



**1300 LINGLESTOWN ROAD
HARRISBURG, PA 17110**



425 N. 21st Street Suite 302
Camp Hill, PA 17011
www.landmarkcr.com

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Building Size	15,840 SF
Space Available	7,920 SF
Lease Rate	\$19.75 PSF
Lot Size	1.46 Acres
Building Class	A
Year Built	2000
Number of Floors	2
Average Floor Size	7,920 SF
Parking Spaces	40

Available for the first time in 20 years, High-end Class A office space in a great location on the Linglestown Road corridor. Space is ideal for medical uses synergistic with other tenants in the development. Also a great space for law firms, accounting, staffing, or any other business service use.

Just 3 miles from downtown Harrisburg, convenient to Rt. 322, I-81, I-83 and various Front Street and West Shore office locations. Building has great curb appeal with excellent landscaping, and access and visibility from Linglestown Road including a lighted monument sign seen by 17,000 vehicles per day.



- Full-featured space including perimeter private offices and cube/open areas
- Break room, large board room and two smaller conference rooms
- Private entrance to space in rear of building
- Beautifully landscaped campus
- Excellent access to amenities on Linglestown Road and Front Street corridors



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ADDITIONAL PHOTOS



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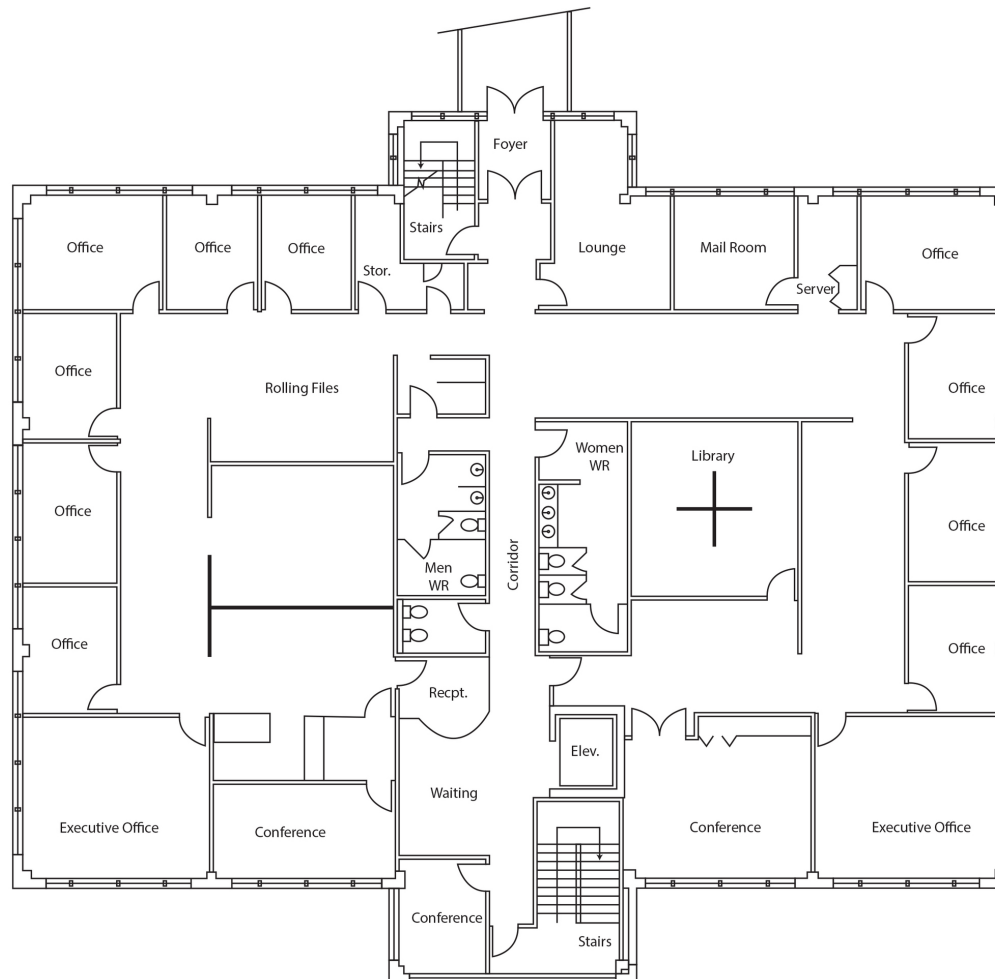
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FLOOR PLAN



