

FOR LEASE OR SALE

## 1017 MUMMA ROAD

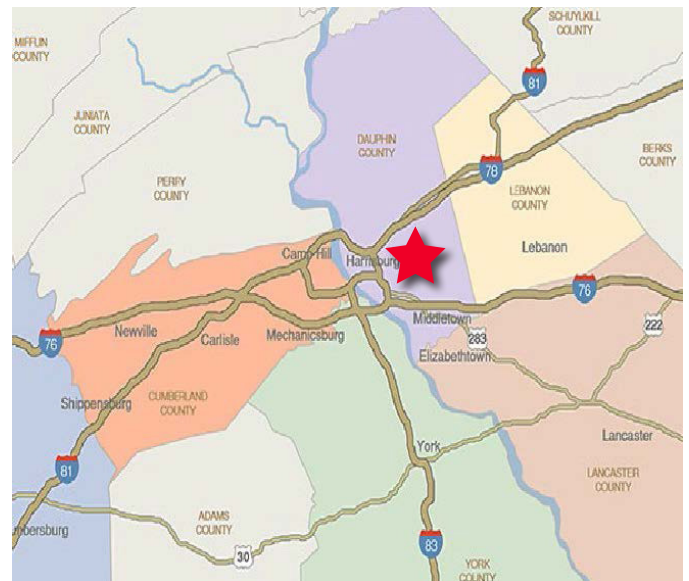
WORMLEYSBURG, PA 17043

1,354 SF up to 2,770 SF AVAILABLE



### PROPERTY HIGHLIGHTS

- Suite 100 - 2,770 SF / Suite 103 - 1,354 SF  
Suite 200 - 1,704 SF / Suite 205 - 1,416 SF
- Great user/owner or investor opportunity
- Building offers a dramatic three-story open lobby with exposed glass elevator, and state-of-the-art restroom with high tile and first class fixtures
- Attractive signage available along Routes 11/15, and building offers 5 parking spaces/1,000 SF
- Recent improvements to the Erford Road Bridge makes access a breeze



*For more information please contact:*

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# 1017 MUMMA ROAD

WORMLEYSBURG, PA 17043

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## PROPERTY DETAILS

<b>ADDRESS</b>	1017 Mumma Road Wormleysburg, PA 17043
<b>COUNTY</b>	Cumberland County
<b>MUNICIPALITY</b>	Wormleysburg Borough
<b>TAX PARCEL NO.</b>	47-19-1590-120
<b>PARCEL SIZE</b>	1.33 AC
<b>ZONING</b>	Professional Office Permitted
<b>ROAD FRONTAGE</b>	160' on Routes 11/15
<b>TOTAL BUILDING SF</b>	21,600 SF
<b>AVAILABLE SF</b>	Suite 100 - 2,770 SF Suite 103 - 1,354 SF Suite 200 - 1,704 SF Suite 205 - 1,416 SF
<b>CLASS</b>	Class A Office
<b>CONSTRUCTION</b>	Masonry, Glass and Marble
<b>NO. OF FLOORS</b>	Three
<b>ELEVATORS</b>	One - Exposed glass elevator

<b>CEILING HEIGHT / TYPE</b>	9' up to 34' 2'x2' acoustical tile
<b>FLOOR TYPE</b>	Marble / Carpet
<b>SPRINKLERS</b>	None
<b>LIGHTING</b>	LED
<b>HVAC</b>	Gas forced hot air / Central air conditioning
<b>SECURITY</b>	Key fob access to building/ suites
<b>PARKING</b>	5.00/1,000 SF
<b>RESTROOMS</b>	Men's and Women's on each floor
<b>SIGNAGE</b>	Monument / Directory / Suite
<b>ASKING PRICE</b>	\$2,995,000
<b>RENTAL RATE</b>	\$18.95/SF/YR Gross
<b>RENTAL EXCLUDES</b>	In-suite janitorial

