



OFFICE SPACE FOR LEASE

2000 - 2040 LINGLESTOWN RD | HARRISBURG, PA



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REAL ESTATE SERVICES



2000 - 2040 LINGLESTOWN RD HARRISBURG, PA

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

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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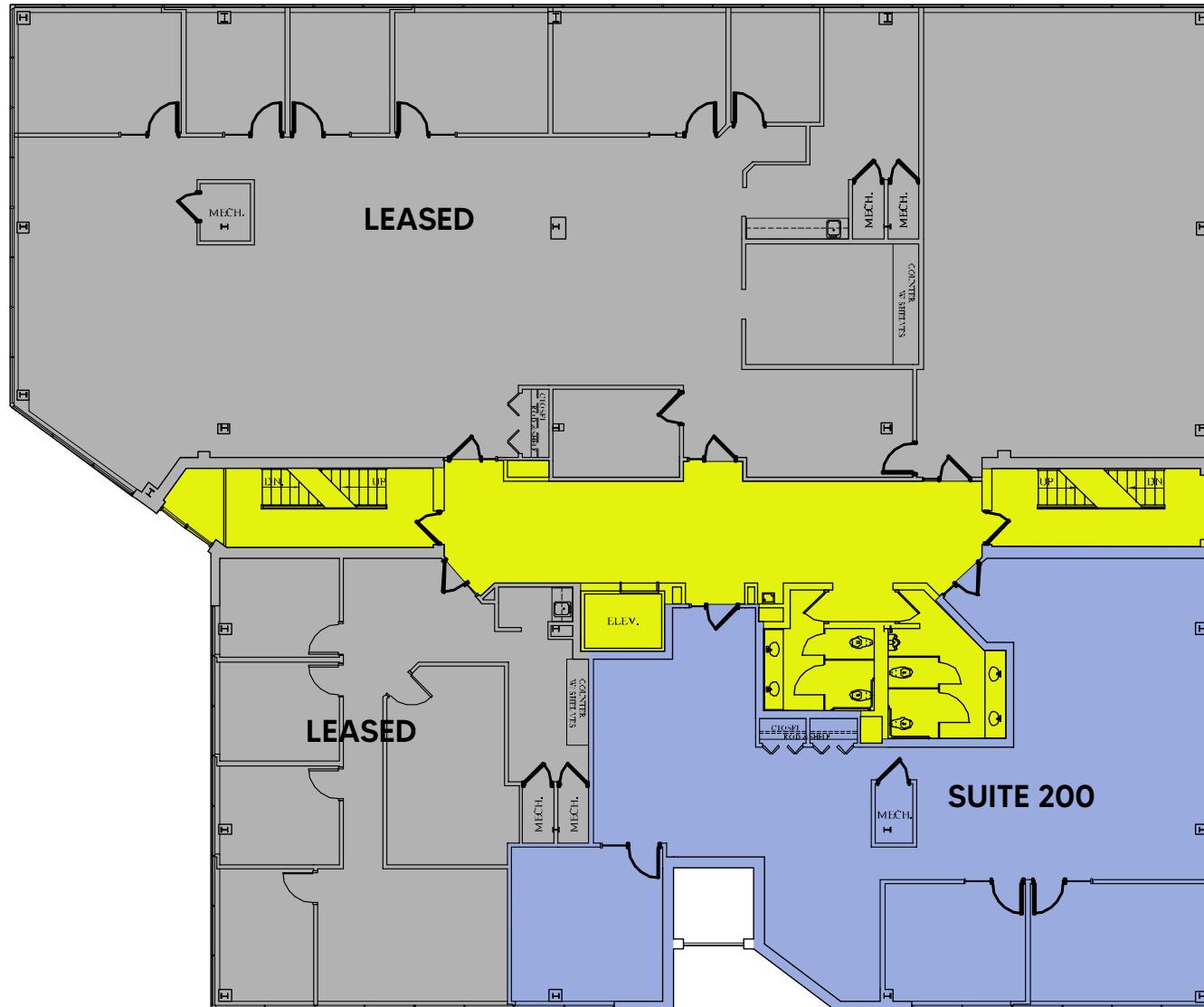
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2000 LINGLESTOWN RD - 2ND FLOOR



