

For Lease

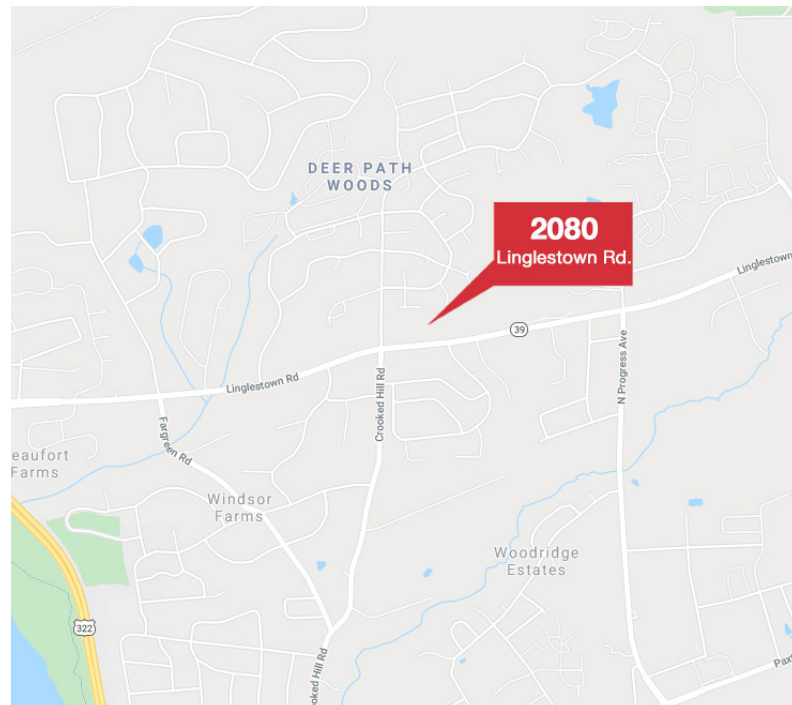
Office Building - 20,500 SF



2080 Linglestown Road, Harrisburg, PA

Property Highlights:

- 20,500 SF two story office building available for lease
- 17,000 SF available for immediate occupancy
- First Floor suites - 3 suites move-in ready
- First floor will remodel to suit; second floor move in ready
- Also available for sale
- Located on Linglestown Road office and commercial corridor with in minutes from Route 322/22 and Front Street



Information concerning this offering comes 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 are approximate.



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For Lease

Executive Summary



2080 Linglestown Road, Harrisburg, PA

Offering Summary:

Lease Rate	\$13.95 SF/yr (Gross)
Available SF	1,000 - 20,500 SF
Lot Size	1.28 Acres
Year Built	1985
Building Size	20,500 SF
Renovated	2015
Zoning	Business Office Residential (BOR)

Property Overview:

1,000 - 20,500 SF of office space available for lease. Office space is available for immediate occupancy or build to suit. Property is situated on Linglestown Road (Route 39) office and commercial corridor.

Location Overview:

Situated among the office and commercial strip on Linglestown Road (Route 39) in Susquehanna Township. Property is minutes from Route 322/22 and Front Street.

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Property Details

Lease Rate	\$13.95 SF/yr (Gross)
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Location Information:

Street Address	2080 Linglestown Road
City, State, Zip	Harrisburg, PA 17110
County/Township	Dauphin/Susquehanna Township

Building Information:

Building Size	20,500 SF
Price/SF	\$13.95 SF/yr
Year Built	1985
Last Renovated	2015
Building Class	B
Occupancy %	40%
Core Factor	Estimated 9%
Tenancy	Multiple
Units	Up to 6-8
Number of Floors	2
Roof	Rubber
Walls	Drywall with wallpaper
Ceilings	Suspended acoustical tile
Floor Coverings	Carpet & tile over concrete
Exterior Walls	Masonry
Business Sign	Yes, Pylon
Elevator	Yes, 2000 pounds

Property Details:

Property Type	Office
Property Subtype	Office Building
Zoning	Business Office Residential (BOR)
Lot Size	1.28 Acres
APN #	62-060-107
Lot Frontage	180.95
Topography	Mostly level

Parking & Transportation:

Parking Ratio	2.91/1,000 SF
Number of Spaces	60

Utilities & Amenities

Handicap Access	Yes
Central HVAC	Electric Heat Pumps
Interior Description	First Floor: Remodel to suit, 6 restrooms Second Floor: 14 private offices, 5 conference rooms, lobby, break room, library, computer room, kitchen, supplies storage, filing/copy room and 4 restrooms
Utilities Description	Water & Sewer: Public Gas: Available, but not connected Electric: PP&L

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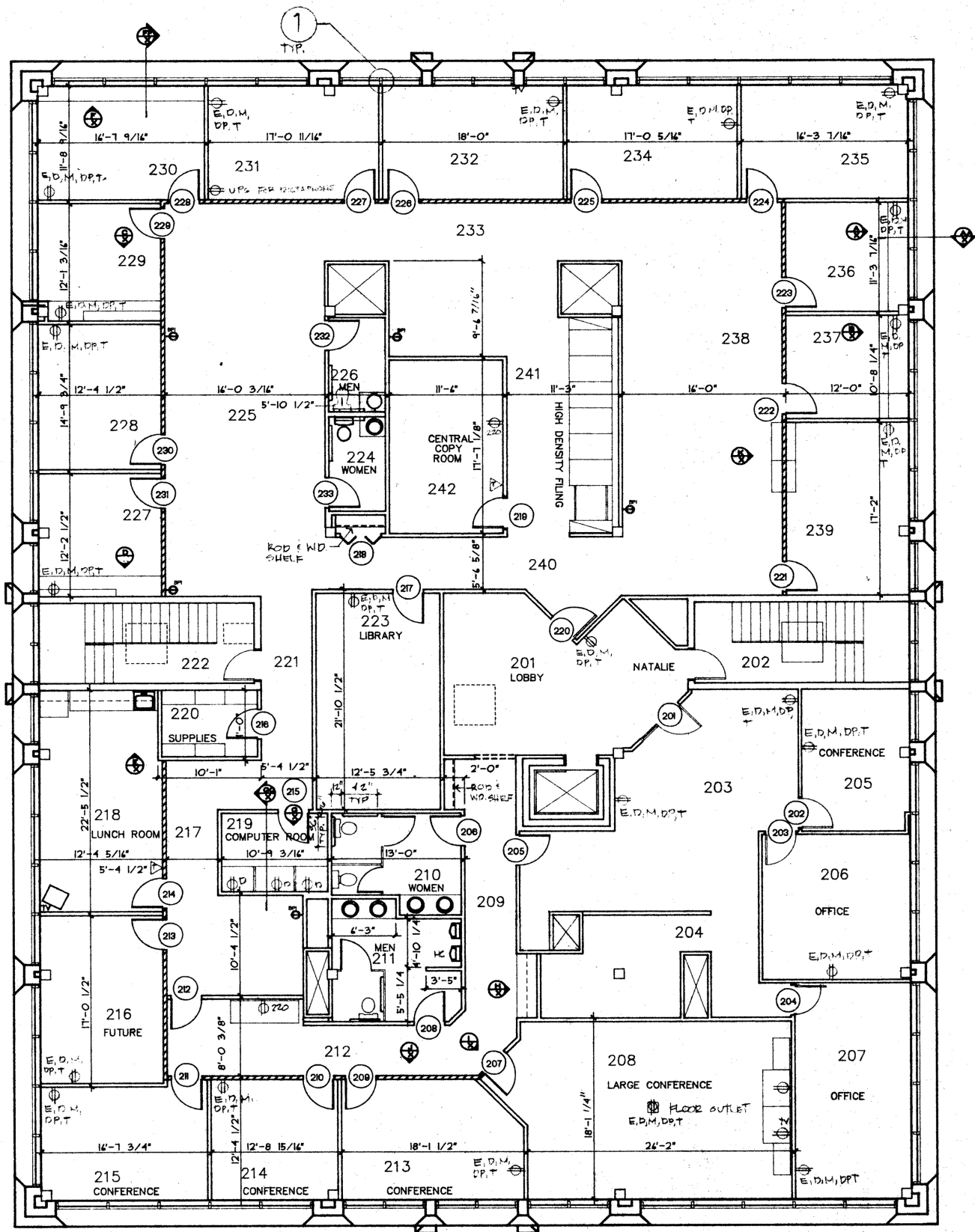


