



5275 E. Trindle Road Mechanicsburg, PA 17050 Hampden Township, Cumberland County

Corner office suite available which offers functionality and usability. The professional office space features executive sized offices, large conference room(s) lining the perimeter, private in-suite restrooms and two entrances. Space can be left as one large suite or made into two suites; Suite A - 2,318 RSF and Suite B - 4,133 RSF.

Square Feet Available	7,018 SF
Lot Size	3.780 AC
Price	\$8.75 / SF

Zoning

Commercial General (C-G); permits professional office uses, medical uses

Building Information

SF Available	7,018
Min Contiguous SF	2,318
Max Contiguous SF	7,018
Additional information	West side office - 2nd floor: 7,018 SF - can be demised into two suites; Suite A - 2,318 RSF & Suite B - 4,133 RSF
Total SF in Building	20,800
Construction	Dryvit
Year Constructed	1978
Elevator	Yes
Elevator Capacity	2000 lbs / 13 passengers
Number of Floors	Two
Sprinklers	Yes
HVAC	Gas heat; electric air conditioning
Ceiling Type	2x4 acoustical tile
Ceiling Height	10'
Floor Type	Carpet
Business ID Sign	Yes; monument, lobby and door
Basement	Yes; not for Tenant use
Restroom	Private in-suite
Electrical Capacity	800 amp, 3-phase with sub-panels
Roof	Rubber
Walls	Painted drywall
Lighting	Parabolic

Leasing Information

Price Per SF	\$8.75
Price Notes Leasing	\$ 8.75/SF - west side office (7,018 SF) \$10.50/SF - east side office (4,545 SF)
Monthly	Varies on amount of space leased
Annually	Varies on amount of space leased
Real Estate Taxes	Included in the rent
Insurance	Included in the rent
Finish Allowance	Negotiable
Lease Term	3 - 5+ years
Options	Negotiable
Escalation	3% annually
Possession	At lease commencement
Building Hours	Unlimited

Security Deposit	Amount equal to first month's rent
Cam	Included in rent

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	L	Trash Removal	*
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	T
Water and Sewer	L	Supplies	T
Taxes	L	Electric	L
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	T
Plumbing Repairs	L	Roof Repairs	L
Other	*Trash removal is split between tenants		

Demographics

Radii	Population	Households	Household Income
1	8,687	4,301	4,301
3	54,973	24,380	\$95,368
5	111,819	45,403	\$103,471
Traffic Count:		12852	