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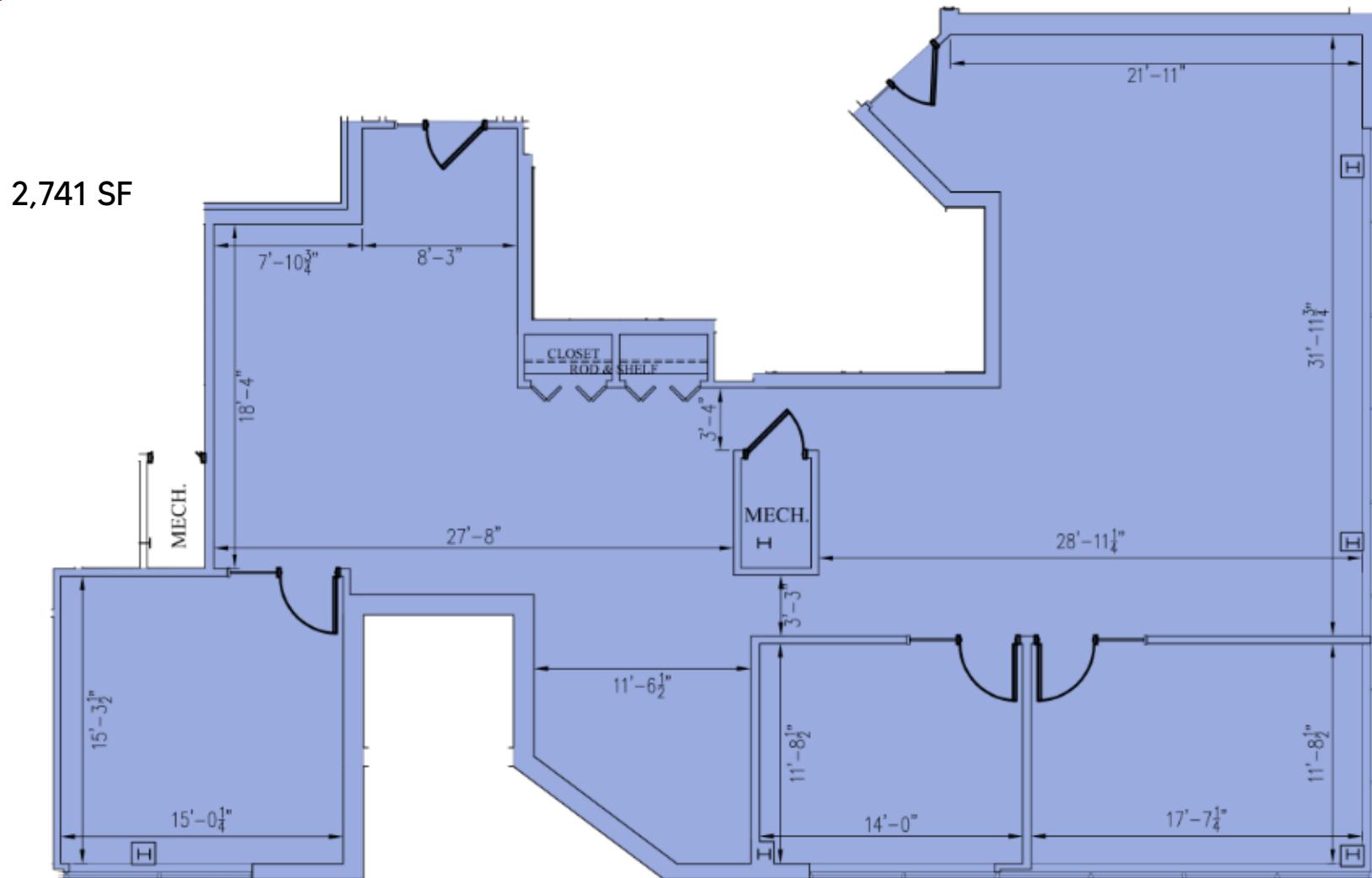
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2000 - SUITE 200 FLOORPLAN

