

OFFICE BUILDING
FOR LEASE

125 N. ENOLA DRIVE
ENOLA, PA 17025



Daniel J. Alderman
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 1015 Mumma Road
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NAICIR

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125 N. ENOLA DRIVE

PROPERTY DETAILS

FOR LEASE

\$1,250.00 - 2,000.00 PER MONTH (MG)

OFFERING SUMMARY

| | |
|------------------------|--------------------------------------|
| Lease Rate | \$1,250.00 - 2,000.00 per month (MG) |
| Number of Units | 3 |
| Available SF | 889 - 2,500 SF |
| Lot Size | 1.94 Acres |
| Building Size | 30,000 SF |

PROPERTY SUMMARY

| | |
|---------------------|------------------------------------|
| Address | 125 N. Enola Drive Enola, PA 17025 |
| Municipality | East Pennsboro |
| County | Cumberland |
| Tax Parcel # | 09-14-0832-189 |
| Year Built | 1920 |

PROPERTY HIGHLIGHTS

- 889 SF available for lease on the first floor
- Up to 2,500 SF available for lease on the third floor
- Short term lease available
- Recently renovated
- Turnkey ready
- Minutes from Route 11/15 and I-81

PROPERTY DESCRIPTION

Recently renovated professional three-story 30,000 SF office building. This office building is in an excellent location on N. Enola Drive; minutes from Route 11/15 and I-81. Centrally located near East Pennsboro schools, Central Penn College, and Penn State Health Holy Spirit Medical Center (formerly Geisinger Holy Spirit).



BUILDING INFORMATION

| | |
|----------------------------|----------------------|
| Construction | Brick |
| # of Floors | 3 |
| Restrooms | Two per floor |
| HVAC | Central air/gas heat |
| Electrical Capacity | 200 amps |
| Roof | Rubber |
| Ceiling Description | Acoustic tile |
| Walls | Drywall |
| Floor Type | Carpet |
| Elevators | 1 |
| Business ID Sign | Yes |

UTILITIES & ZONING

| | |
|---------------------------|---|
| Gas | Available |
| Zoning | CL Commercial Limited District and Village Overlay District; permits offices, financial service offices, health services, personal services, etc. |
| Zoning Description | Check zoning ordinance for a complete list of permitted uses |

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LEASE SPACES

FOR LEASE

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LEASE INFORMATION

| | | | |
|---------------------|----------------|--------------------|------------------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 889 - 2,500 SF | Lease Rate: | Varies by leased suite |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------|-----------|-----------|----------------|-------------------|---|
| Suite 102 | Available | 889 SF | Modified Gross | \$1,250 per month | Available June 2026 Tenant responsible for in suite trash removal, janitorial, cable, internet, phone, and light bulbs. Landlord is responsible for common areas. All applicant(s) must complete a Mike Murphy Rentals application. |
| Suite 301 | Available | 1,250 SF | Modified Gross | \$1,450 per month | Tenant responsible for in suite trash removal, janitorial, cable, internet, phone, and light bulbs. Landlord is responsible for common areas. All applicant(s) must complete a Mike Murphy Rentals application. |
| Suite 302 | Available | 1,250 SF | Modified Gross | \$1,450 per month | Tenant responsible for in suite trash removal, janitorial, cable, internet, phone, and light bulbs. Landlord is responsible for common areas. All applicant(s) must complete a Mike Murphy Rentals application. |
| Suite 301 & 302 | Available | 2,500 SF | Modified Gross | \$2,000 per month | Tenant responsible for in suite trash removal, janitorial, cable, internet, phone, and light bulbs. Landlord is responsible for common areas. All applicant(s) must complete a Mike Murphy Rentals application. |

