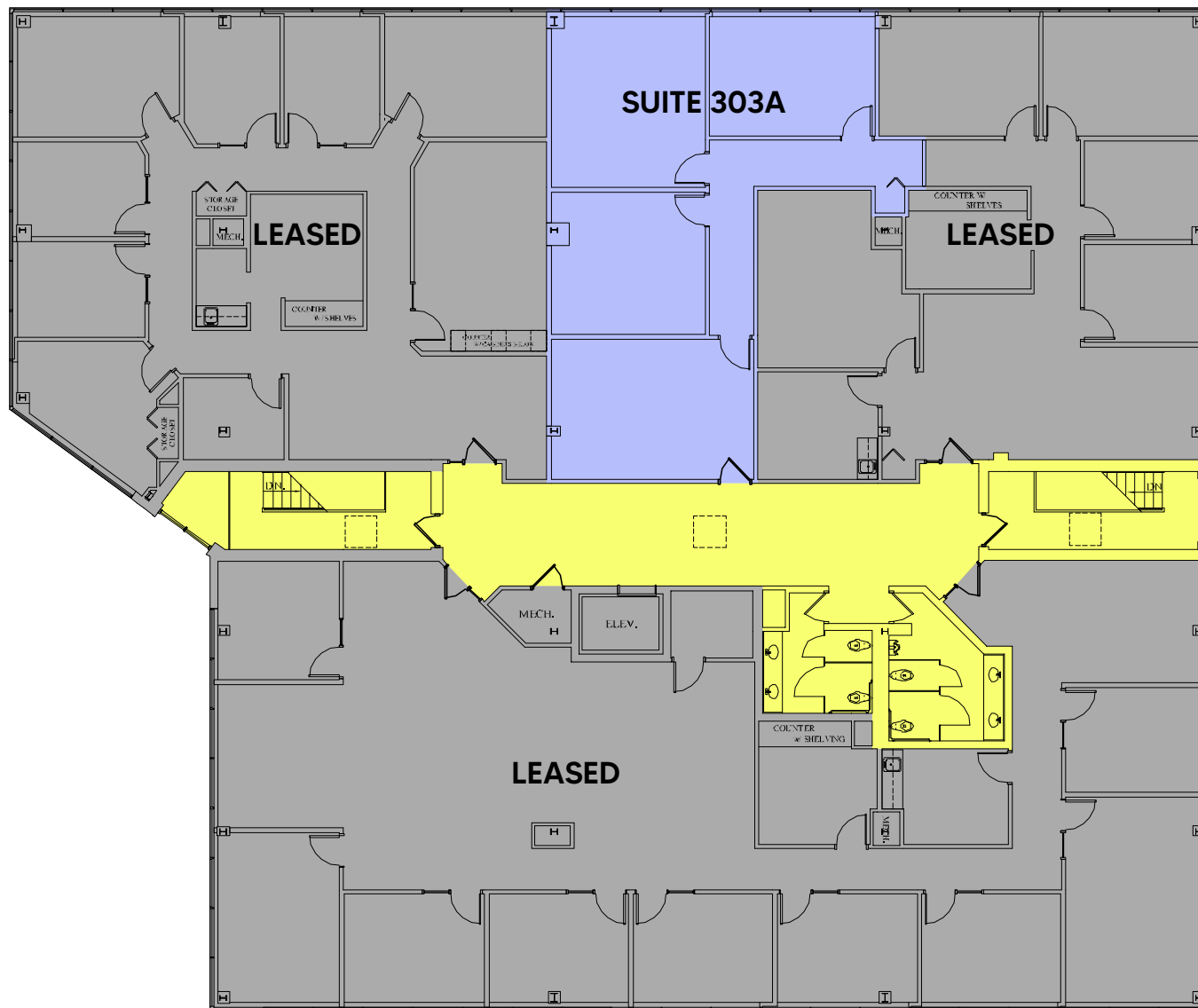
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