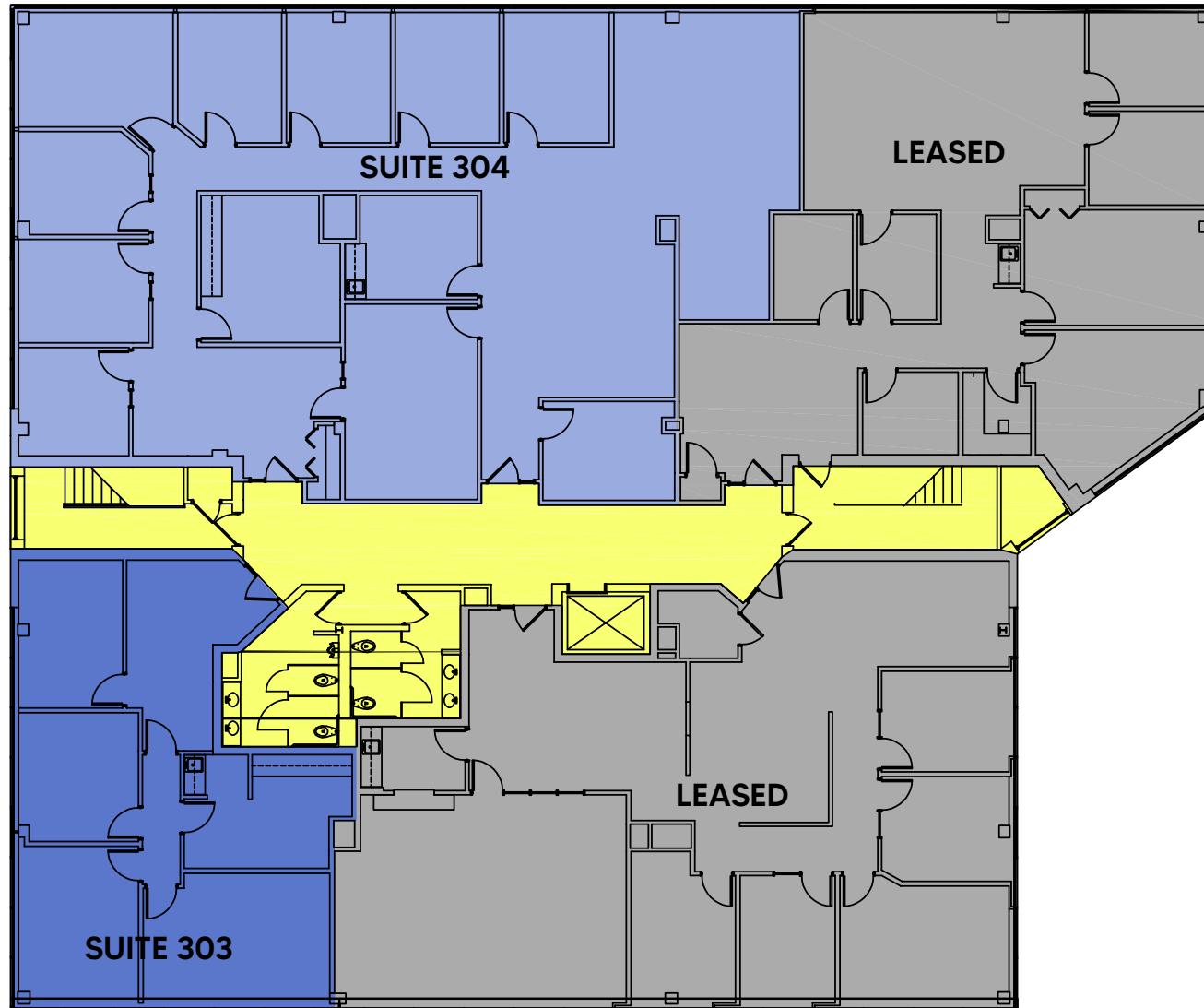




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2000 LINGLESTOWN RD - 3RD FLOOR



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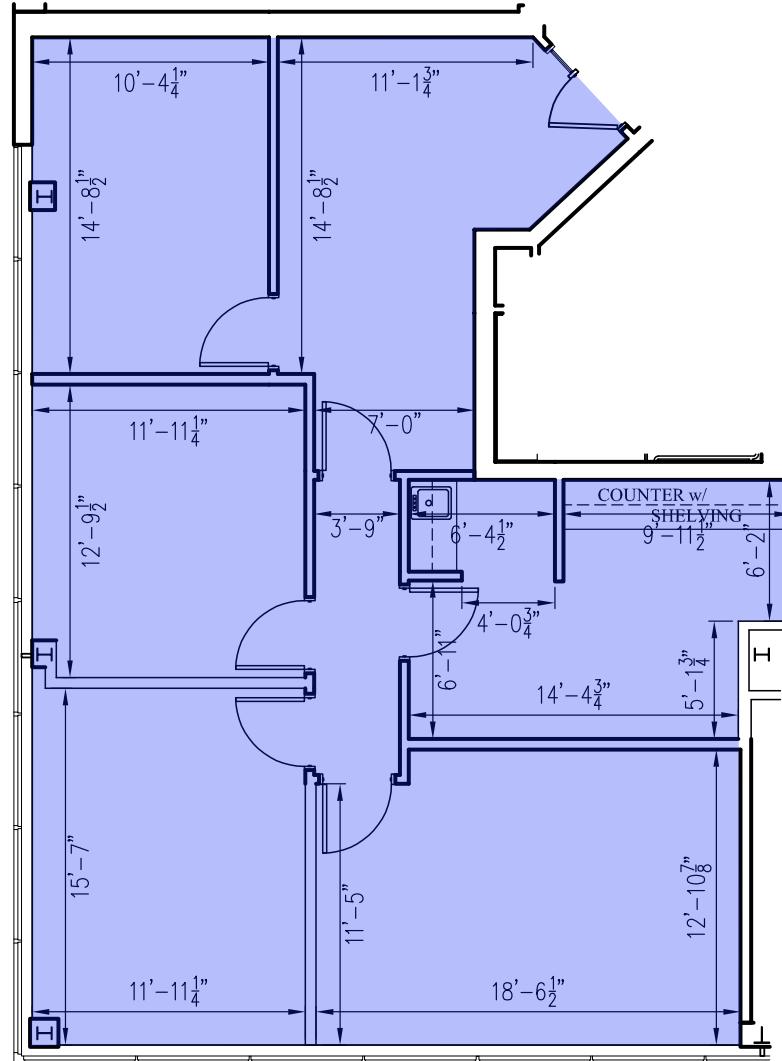


