

Office Space For Lease

**2040 Linglestown Rd., 2 Floor , Suite 3
Harrisburg, PA 17110**

Loopnet: 79724
Property #: 672
Listing Broker: TP



Building Description

Building SF: 32,000
Construction Status / Type: / Brick
Year Built / Year Refurbished: Renovated in 2005
Building Class: "A-"
of Floor(s) / # of Unit(s): 3 / 3
Elevator(s): 1
Roof Type / Age: Rubber
Floor Type: Carpet
Lighting: Recessed Parabolic
Sprinkler(s): No
Heat: Gas
Air Conditioning: Electric
Ceiling Height (Min / Max): 9'
Ceiling Type: 2 x 4 Second Look
Handicapped Accessible: Yes
Security: No
Restroom(s): One Pair On Each Floor
Signage: Yes
Parking Comments: Approximately 5 per 1,000

Location/Site Description

Municipality: Susquehanna Township
County: Dauphin
Zoning: Professional Office Permitted
Topography: N/A
Cross Street: Crooked Hill Road
Access: Linglestown Road
Frontage: Linglestown Road
Lot Size/ Dimensions (LxW): 6 Acre(s) / 500 Ft. x 575 Ft. (LxW)
Traffic Count: 18,000 AADT

Listing Broker

Thomas Posavec, Vice President, Office Services Group
717.731.1990
tposavec@landmarkcr.com

Utilities Description

Gas / Water / Sewer: UGI / Public / Public
Supplier / Power: PPL / PPL
Phone / Cable / BroadBand:

Lease Description

Floor	Suite	Type	Space SF	Rate	Comments
2	3	Office	2,680	\$16.95	Second Floor
1	6	Office	1,329	\$16.95	First Floor
2	1	Office	1,135	\$16.95	Second Floor
2	2	Office	1,550	\$16.95	Second Floor

Comments

Listing Comments: New suites available. Flexible floorplates. Great parking.

Property Comments: Small suites available. Ideal for any professional office user. Numerous windows. Easy access.

Directions: From Harrisburg west on Route 322. Exit at Linglestown Road. Turn right. Follow to property on the left.



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