

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	539 - 2,619 SF
Lease Rate:	\$18.95 SF/yr (Full Service)
Municipality:	Susquehanna
County:	Dauphin
Lot Size:	1.72 Acres
Building Size:	33,000 SF
Building Class:	A
Renovated:	2007
Zoning:	Professional Office Use
Cross Streets:	Crooked Hill Road

PROPERTY OVERVIEW

Thoughtfully considered floorplans make for efficient economical business centers. Few opportunities generally exist at these properties, but we now are offering suites from 539 SF to 2,619 SF for immediate occupancy. Ownership strives for the highest marks for cleanliness and tenant satisfaction. Just blocks from the East Shore’s most active development center. New exploding retail and three (3) mixed-use communities with other 1,000 residences anticipated over the next few years. Walk to Starbucks or Mr. Deli for a quick break. Call Tom Posavec or Roy Brenner today for a private showing.

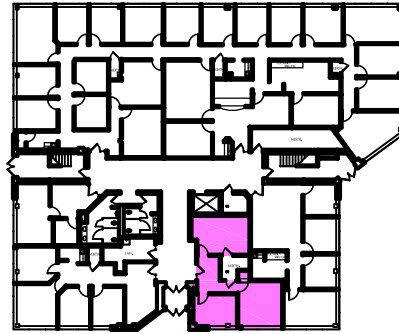
PROPERTY HIGHLIGHTS

- Suites available immediately.
- Efficient floor plans.
- Located in Susquehanna Township.
- Great visibility and signage.
- Ample on site parking.
- Easy access to Rt. 322 and I-81.
- Ideal for any professional office use.
- First class finishes throughout.
- Close proximity to all major local amenities.



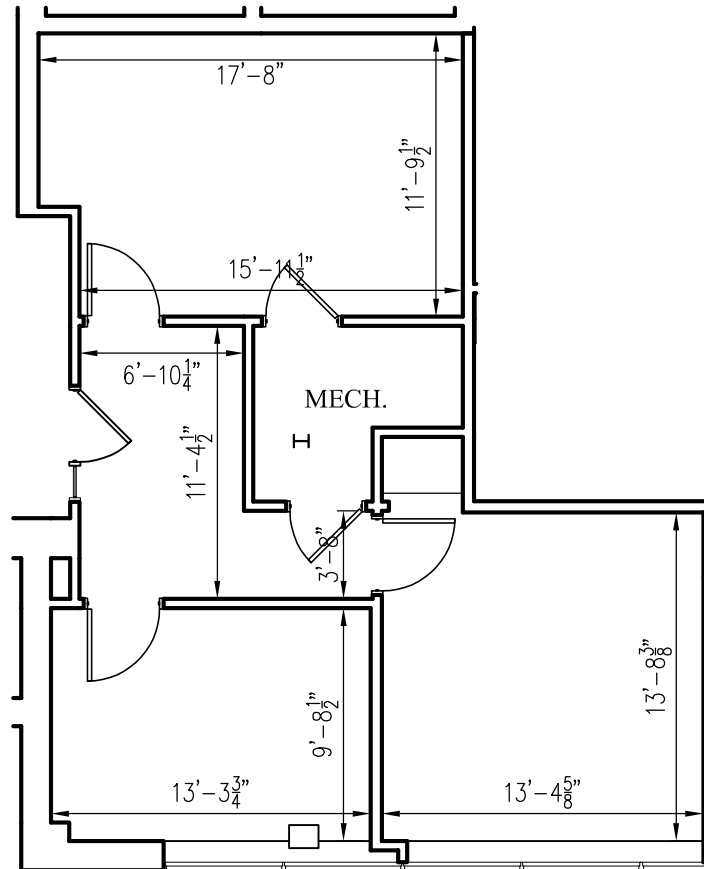
Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

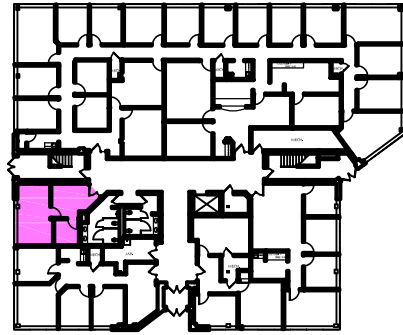
Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com