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2000 - SUITE 303 FLOORPLAN

1,532 SF



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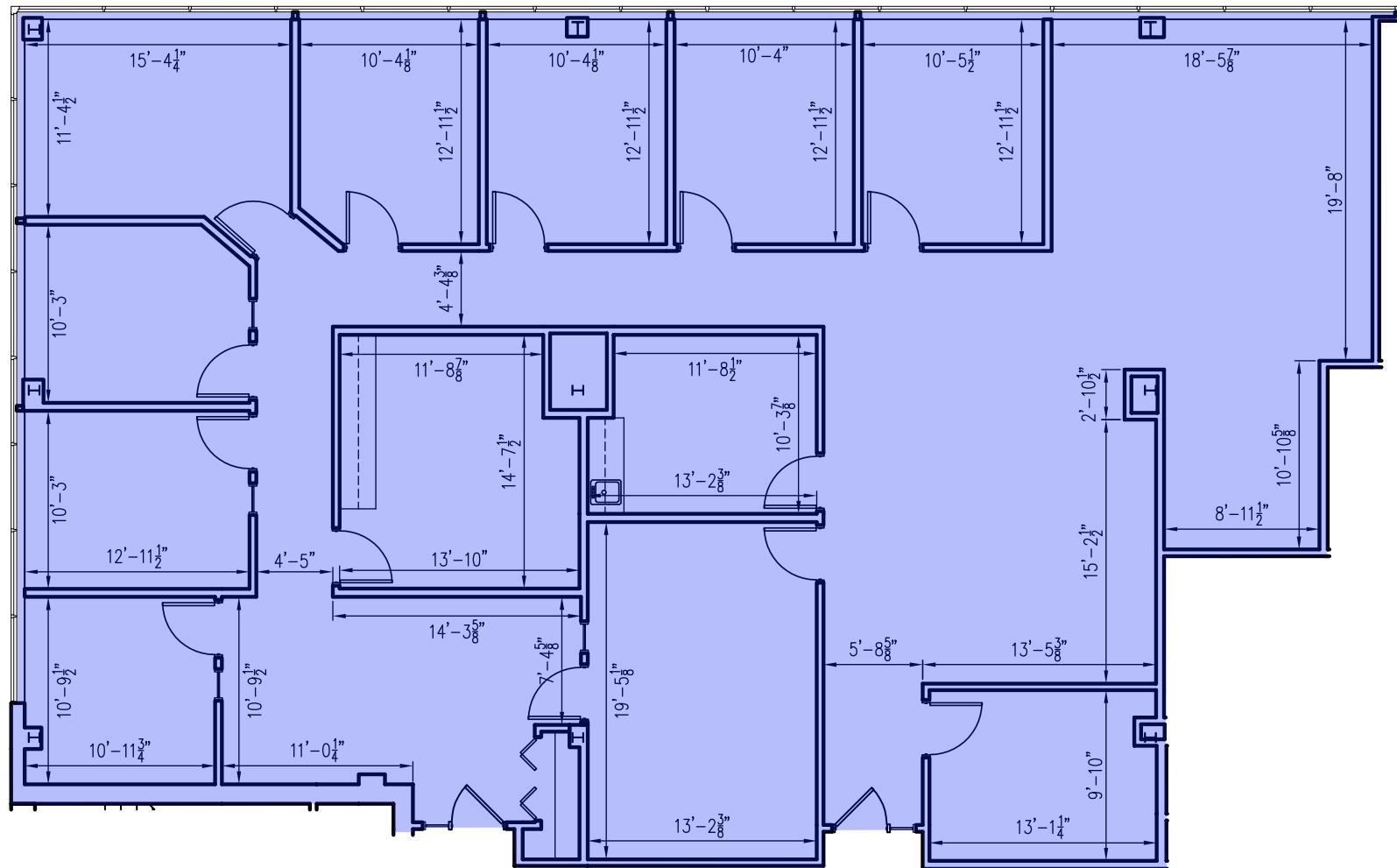
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2000 - SUITE 304 FLOORPLAN

