



**1801 Oberlin Road
Middletown, PA 17057
Dauphin County, Lower Swatara Township**

Charming three-story stone structure with professional office tenants. Convenient access to both Harrisburg and Lancaster. Easy access to Harrisburg International Airport.

Second Floor: Suite 210 (1,368 SF)

Third Floor: Suite 301 (5,074 SF), Suite 302 (680 SF), Suite 303 (1,600 SF), Suite 304 (1,980 SF)

Square Feet Available	10,720 SF
Lot Size	11.440 AC
Price	\$12.00 / SF

Zoning

(R-S) Residential Suburban District; permits school as special exception, office permitted as variance granted 3-18-92

Building Information

SF Available	10,720
Min Contiguous SF	120
Max Contiguous SF	5,074
Additional information	Suite 210 (1,368 SF) Suite 301 (5,074 SF) Suite 302 (680 SF) Suite 303 (1,600 SF) Suite 304 (1,980 SF)
Total SF in Building	39,294
Construction	Stone, brick and stucco exterior and mostly masonry block walls
Renovation Year	2013 - New windows installed in 2013
Elevator	None
Number of Floors	Three
Sprinklers	Yes; currently services first floor only
HVAC	Heating, two hot water furnaces; Cooling, chiller system that was replaced in 2008 and repaired in 2012
Ceiling Type	2x4 acoustical tile drop ceilings
Ceiling Height	9'
Floor Type	Mostly carpet coverings over poured concrete, supported by steel beams and steel deck
Basement	None
Restroom	First floor: 5; second floor: 6; third floor: 2 large restrooms (4 stalls each)
Electrical Capacity	1,600 Amps, 3 phase main service. Various sub panels throughout
Roof	Pitched wood truss system with asphalt shingle covering
Walls	Drywall and masonry block
Lighting	Mixture of incandescent and fluorescent fixtures

Leasing Information

Price Per SF	\$12.00
Price Notes Leasing	Individual offices can be rented for \$250/month + \$25/month for internet services
Monthly	Varies on amount of space leased
Annually	Varies on amount of space leased
Real Estate Taxes	Included
Operating Expenses	Included
Insurance	Included
Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable
Escalation	3% annually
Possession	At lease commencement
Building Hours	Unlimited

Security Deposit	Equal to one month's rent
Cam	Included

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	L	Trash Removal	L
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	T
Water and Sewer	L	Supplies	L
Taxes	L	Electric	L
Janitorial	*	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L
Other	*Janitorial service common areas only		

Demographics

Radii	Population	Households	Household Income
	3,007	1,226	\$103,511
3	36,437	15,142	\$86,485
5	106,335	44,444	\$81,510

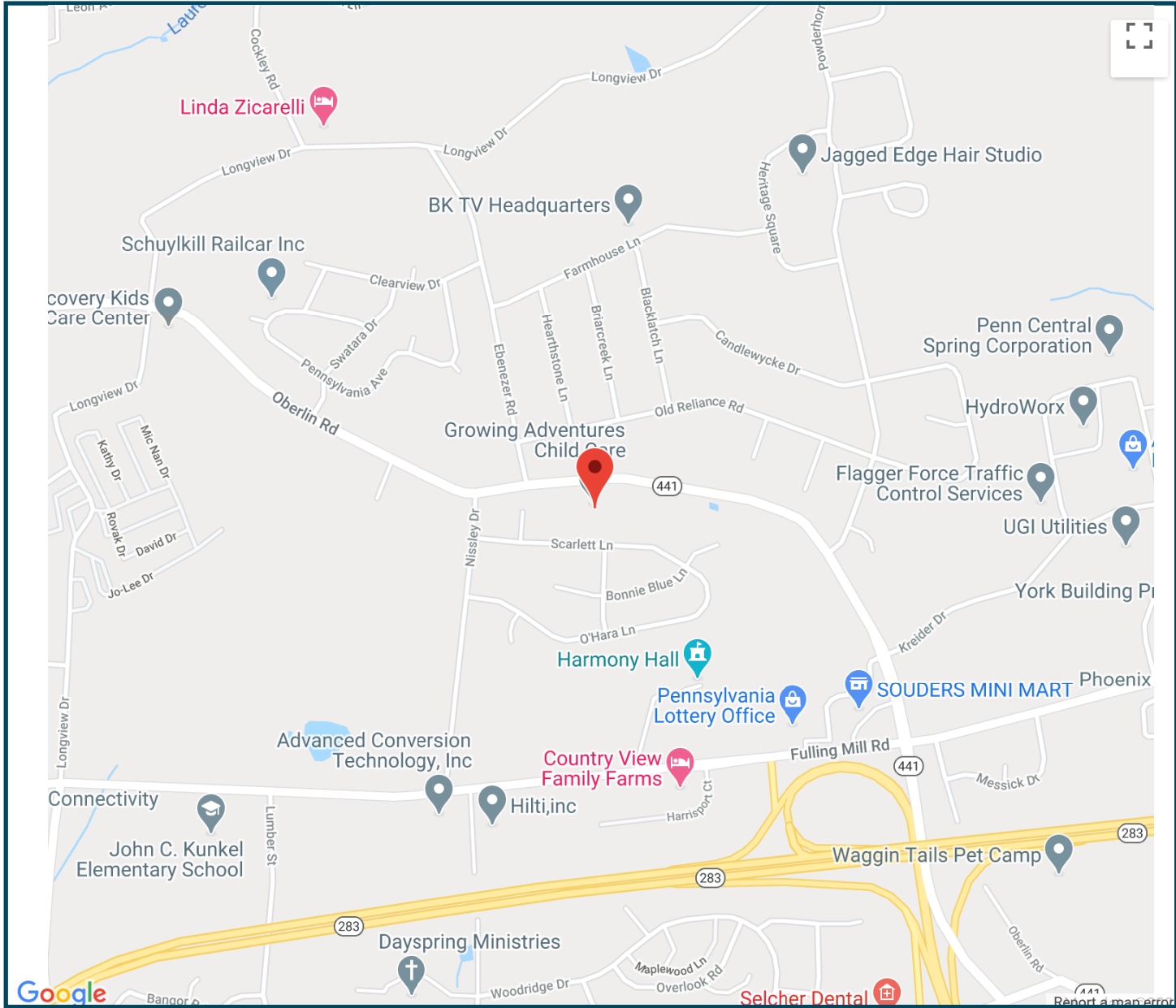
Traffic Count:

Land Information

Acres	11.440 AC
Fencing	On rear property line
Frontage	1,550' +/- on Oberlin Road
Dimensions	1,550' x 290'
Parking	Approximately 95 parking spaces available
Topography	Level
Tax Parcel Number	36-005-018

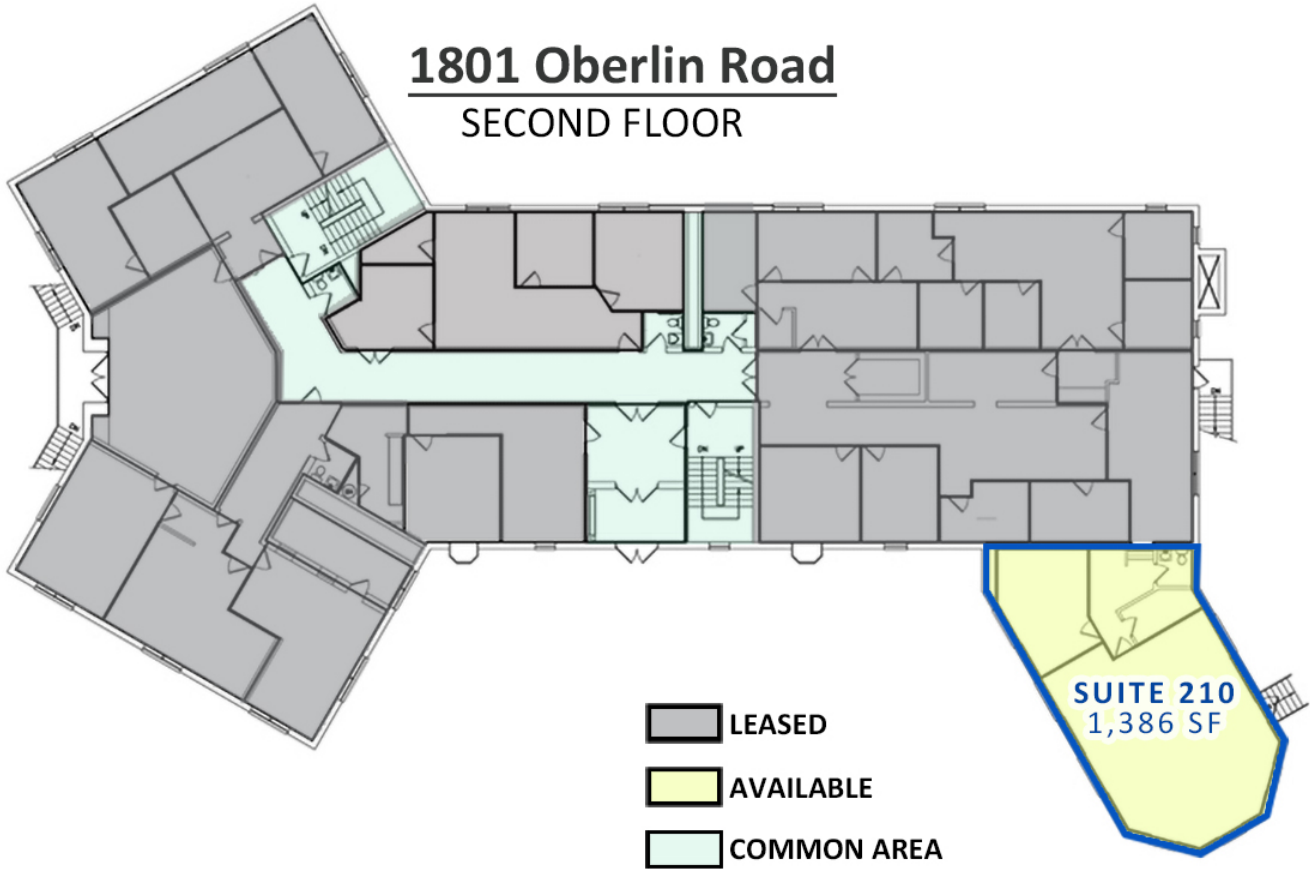