2000 LINGLESTOWN ROAD
SUITE 101

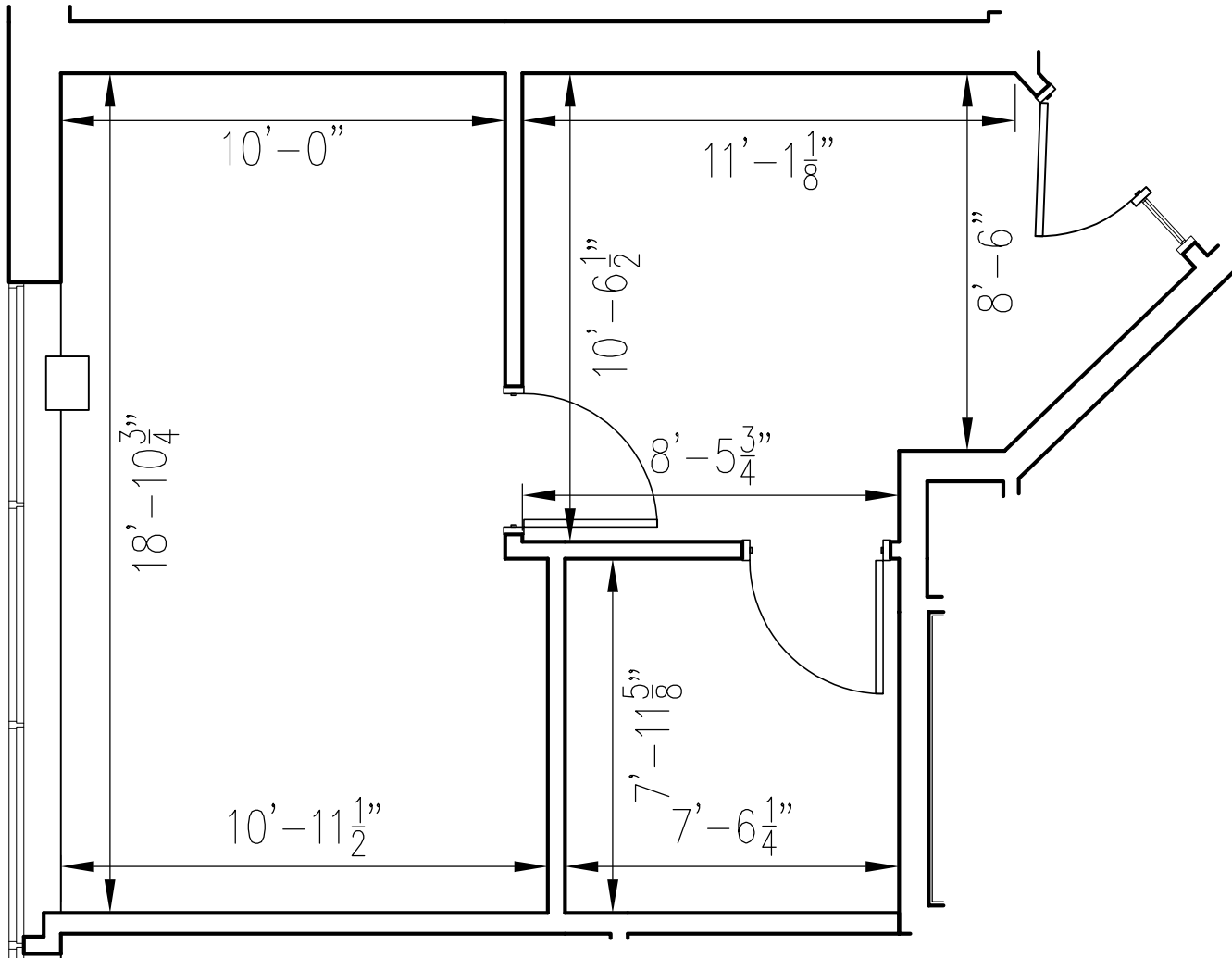
RENTABLE AREA: 848 sf

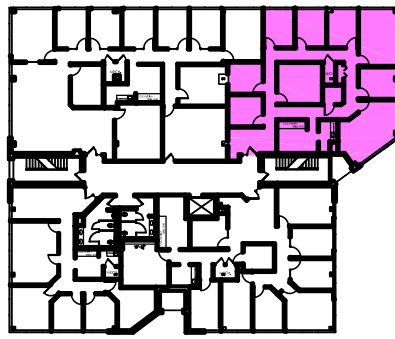




2000 LINGLESTOWN ROAD
SUITE 102

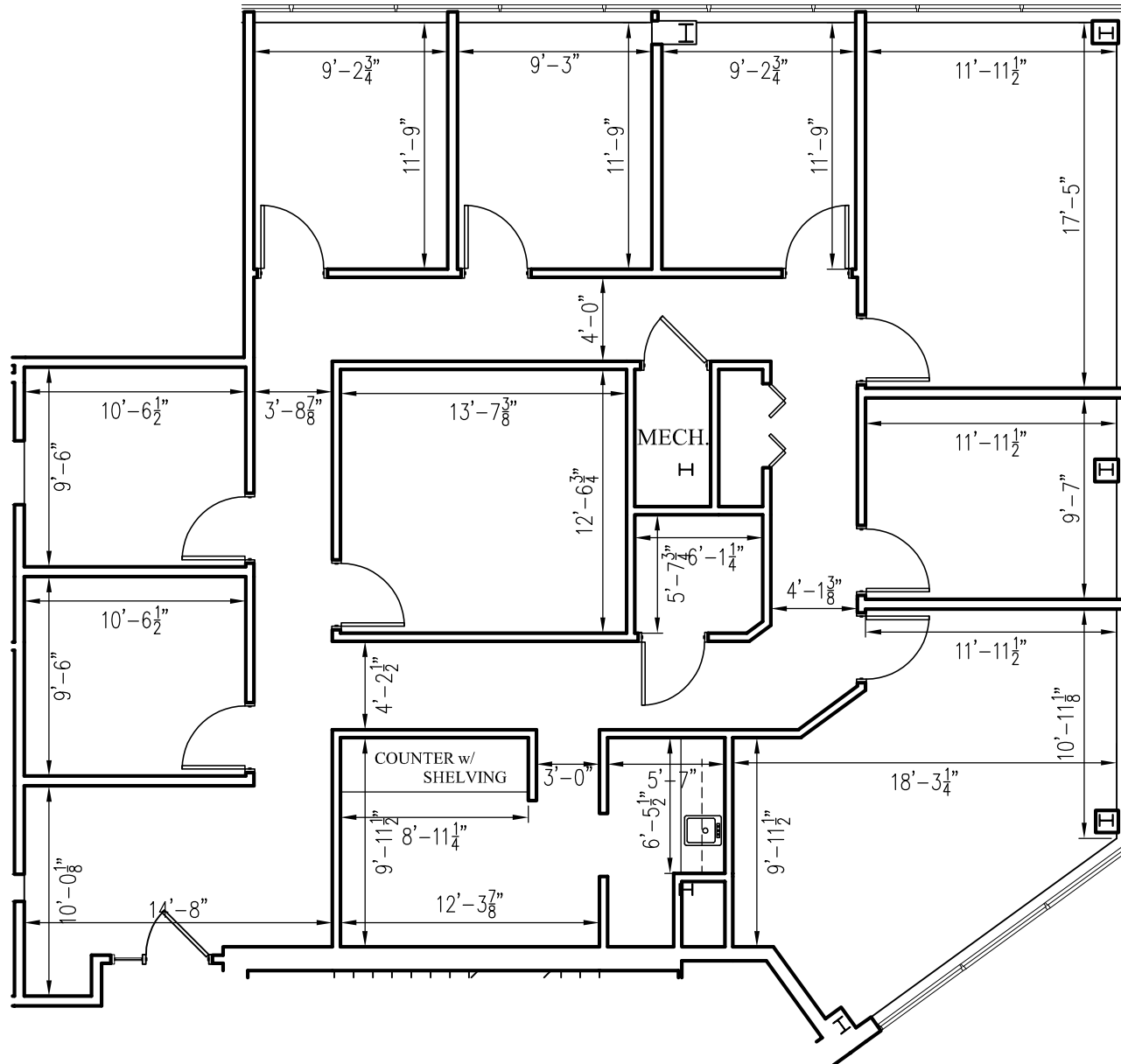
RENTABLE AREA: 539 sf



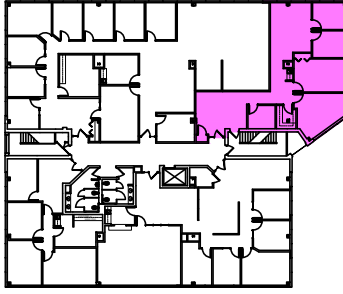