4,114 SF





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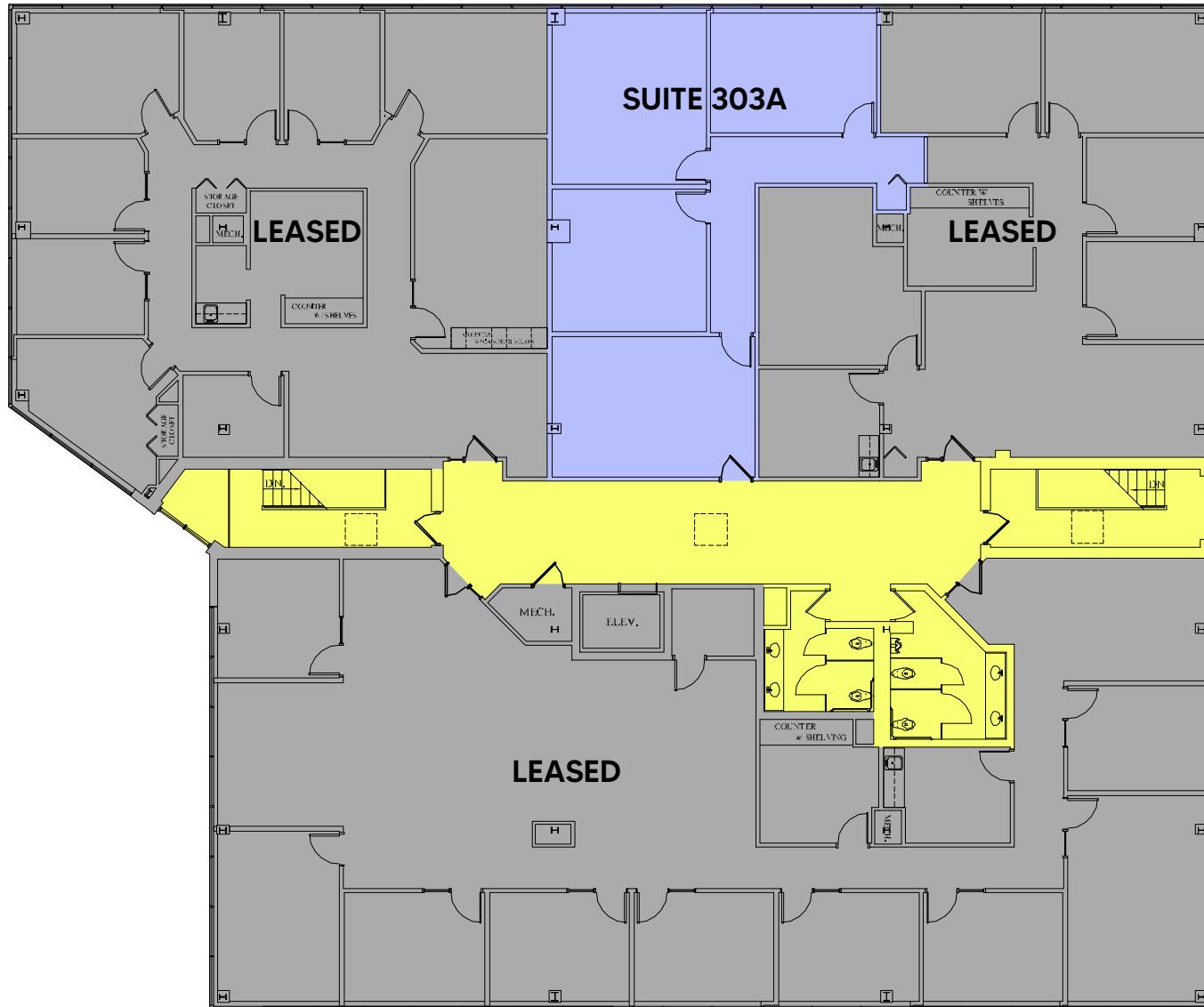
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2040 LINGLESTOWN RD - 3RD FLOOR