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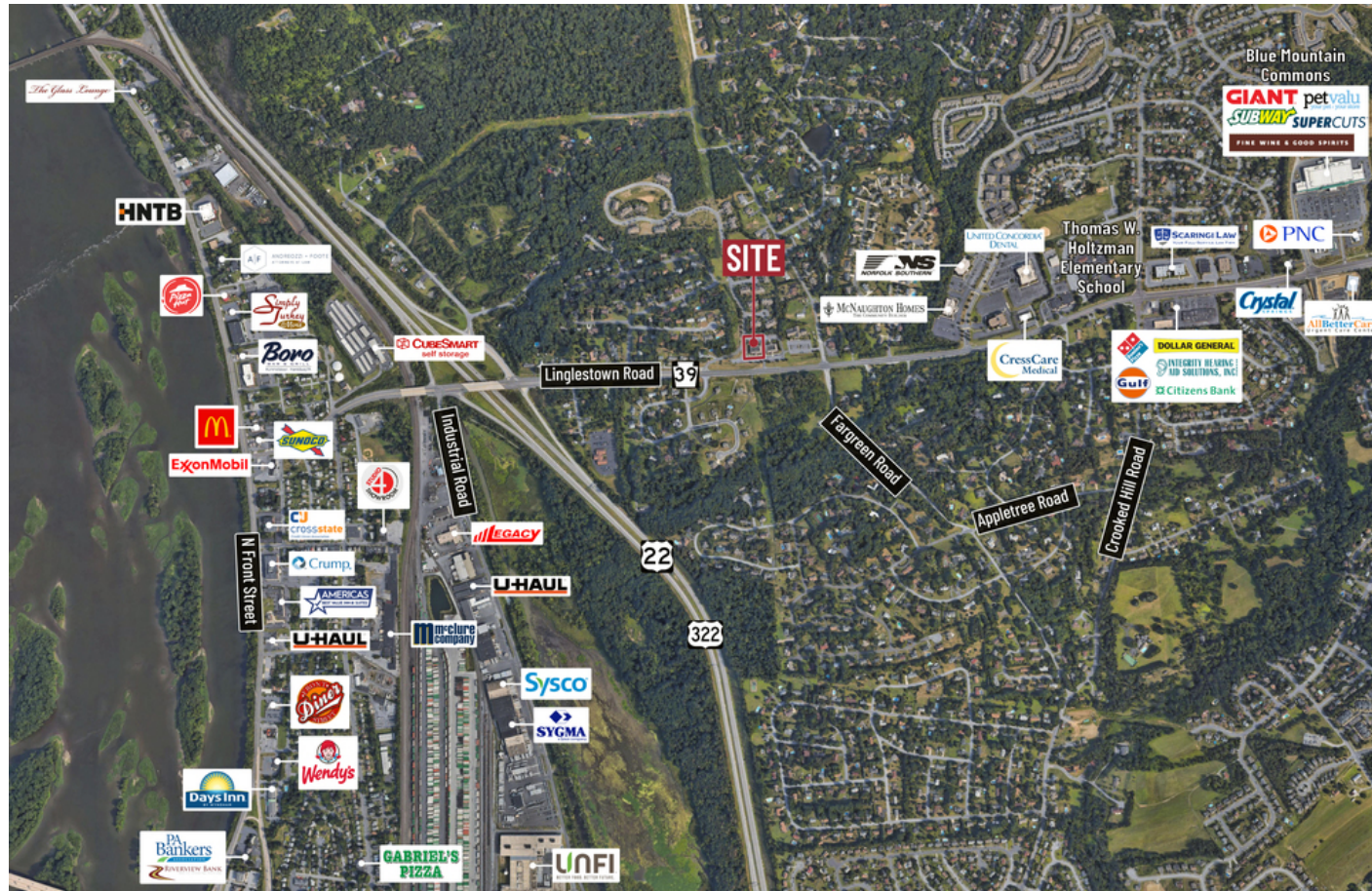
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AREA AND AMENITIES