2000 LINGLESTOWN ROAD
SUITE 201

RENTABLE AREA: 2,619 sf

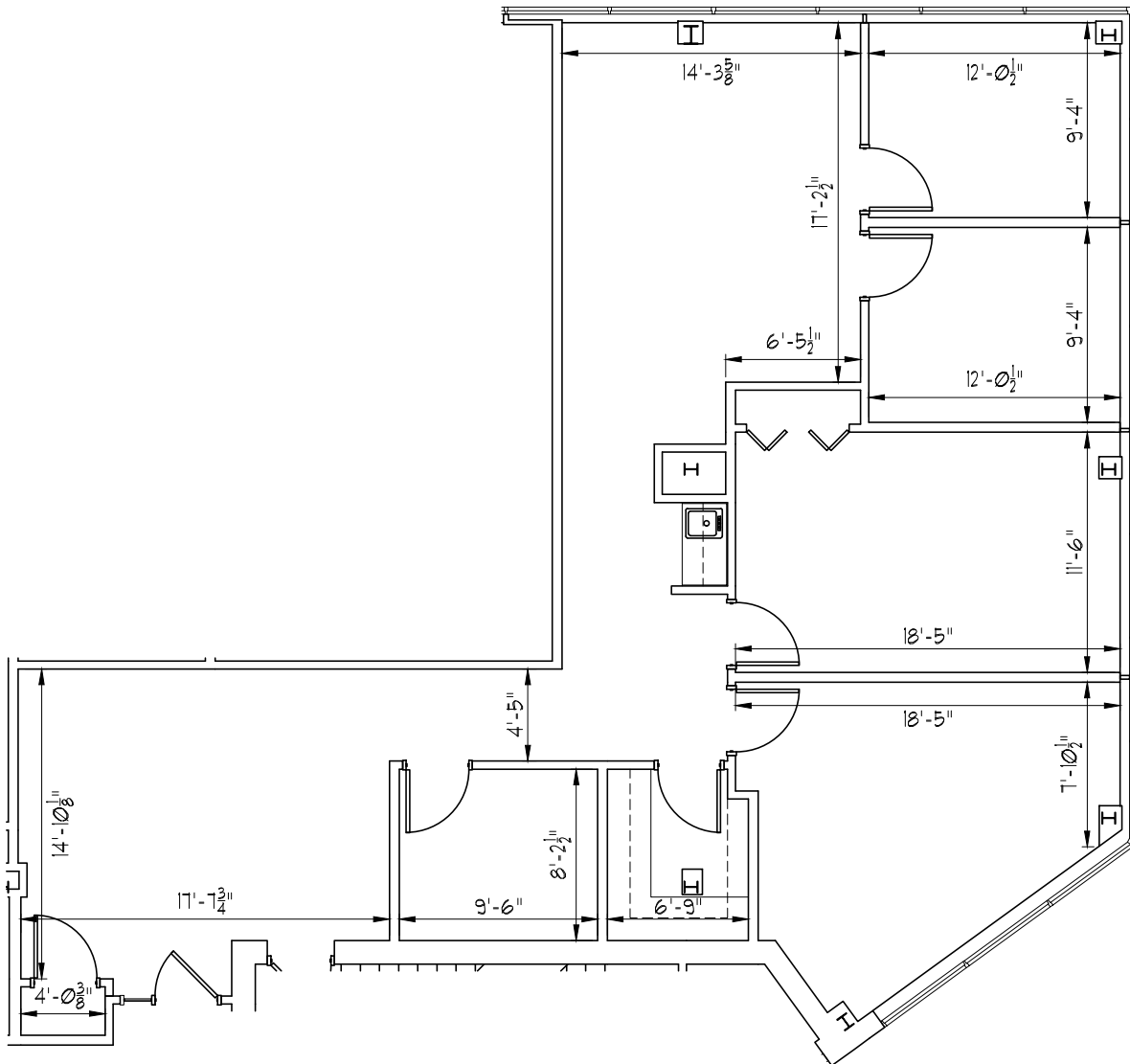


WATERDAY PROPERTIES



2000 LINGLESTOWN ROAD
SUITE 305

RENTABLE AREA: 1,951 sf



Suite 305 Available 1/1/20

NOT TO SCALE

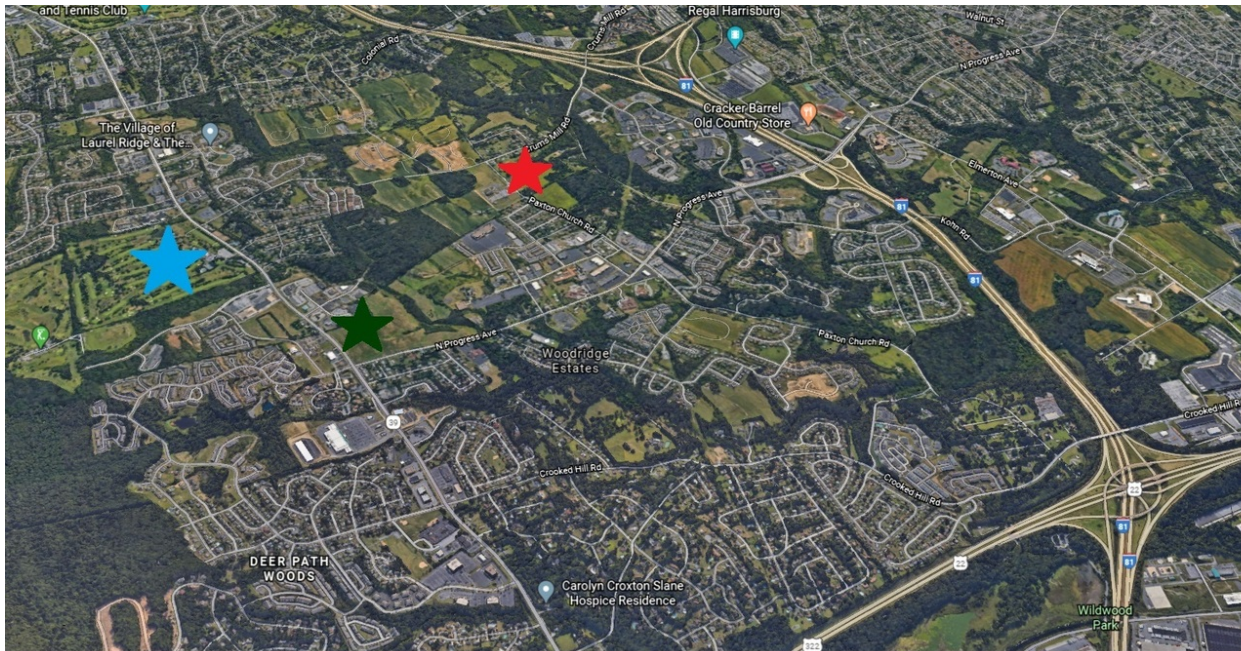
ADDITIONAL PHOTOS



Thomas T. Posavec, SIOR
 Senior Vice President
 717.731.1990 x3007
 tposavec@landmarkcr.com

Roy H. Brenner
 Vice President Corporate Services Group
 717.731.1990 x3016
 rbrenner@landmarkcr.com

ADDITIONAL PHOTOS



SUSQUEHANNA UNION GREEN

Susquehanna Union Green is a planned pedestrian-oriented town center and Traditional Neighborhood Development envisioned to create a community focal point for Susquehanna Township, with a mix of public greens, commercial/retail spaces, a neighborhood grocery, a hotel, and homes and apartments.