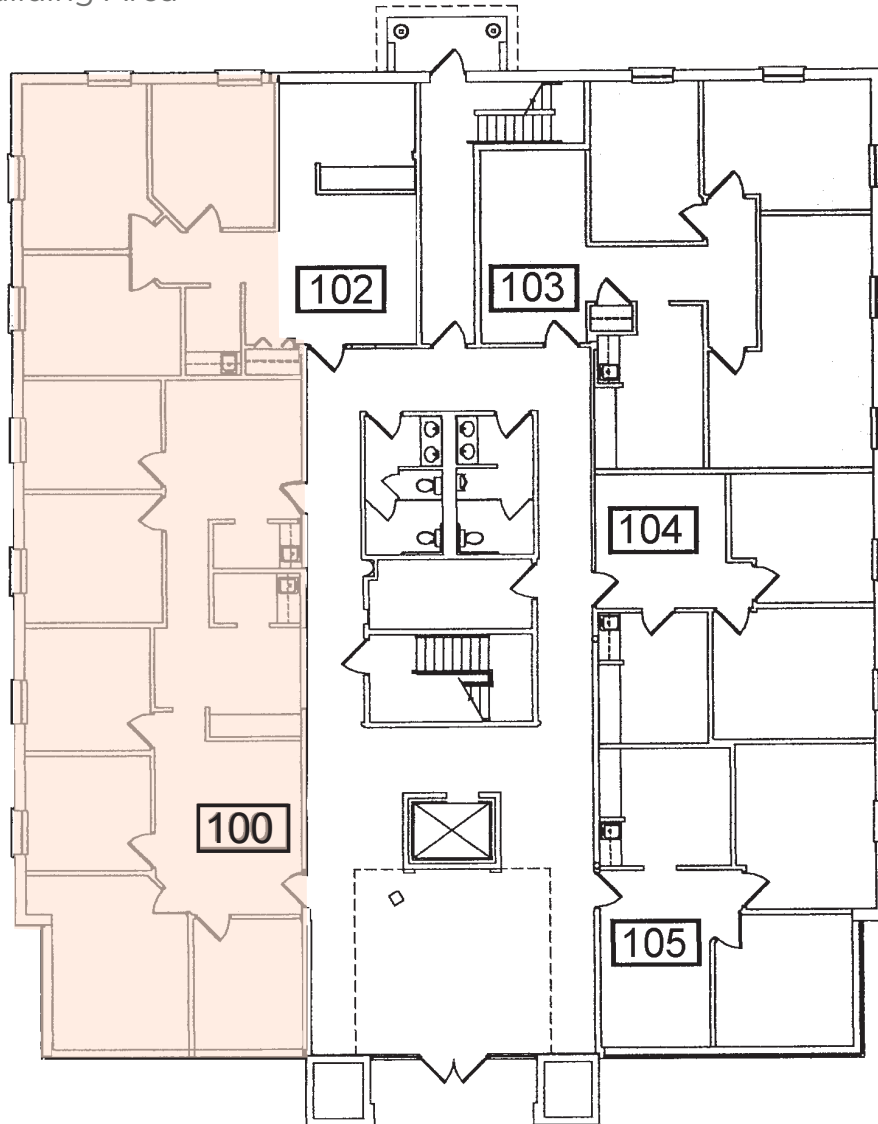
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## FLOOR PLAN