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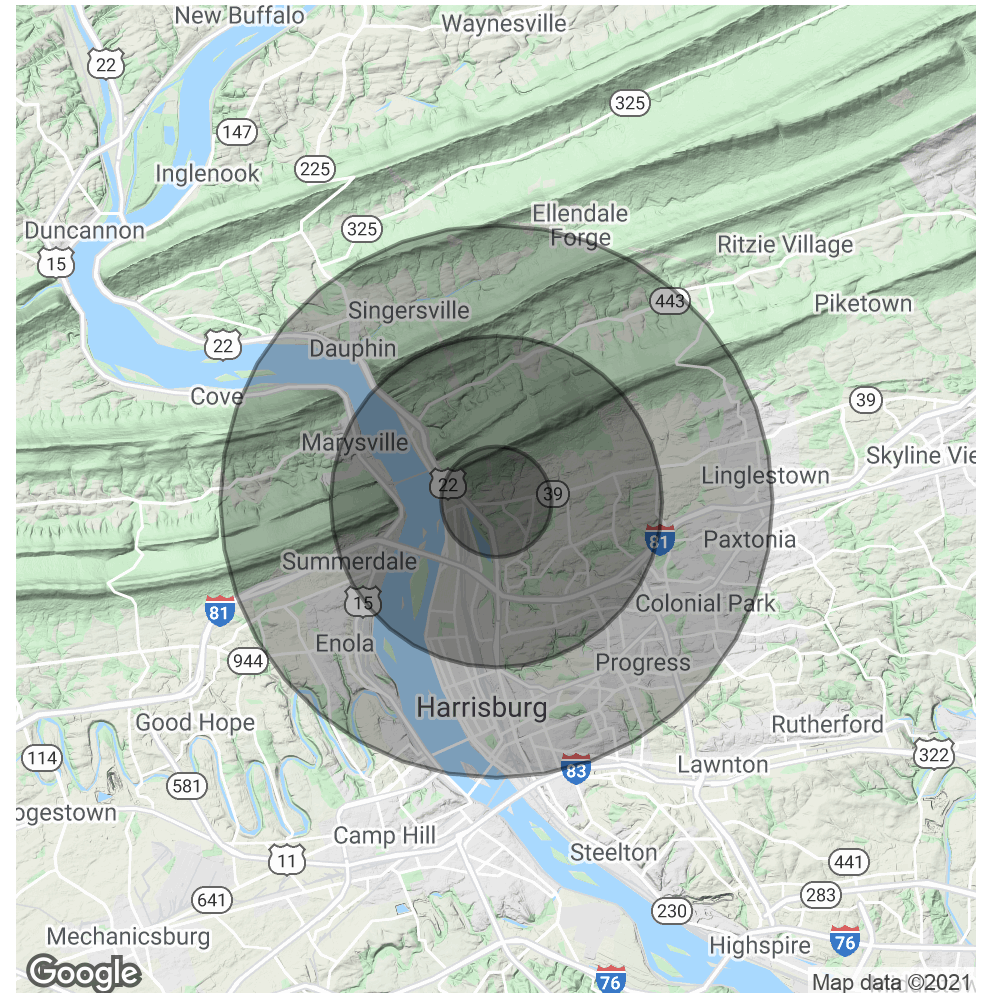
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,206	28,644	117,893
Average age	42.7	39.8	37.5
Average age (Male)	40.3	37.4	35.9
Average age (Female)	43.9	40.7	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,856	11,969	50,308
# of persons per HH	2.3	2.4	2.3
Average HH income	\$86,483	\$76,836	\$59,411
Average house value	\$186,873	\$178,059	\$164,487

* Demographic data derived from 2010 US Census



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