BLUE RIDGE VILLAGE

Blue Ridge Village is a ±130 Acres premier mixed-use community on Linglestown Road with spectacular views of the Blue Mountain range. The highly anticipated community will have 79 acres of housing, 16 acres of retail, and an additional 11 acres for commercial or office use.



STRAY WINDS FARM

A community unlike any other on the East Shore of Harrisburg with an all-new array of home styles to choose from including townhomes, villas, single-family homes. Stray Winds Farm is located right off Linglestown Road and near I-81, in Lower Paxton Township and just minutes from downtown Harrisburg.



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

AVAILABLE SPACES

Lease Rate: \$18.95 SF/YR (FULL SERVICE)

Lease Type: Full Service

Total Space 5,957 SF

Lease Term: Negotiable

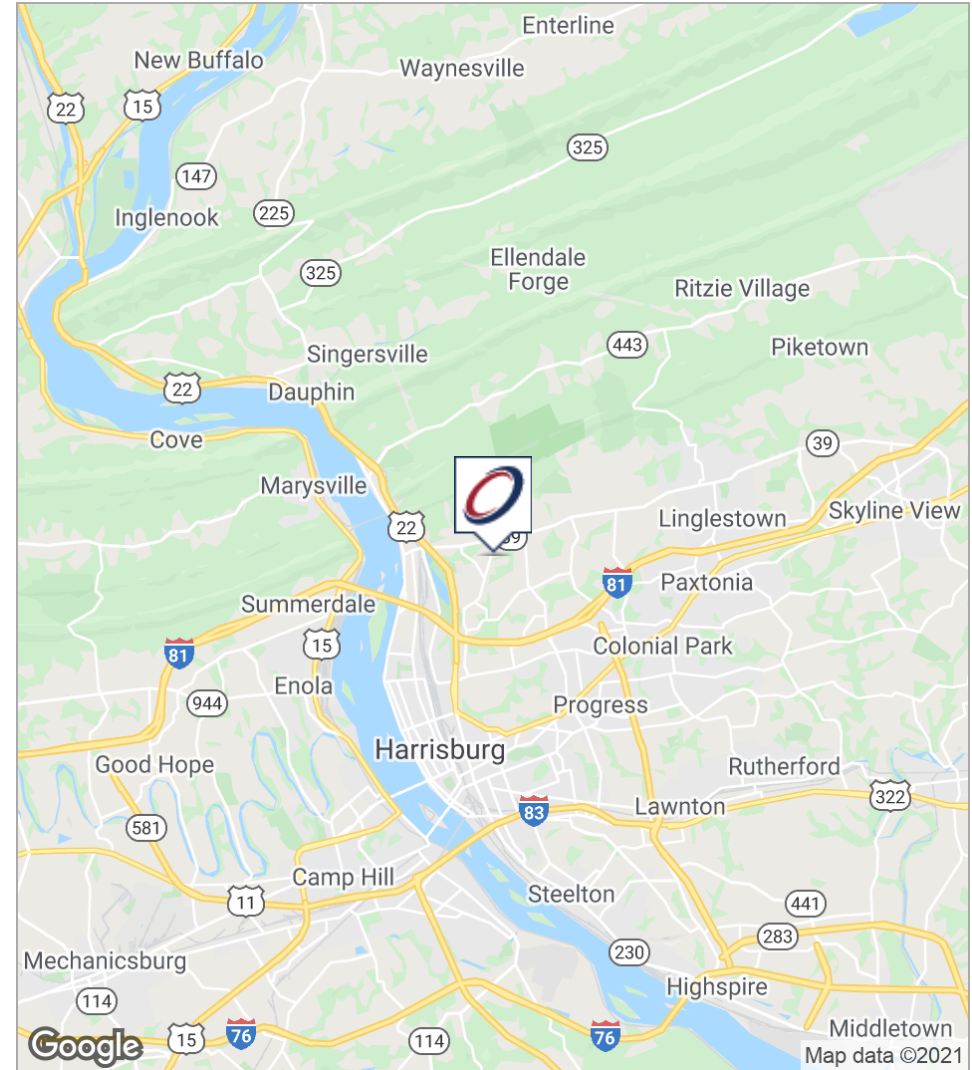
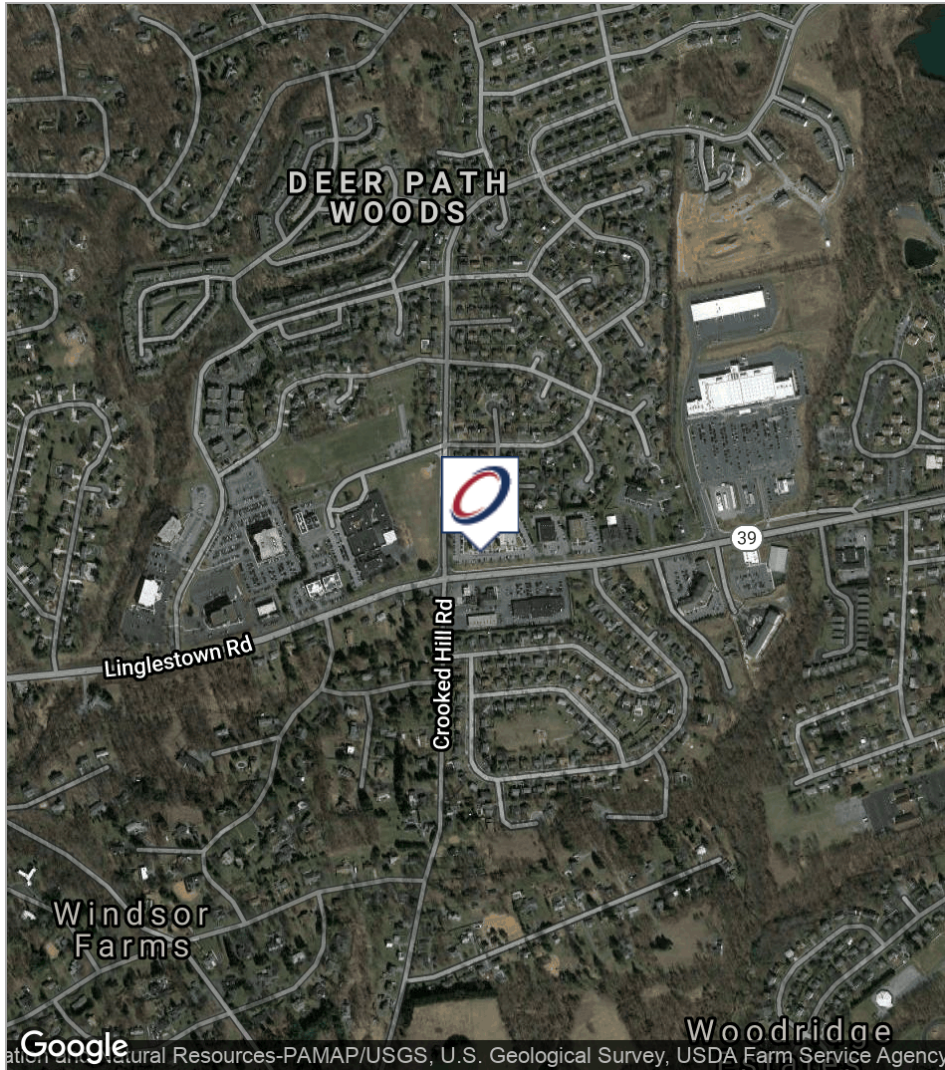
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 101	Office Building	\$18.95 SF/YR	Full Service	848 SF	Negotiable	Excluding interior suite janitorial service.
Suite 102	Office Building	\$18.95 SF/YR	Full Service	539 SF	Negotiable	Excluding interior suite janitorial service.
Suite 201	Office Building	\$18.95 SF/YR	Full Service	2,619 SF	Negotiable	Excluding interior suite janitorial service.
Suite 305	Office Building	\$18.95 SF/YR	Full Service	1,951 SF	Negotiable	Excluding interior suite janitorial service.