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For Lease

Floorplan - 2nd Floor



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For Sale

Floorplan - 1st Floor



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Harrisburg, PA

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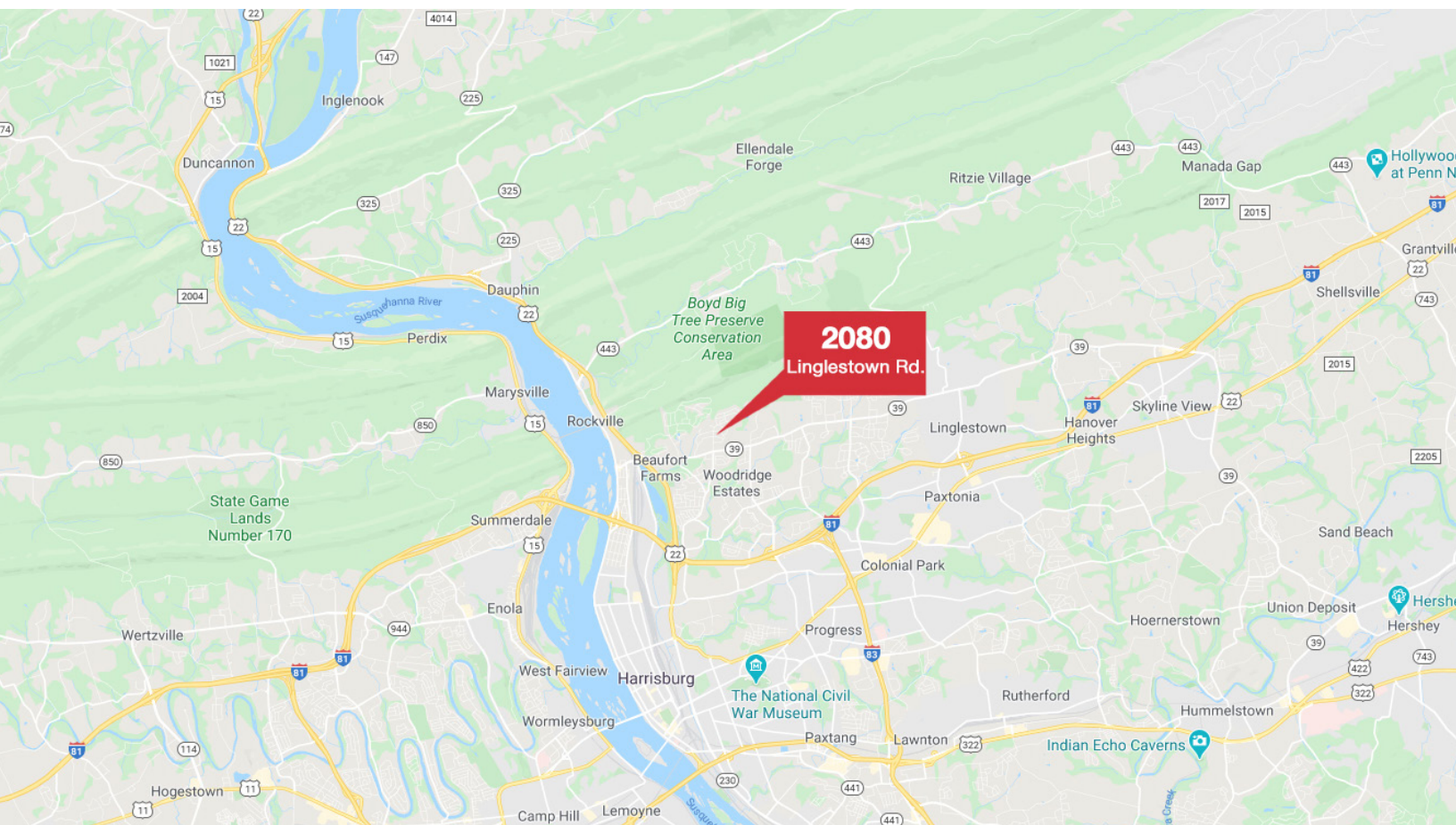