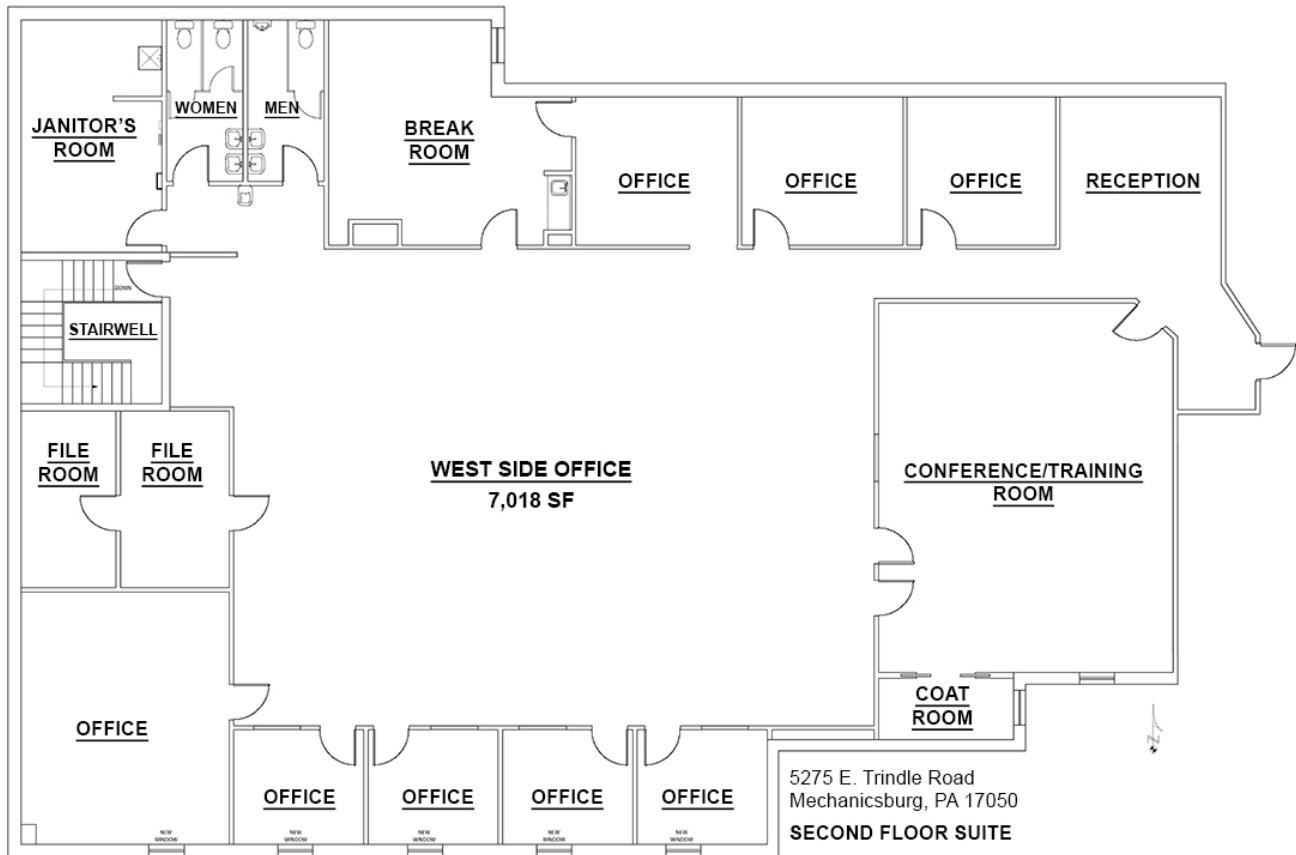
Land Information

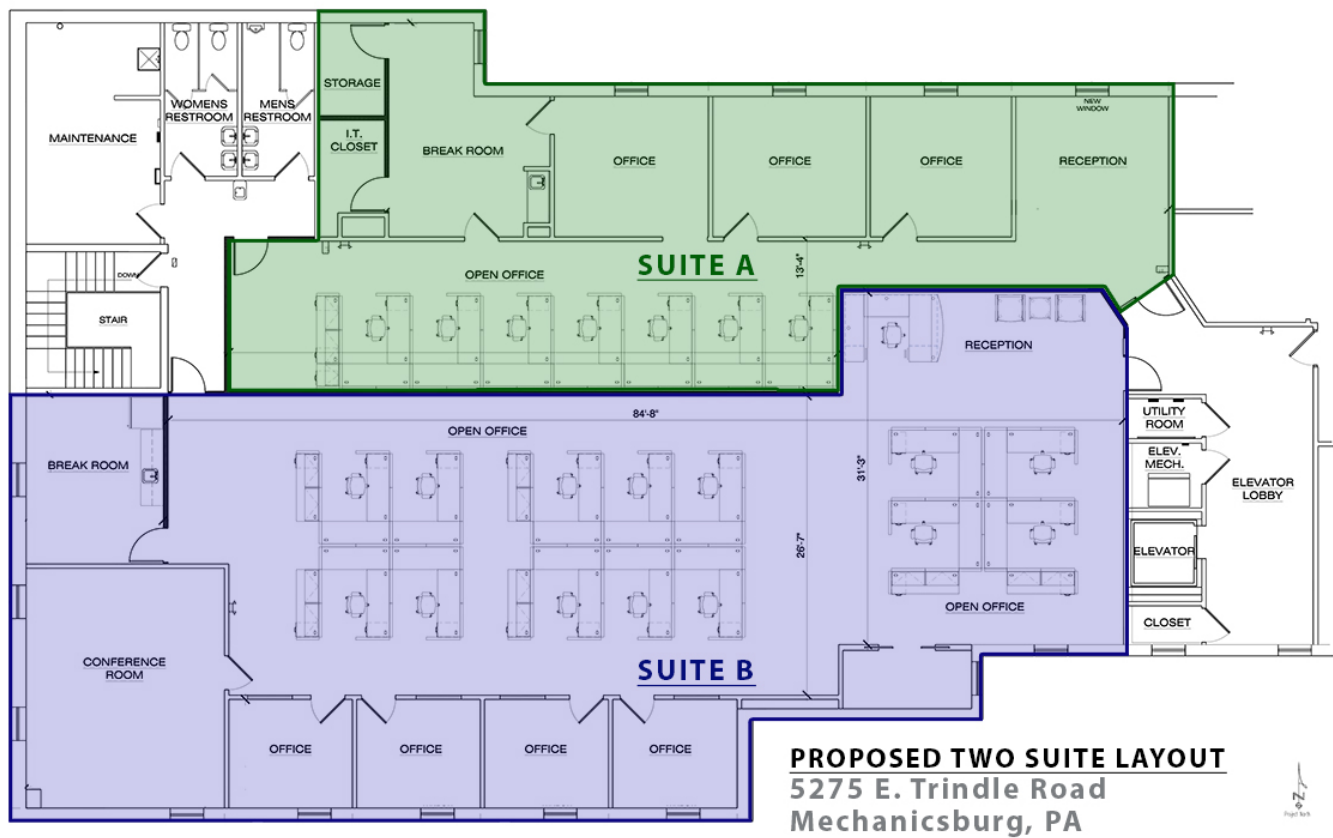
Acres	3.780 AC
Fencing	None
Frontage	Over 400' on E. Trindle Road
Dimensions	400' x 400' +/-
Parking	Over 100 spaces in common Small number of spaces reserved for patrons of other tenants
Topography	Flat
Tax Parcel Number	10-23-0563-024A

Utilities

Water	Public
Sewer	Public
Gas	Yes; propane







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.

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