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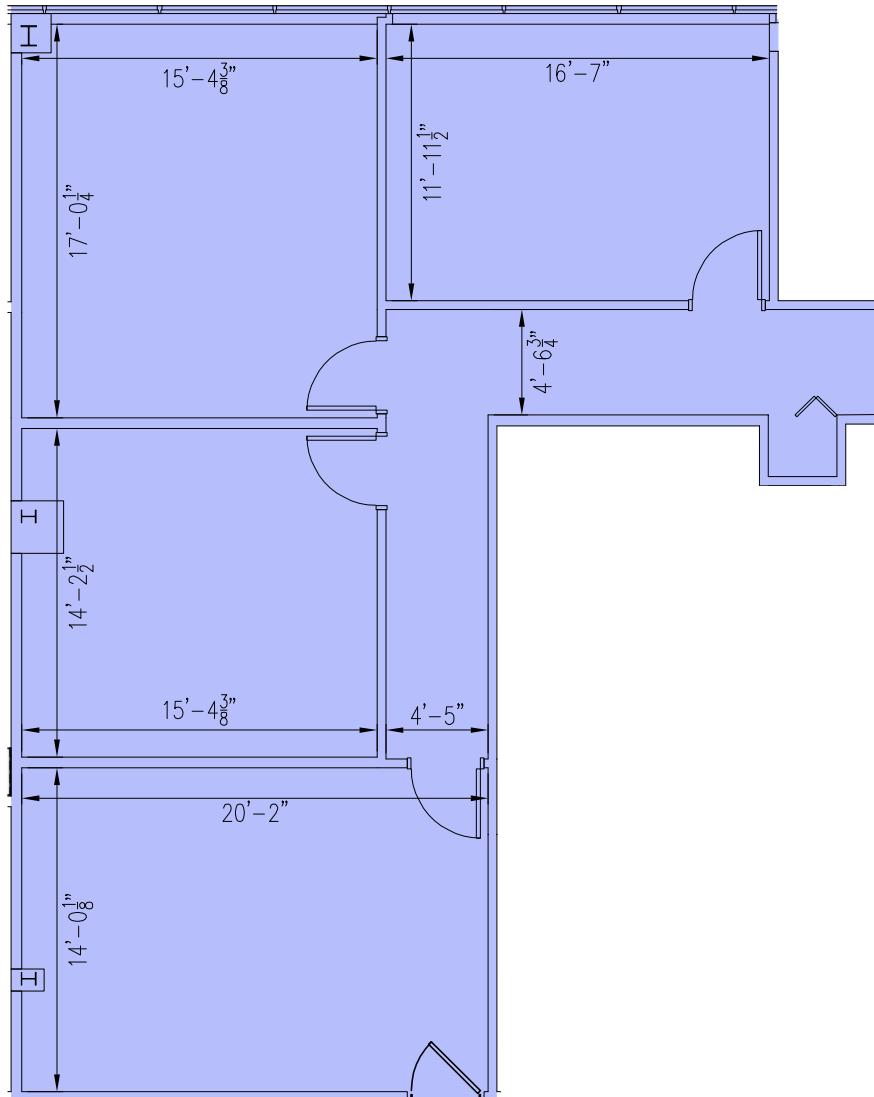


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2040 - SUITE 303A FLOORPLAN

1,375 SF



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL

CROOKED HILL RD

LINGLESTOWN RD

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LOCATION



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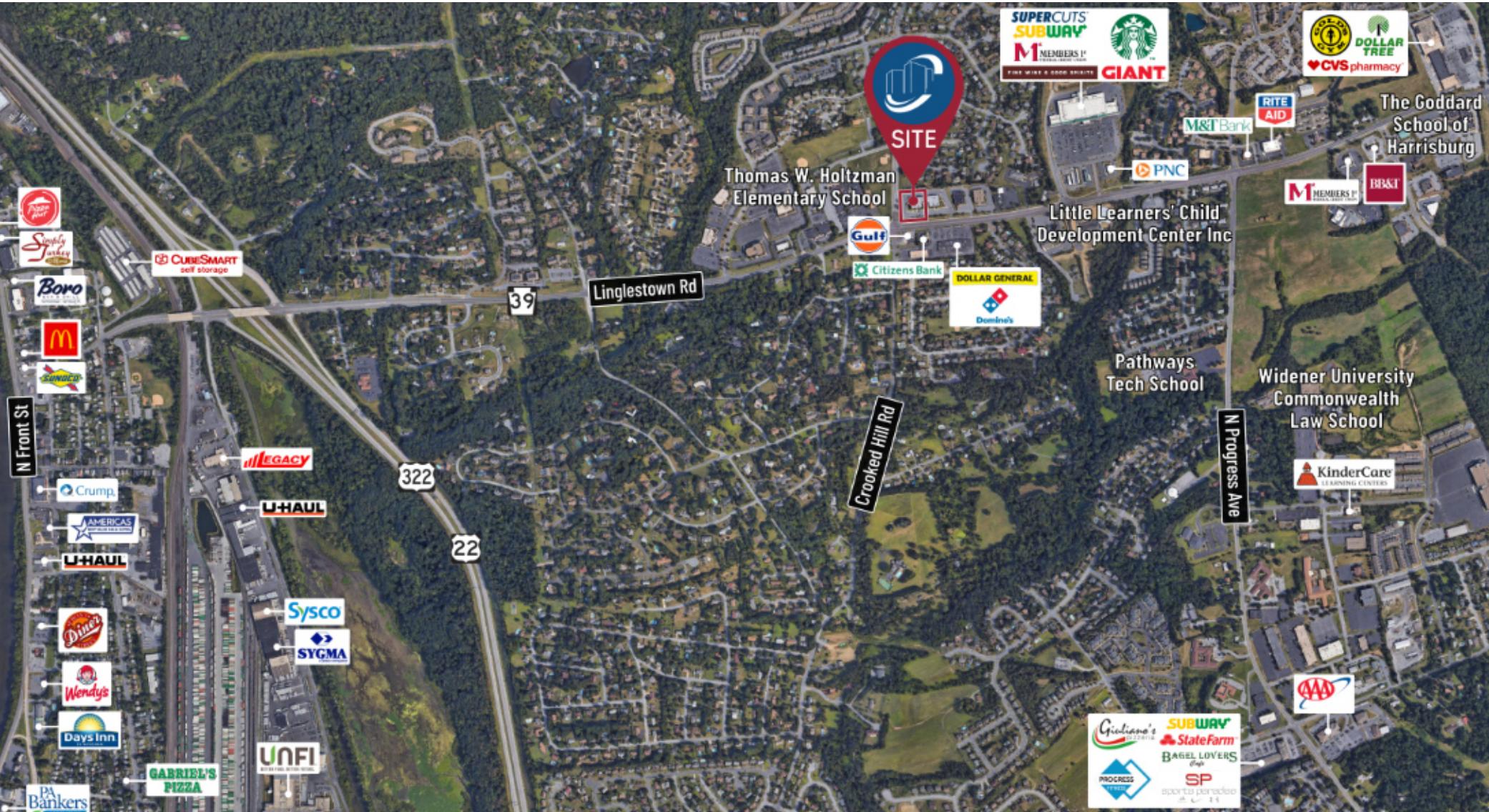
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TRADE AERIAL