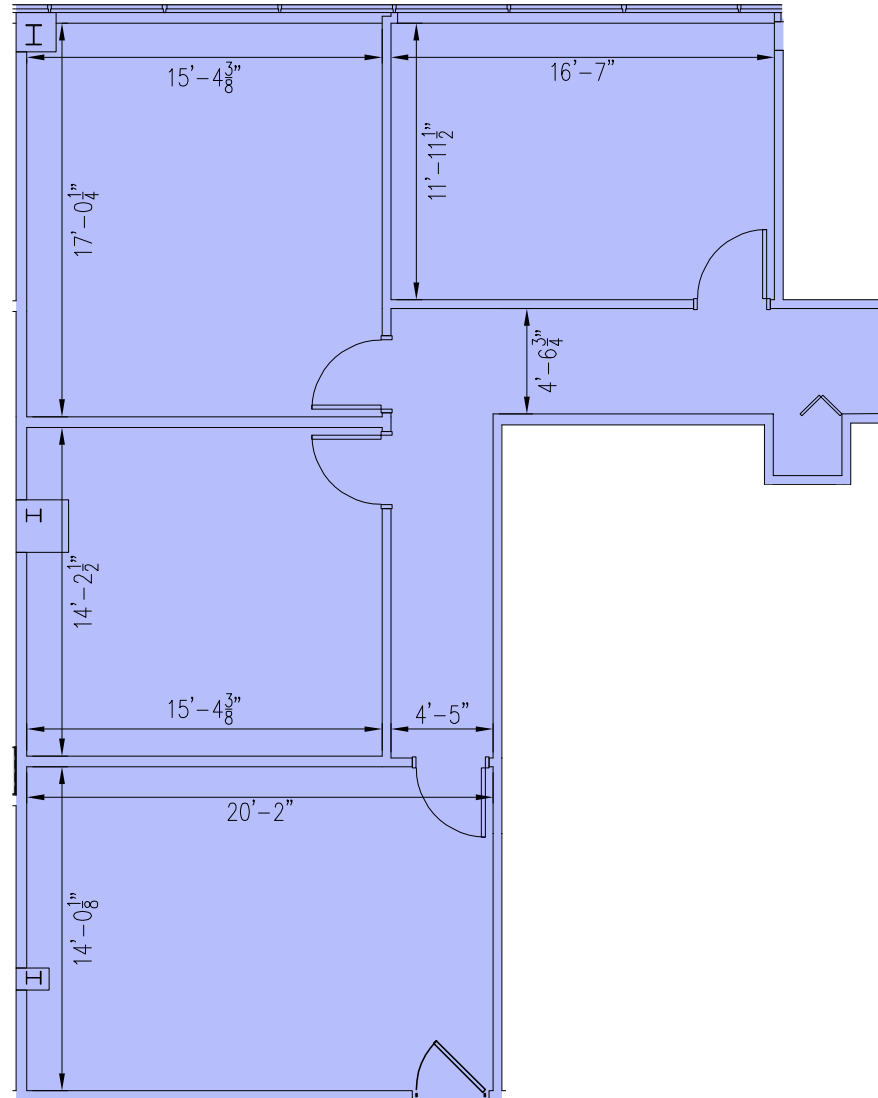
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2040 LINGLESTOWN RD - 3RD FLOOR