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LEASE INFORMATION

FOR LEASE

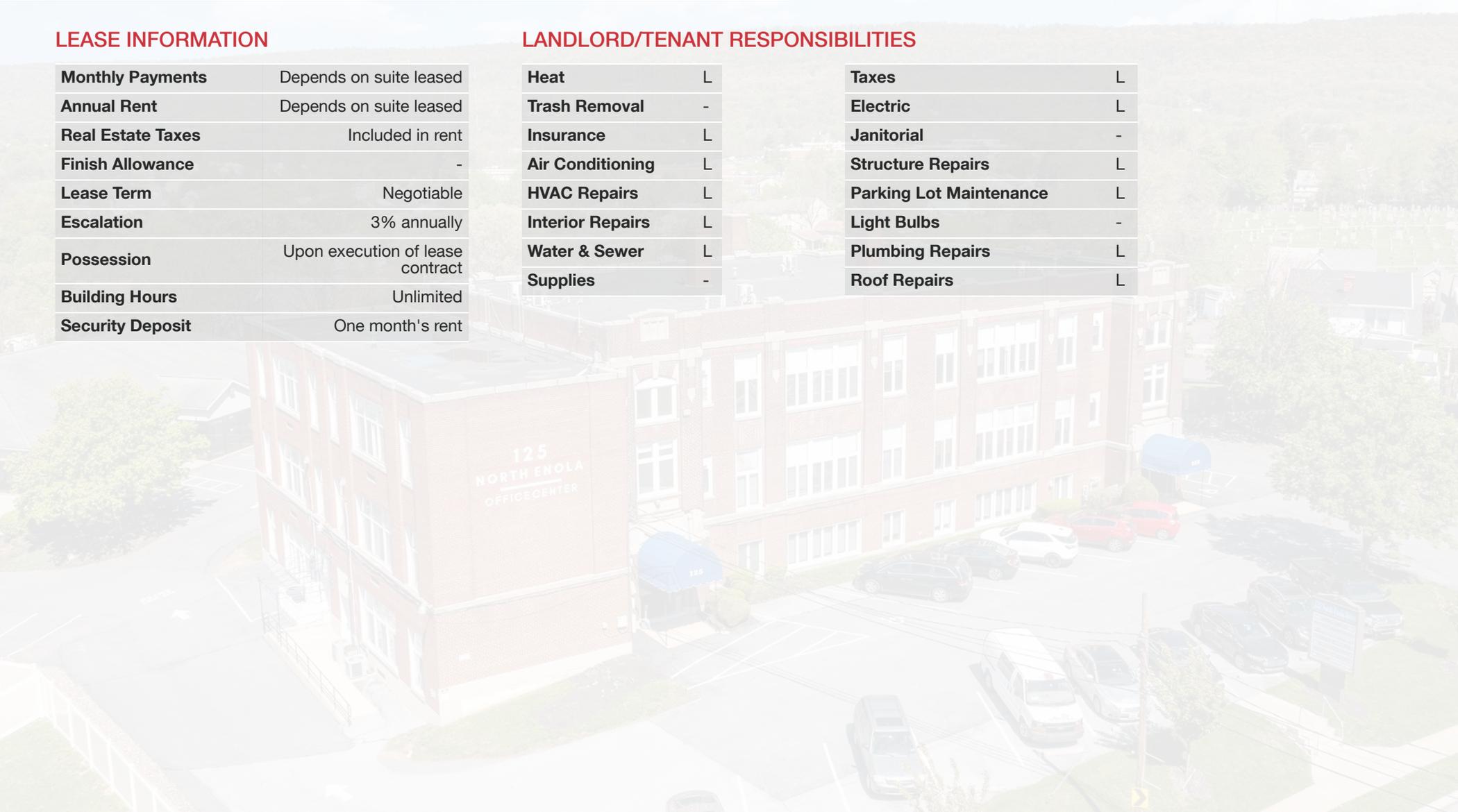
\$1,250.00 - 2,000.00 PER MONTH (MG)

LEASE INFORMATION

| | |
|--------------------------|----------------------------------|
| Monthly Payments | Depends on suite leased |
| Annual Rent | Depends on suite leased |
| Real Estate Taxes | Included in rent |
| Finish Allowance | - |
| Lease Term | Negotiable |
| Escalation | 3% annually |
| Possession | Upon execution of lease contract |
| Building Hours | Unlimited |
| Security Deposit | One month's rent |