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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

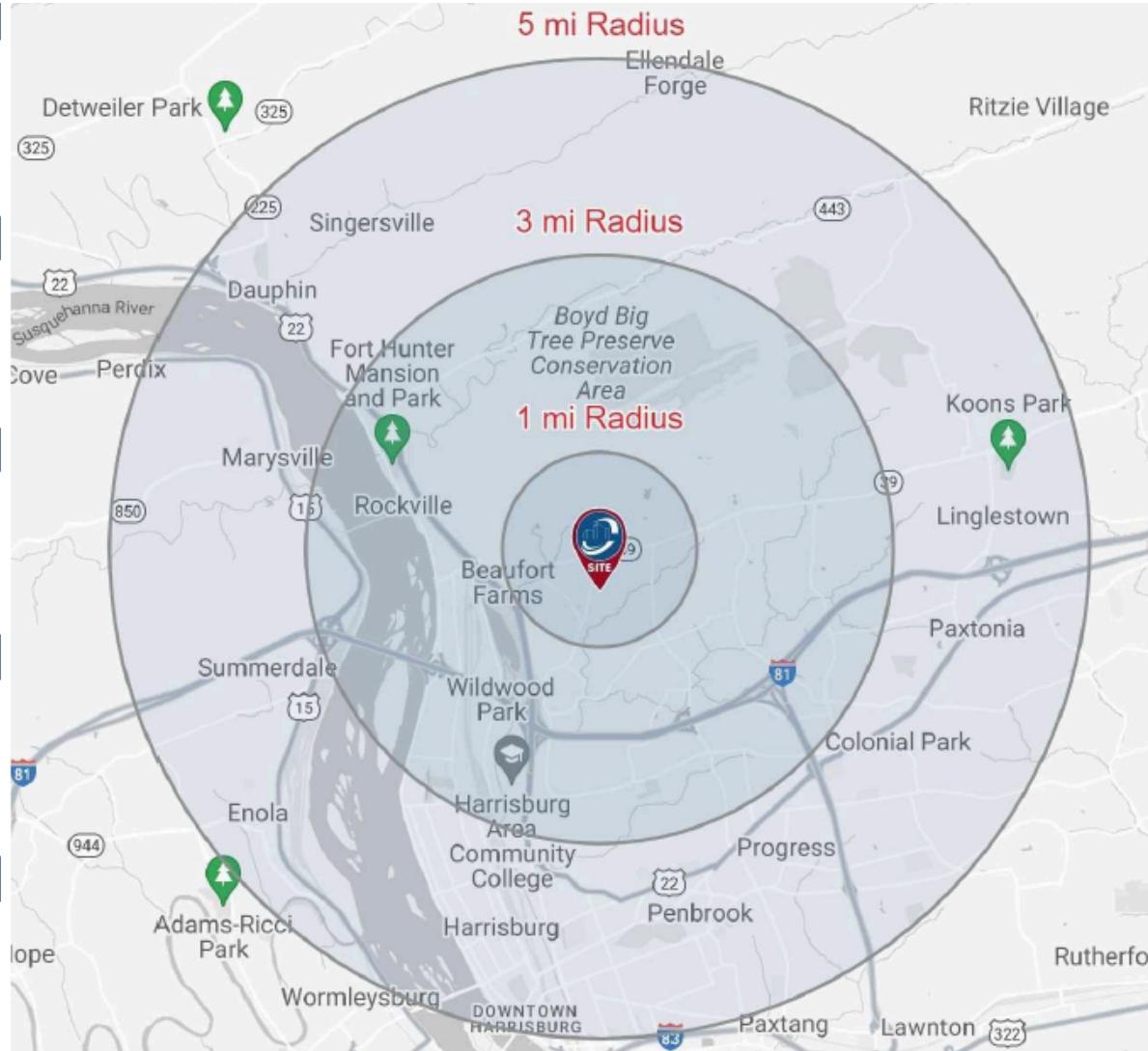
1 MILE	\$95,456
3 MILE	\$82,766
5 MILE	\$60,643