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Location Maps



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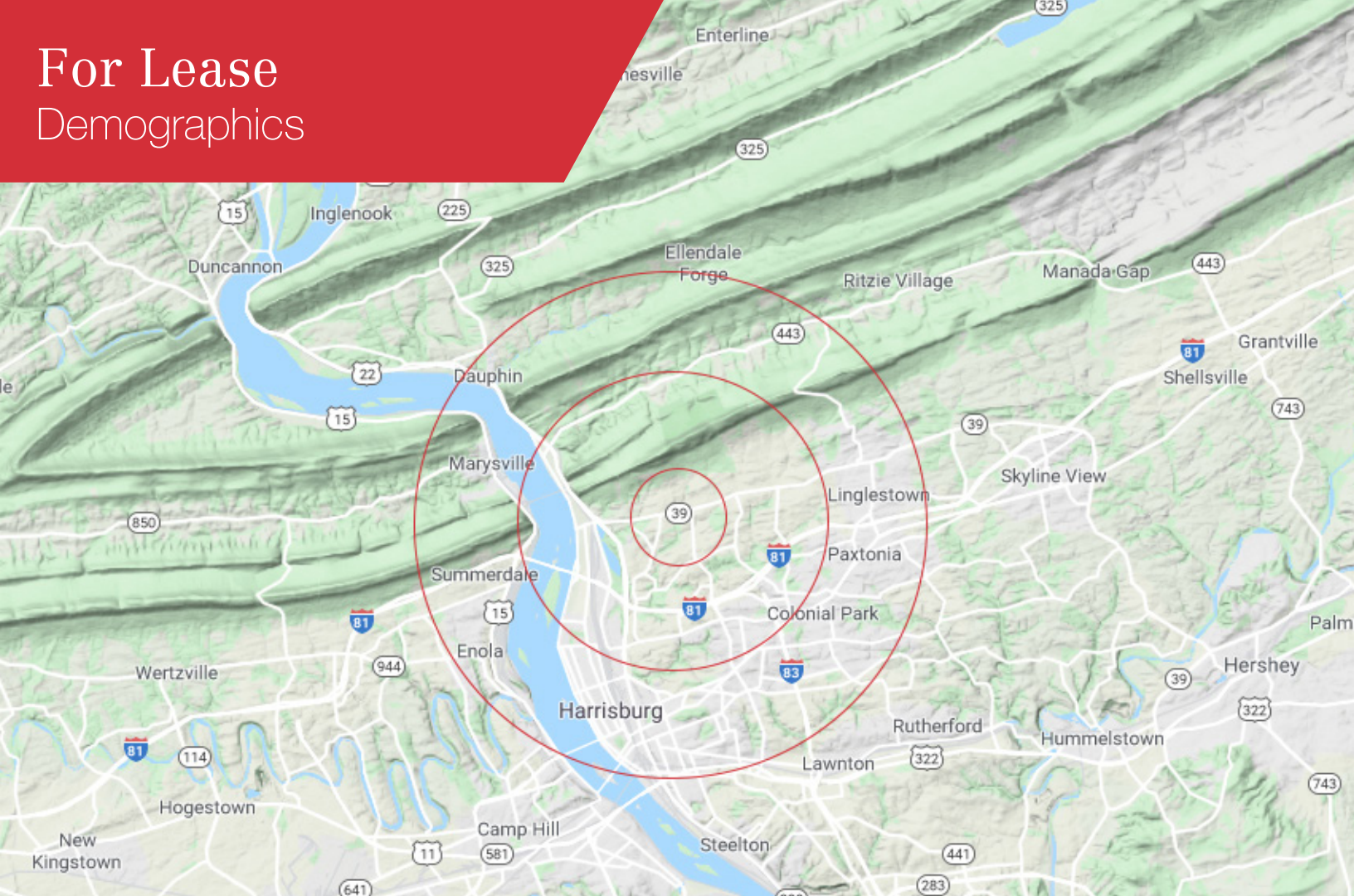


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Demographics



Population

	1 Mile	3 Miles	5 Miles
Total Population	4,586	28,555	122,116
Median Age	44.7	42.0	38.2
Median Age (Male)	42.9	40.2	36.3
Median Age (Female)	46.0	42.6	39.3

Households & Income

Total Households	2,039	12,094	51,958
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$95,460	\$82,860	\$60,884
Average House Value	\$215,939	\$200,541	\$168,475

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