LANDLORD/TENANT RESPONSIBILITIES

| | | | |
|--------------------------|---|--------------------------------|---|
| Heat | L | Taxes | L |
| Trash Removal | - | Electric | L |
| Insurance | L | Janitorial | - |
| Air Conditioning | L | Structure Repairs | L |
| HVAC Repairs | L | Parking Lot Maintenance | L |
| Interior Repairs | L | Light Bulbs | - |
| Water & Sewer | L | Plumbing Repairs | L |
| Supplies | - | Roof Repairs | L |



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INTERIOR PHOTOS

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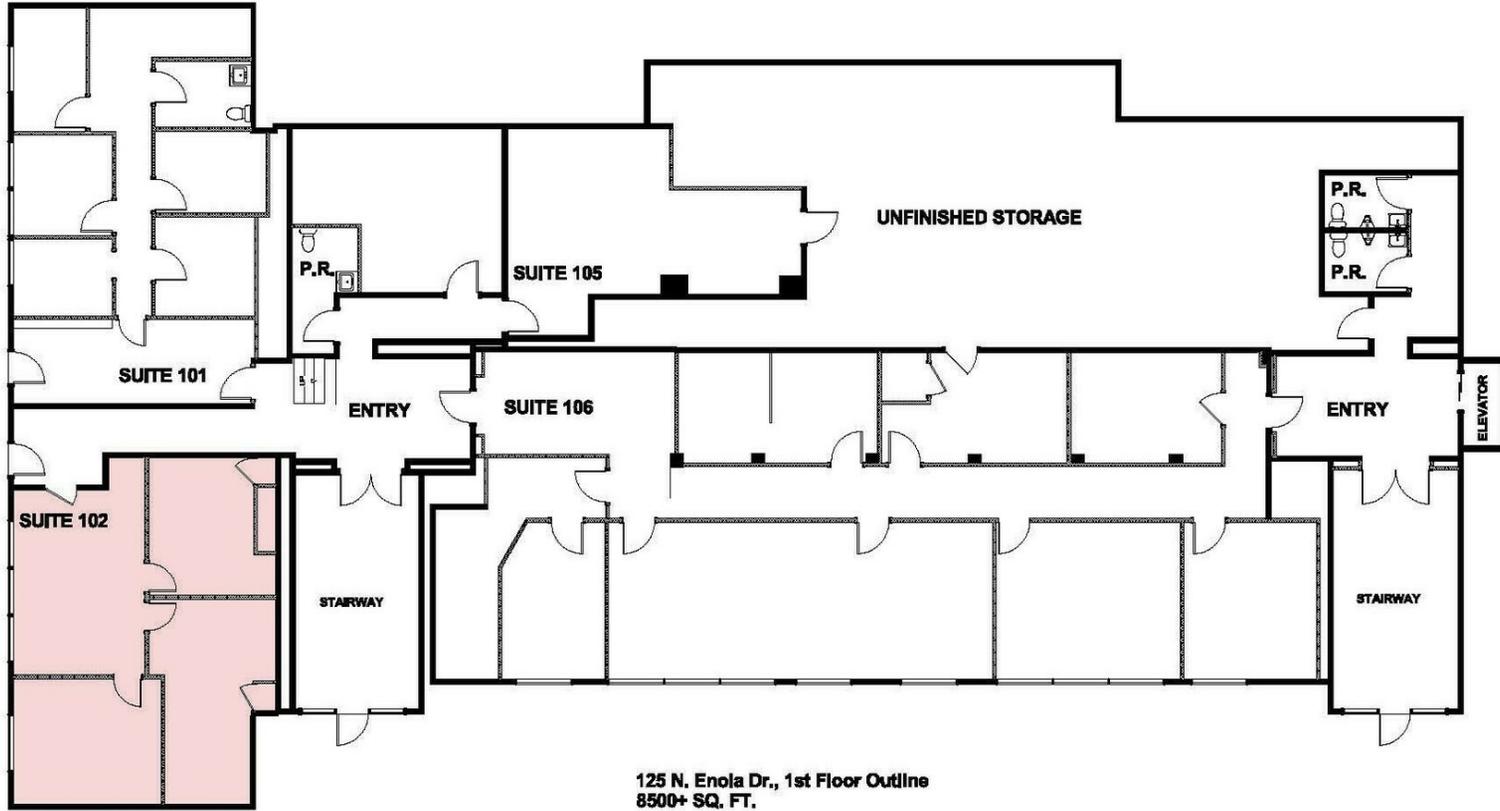
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SECOND FLOOR PLAN