BUSINESSES

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

EMPLOYEES

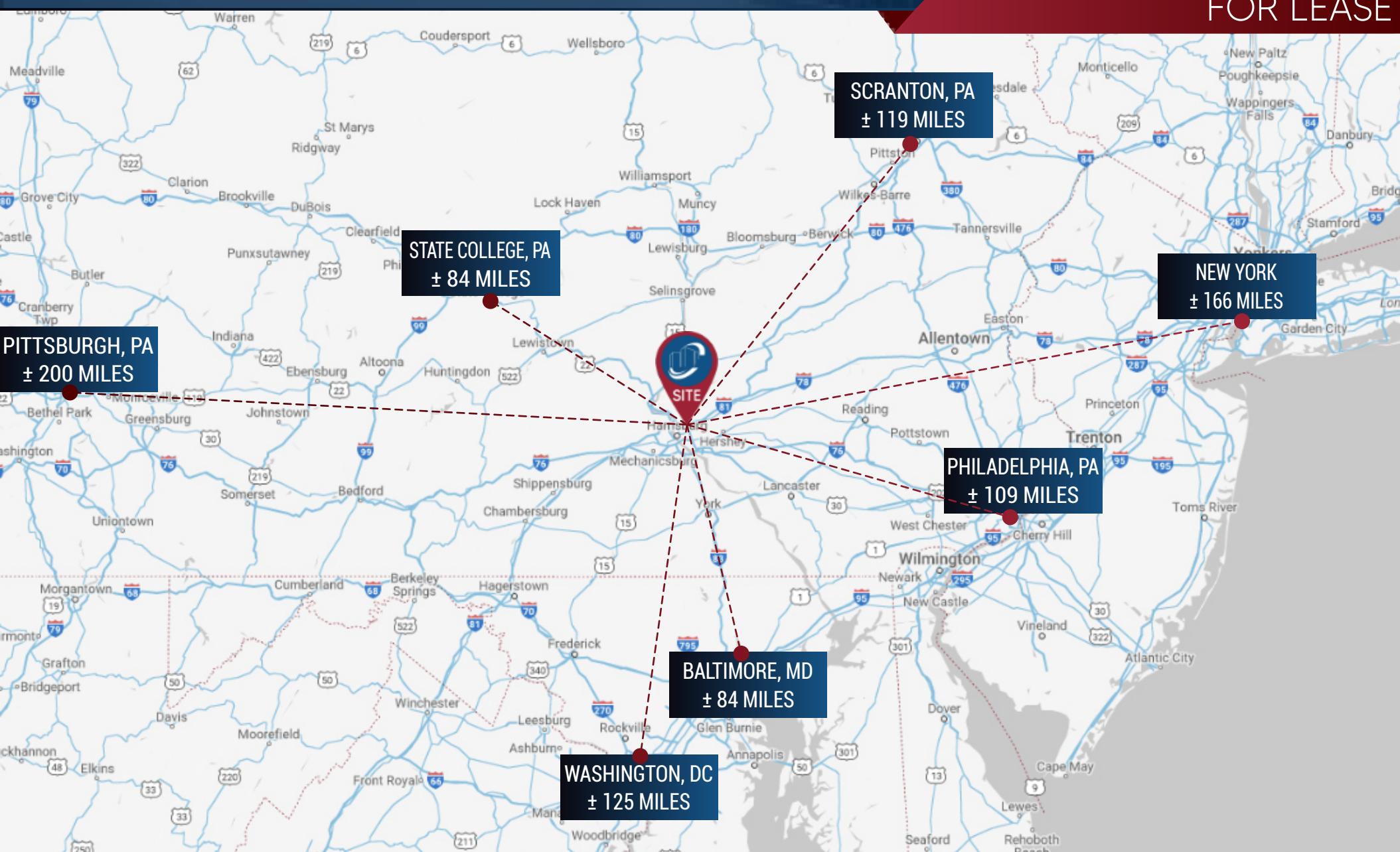
1 MILE	3,753
3 MILE	23,587
5 MILE	94,546





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OFFICE BUILDING AVAILABLE FOR LEASE

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