2040 - SUITE 303A FLOORPLAN

1,375 SF



EXTERIOR PHOTOS





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INTERIOR PHOTOS



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AERIAL





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LOCATION



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TRADE AERIAL



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DEMOGRAPHICS

POPULATION

1 MILE	4,577
3 MILE	28,197
5 MILE	122,162

HOUSEHOLDS

1 MILE	2,036
3 MILE	11,938
5 MILE	52,039

INCOME

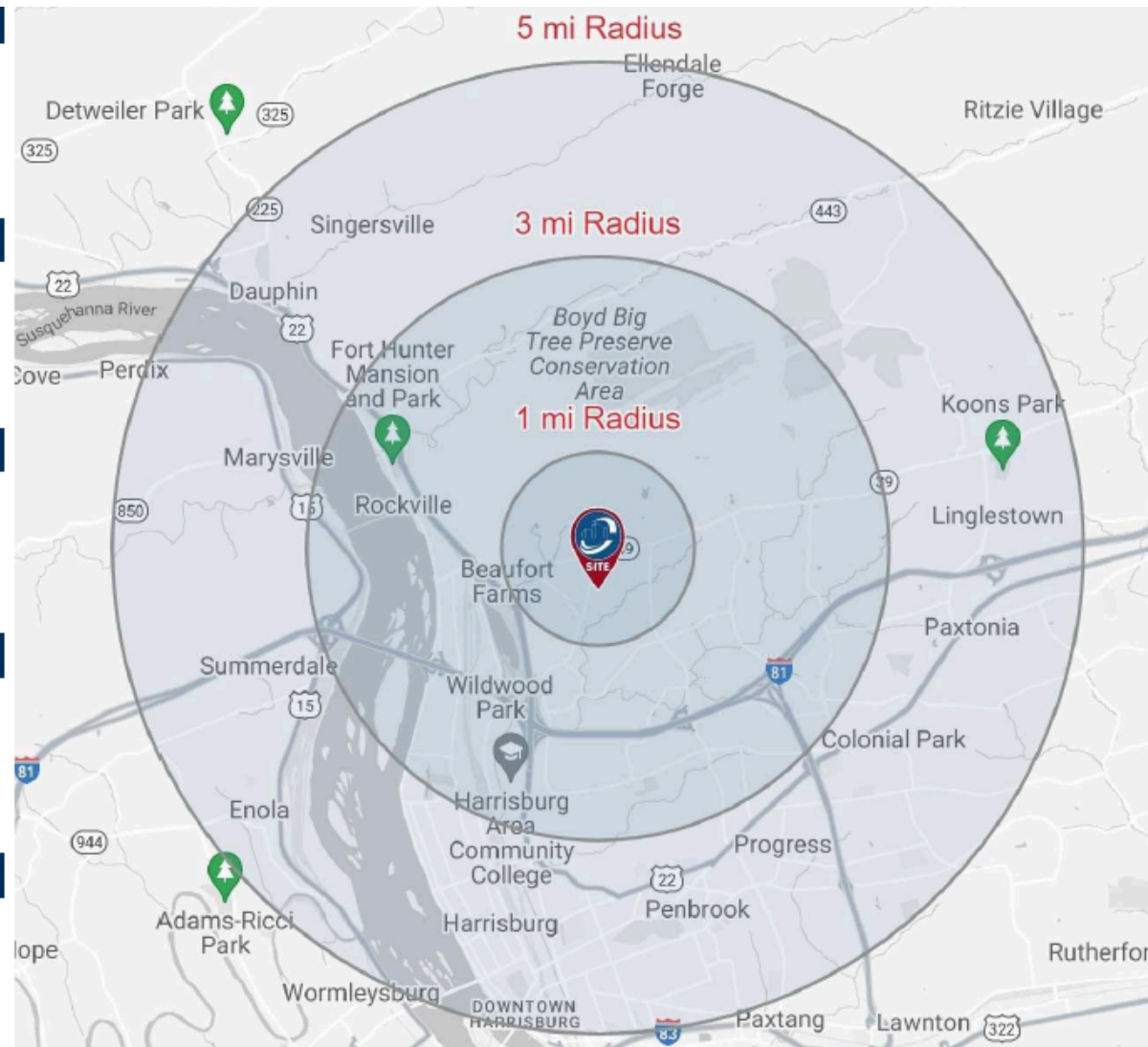
1 MILE	\$95,456
3 MILE	\$82,766
5 MILE	\$60,643

BUSINESSES

1 MILE	371
3 MILE	1,563
5 MILE	5,988

EMPLOYEES

1 MILE	3,753
3 MILE	23,587
5 MILE	94,546



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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OFFICE BUILDING AVAILABLE FOR LEASE

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