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

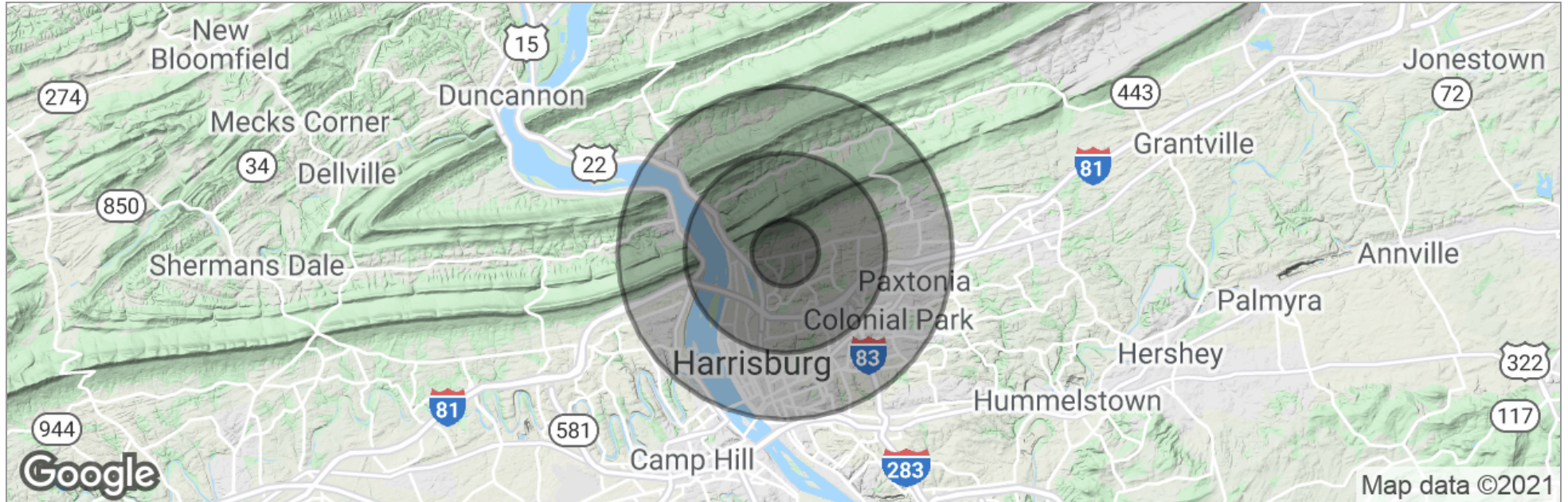
LOCATION MAPS



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

DEMOGRAPHICS MAP



Total Population	4,577	28,197	122,162
Population Density	1,457	997	1,555
Median Age	44.7	42.0	38.1
Median Age (Male)	42.9	40.1	36.3
Median Age (Female)	46.0	42.5	39.2
Total Households	2,036	11,938	52,039
# of Persons Per HH	2.2	2.4	2.3
Average HH Income	\$95,456	\$82,766	\$60,643
Average House Value	\$216,065	\$199,857	\$167,856

* Demographic data derived from 2010 US Census



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com

CUSTOM PAGE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



Thomas T. Posavec, SIOR
Senior Vice President
717.731.1990 x3007
tposavec@landmarkcr.com

Roy H. Brenner
Vice President Corporate Services Group
717.731.1990 x3016
rbrenner@landmarkcr.com