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125 N. ENOLA DRIVE

SUITE 301 & 302 FLOOR PLAN

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125 N. Enola Dr., 3rd Floor Outline
10,000 sq ft

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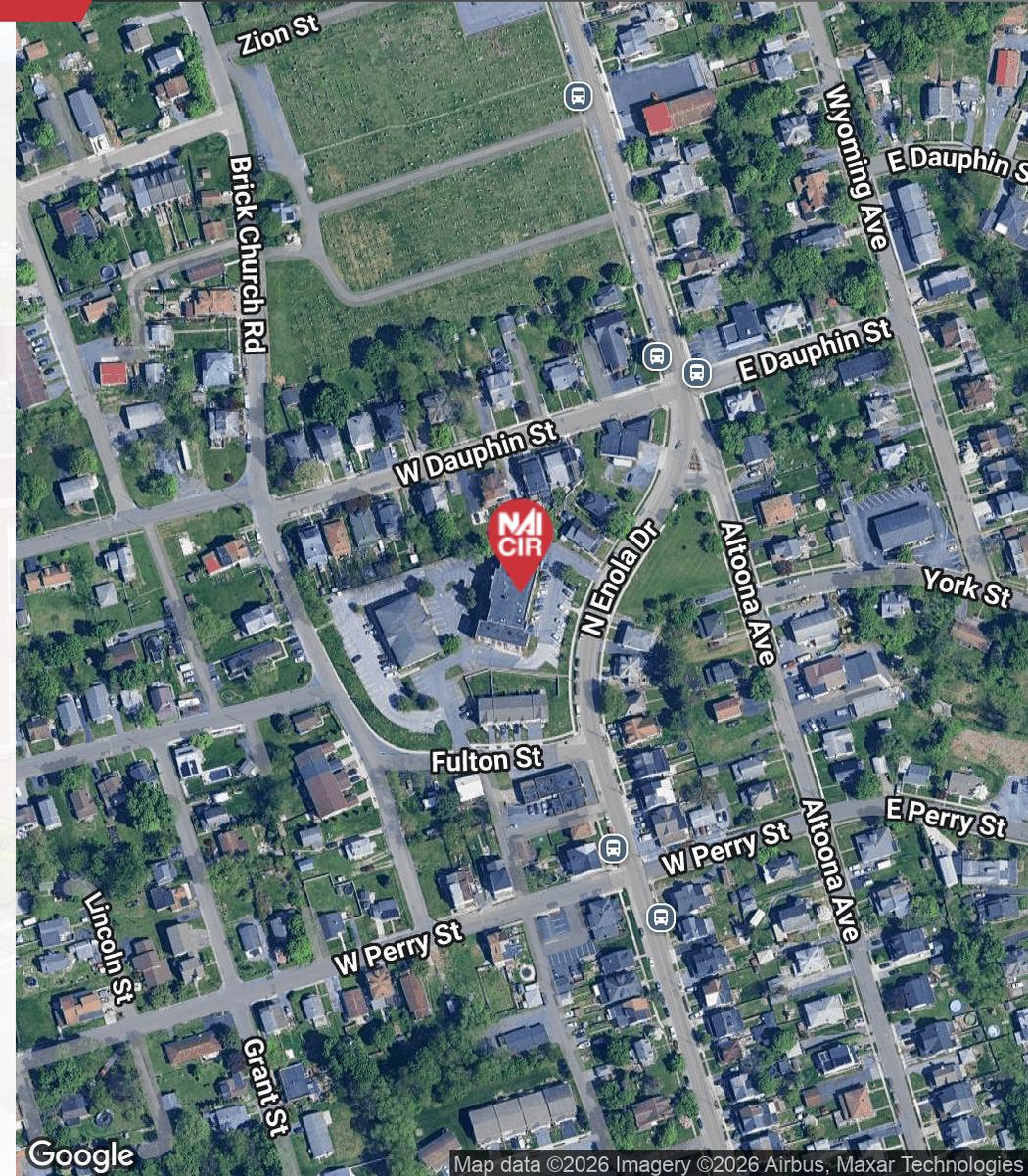
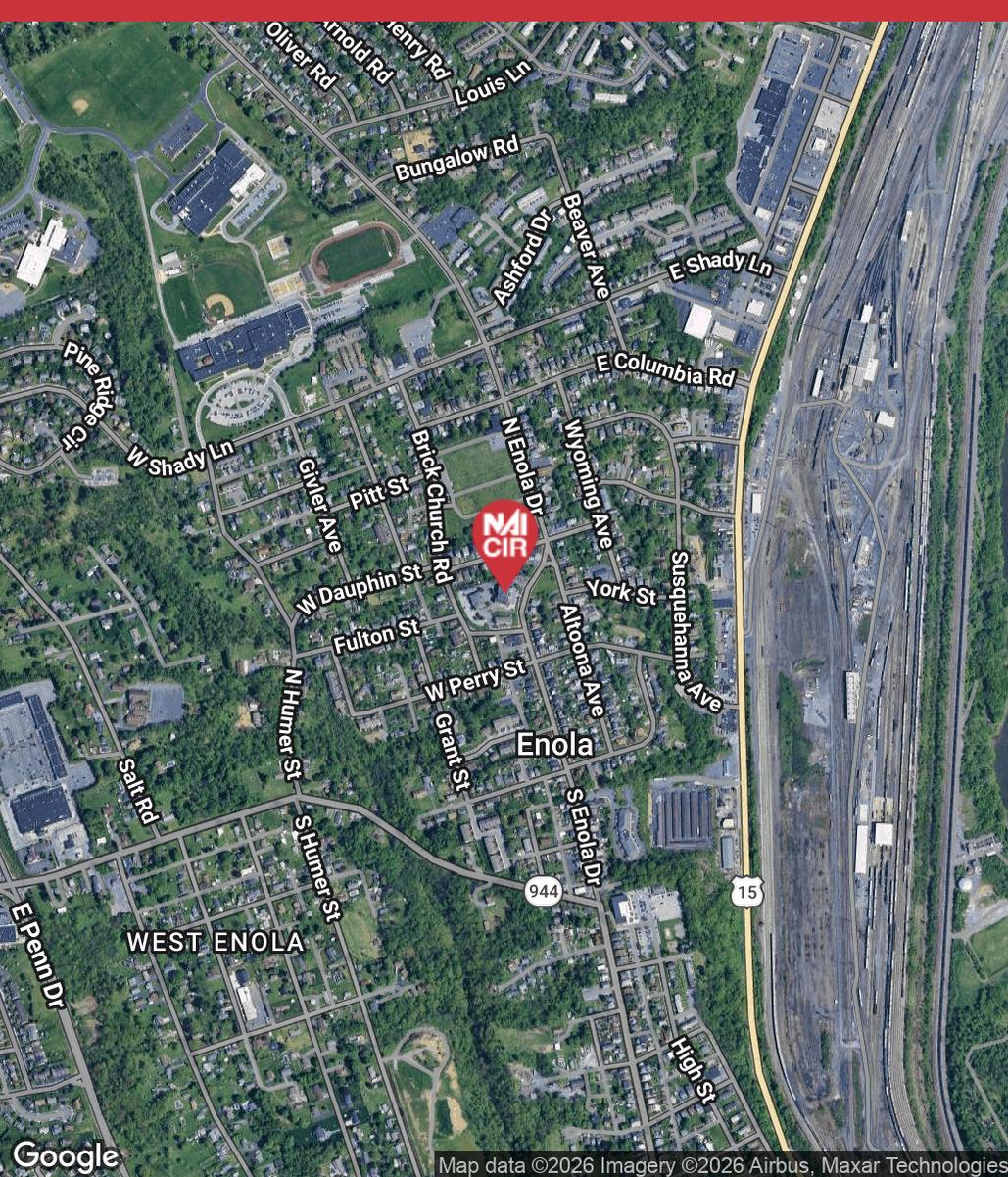
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LOCATION MAP