Utilities

Water	Well
Sewer	Public
Gas	Not connected to building

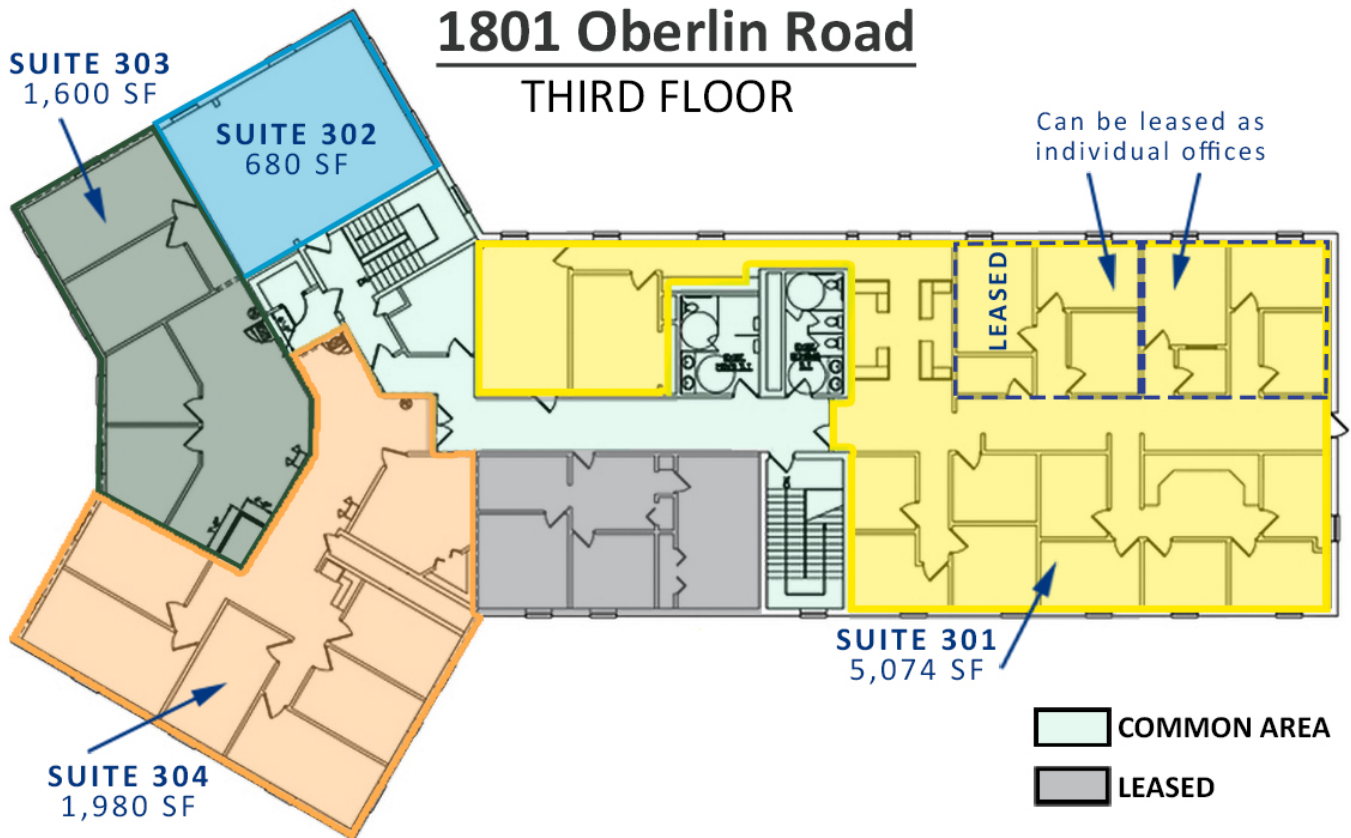




1801 Oberlin Road SECOND FLOOR



1801 Oberlin Road THIRD FLOOR



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

