



LINLO PROPERTIES



## PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 75,283 SF

Custom Fit-Out Solutions

Parking: 4.4/1,000 SF

Rental Rate:

**\$20.95** SF/YR

### FEATURES

- Large Window with Natural Light
- Commuter-Friendly Location
- Onsite Gym Access Included
- Secured Access
- High-End Finishes
- Responsive Property Management
- Local Ownership



*Call today for booking slots!*



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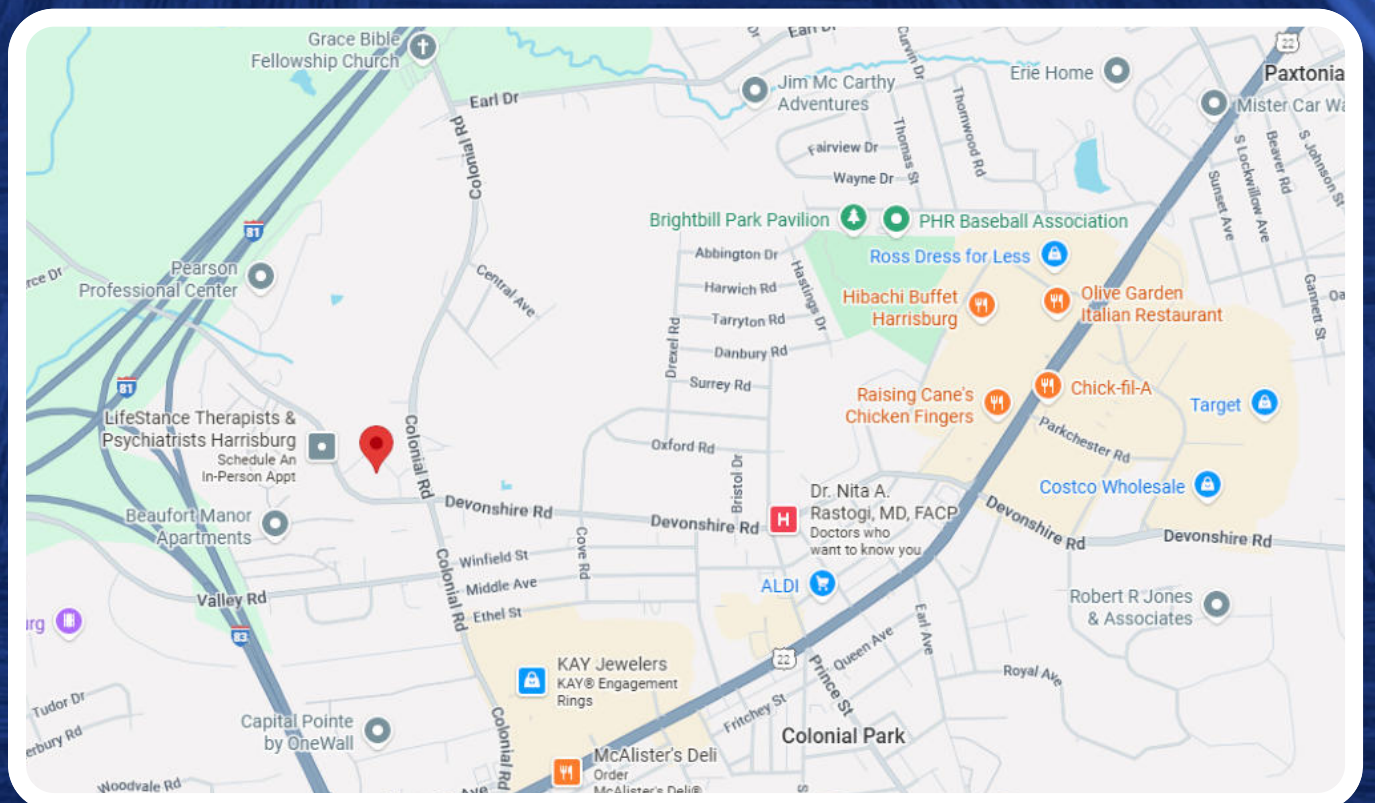


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## BUILDING INTERIOR

Strategically situated near top-tier amenities— shopping centers, banks, and a variety of dining options—this property offers everyday ease and lifestyle appeal. Enjoy seamless connectivity to I-81, I-83, the PA Turnpike, and the Greater Harrisburg Area, making commuting and travel effortless. Positioned at the highly visible, signalized intersection of Crums Mill Road and Colonial Road in desirable Lower Paxton Township, Dauphin County, this prime location is perfectly suited to position your business for growth.



CORPORATE CONVENIENCE





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Step into a professional environment designed for productivity and comfort. Each private suite is individually secured and accessible 24/7, giving you the freedom to work on your schedule. Renovated lobbies, corridors, and shared spaces elevate the overall aesthetic and make a strong first impression



Leases are full-service, with tenants responsible only for in-suite janitorial, phone, internet, and television services. Turnkey option and tenant improvement (TI) allowance are negotiable and tailored to lease terms, giving you the flexibility to customize the space to suit your brand and operational needs.

A CLOSER LOOK INSIDE





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### THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. Crums Mill Corporate Center offers modern upgrades, flexible leasing, and in a high-traffic location. Whether expanding or launching, our team is ready to help you find the perfect space. For leasing details or to schedule a tour, contact our team or visit [www.linloproperties.com](http://www.linloproperties.com). We look forward to supporting your success.

### SELECT TENANTS AT THIS PROPERTY

- Capital Arthritis & Rheumatology - Health Care
- Maher Duessel - Accounting Firm
- Saxton Stump - Law Firm
- Central Dauphin Education Association (CDEA)
- Unisys - Technology Company

### ROOTED IN FAMILY. BUILT ON TRUST.

- Linlo Properties prides itself on being a family owned and operated. Wife and husband owners, Linda and Lowell Gates, started this company as a side business almost 30 years ago where it has rapidly grown into a full-time company with over 45 employees including their daughter, Emily Gates. Linlo Properties has full-time construction crews ready to create your ideal office space. We understand that an office space should be a place that makes you feel proud and comfortable and are committed to making this a reality.

### LEASING TEAM



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[lrgates@linloproperties.com](mailto:lrgates@linloproperties.com)  
Lowell R. Gates



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