SUITE 100 - 2,770 SF

1st Floor Gross Building Area  
7,270 SF

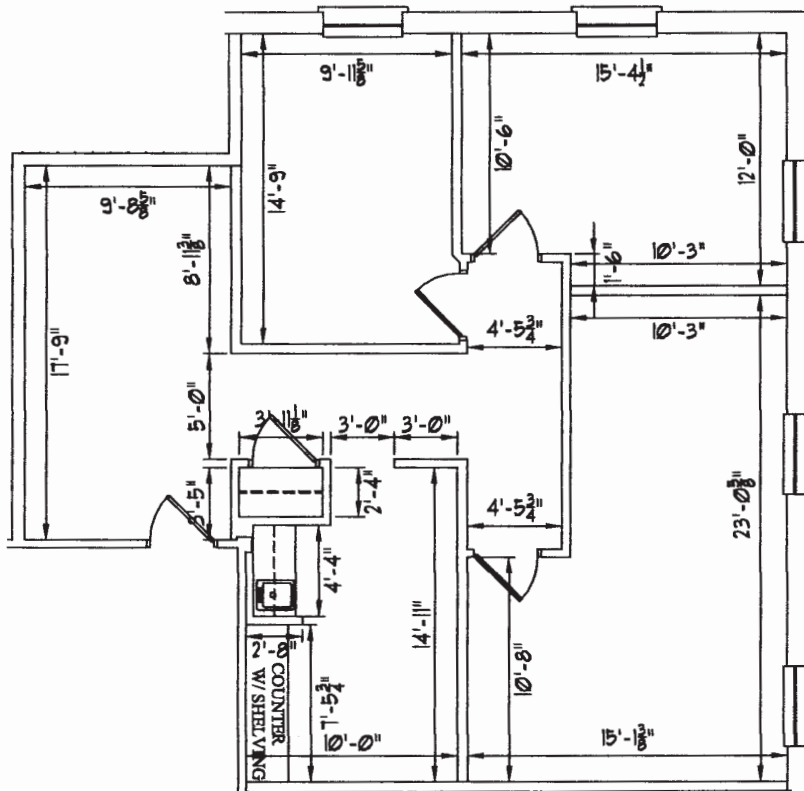


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## FLOOR PLAN

SUITE 103 - 1,354 SF

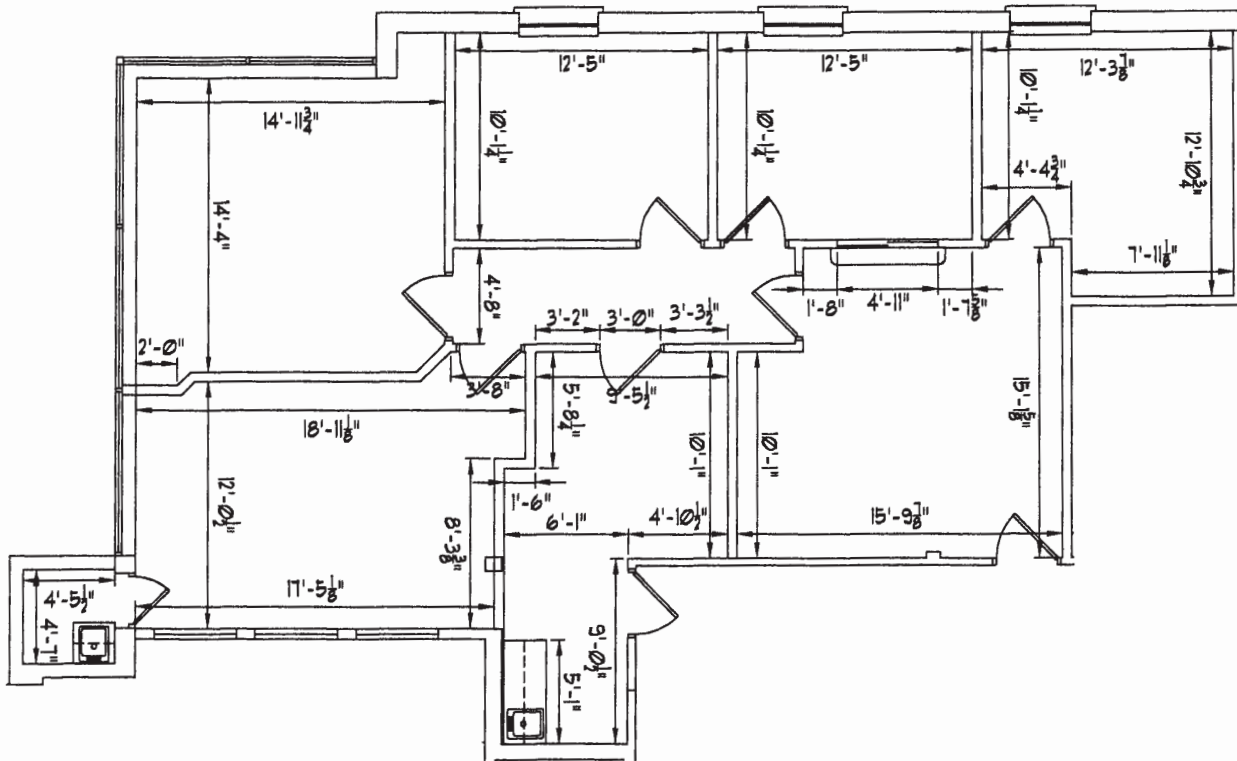


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## FLOOR PLAN

SUITE 200 - 1,704 SF

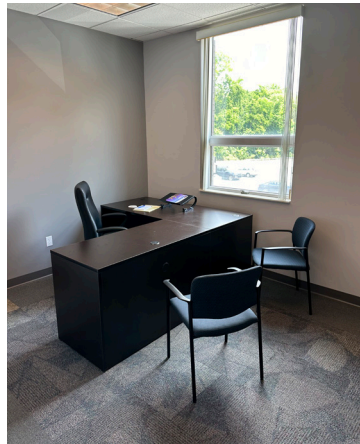




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PHOTOS



**1017 MUMMA ROAD**  
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## AERIAL MAP



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