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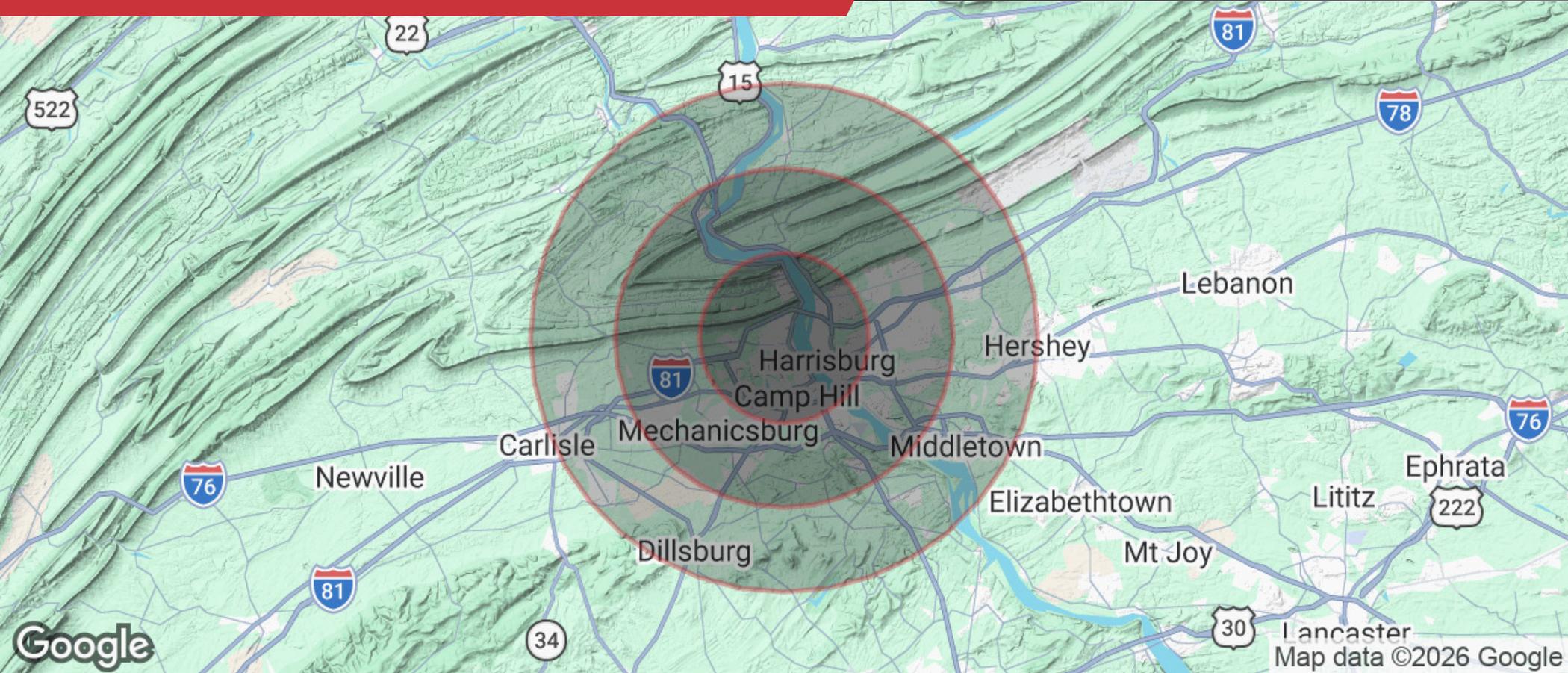


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DEMOGRAPHICS

FOR LEASE

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POPULATION

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 137,294 | 363,223 | 515,790 |



HOUSEHOLDS

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 58,347 | 148,642 | 207,733 |



INCOME

| 5 MILES | 10 MILES | 15 MILES |
|-----------|-----------|-----------|
| \$107,491 | \$105,857 | \$108,121 |

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