

# Lease Office

Loopnet #: 13998834 File #: TP, RB, JS 1675



## Location Description

**Address:** 2405 Linglestown Rd.  
Harrisburg, PA 17110

**Cross Street:** Progress Avenue

**County:** Dauphin

**Municipality:** Susquehanna Township

**Tax Parcel #:** 62-013-108

**Directions:** Located on Linglestown Road one block west of Progress Avenue.

**Access:** Linglestown Rd.

## Site Description

**Lot Size:** 2.21 Acre(s)

**Frontage:** Linglestown Road

**Perimeter:** 300 X 375

**Zoning:** BPR

**Topography:** Level

**R.E. Taxes:** Included

**Public Transportation:** No

Utility	Provider	Location	Size/Capacity
<b>Electricity:</b>	PP&L	At Site	200A SingleP
<b>Gas:</b>	N/A	N/A	N/A
<b>Sewer:</b>	Public	At Site	
<b>Water:</b>	Public	At Site	
<b>Rail:</b>	N/A	N/A	N/A
<b>Fiber:</b>	N/A	N/A	N/A

## Utilities/Services Paid By

<b>Water:</b>	L	<b>Janitorial:</b>	T
<b>Sewer:</b>	L	<b>Heat:</b>	L
<b>Trash:</b>	L	<b>HVAC Repairs:</b>	L
<b>Electricity:</b>	L	<b>Interior Repairs:</b>	T
<b>Air Conditioning:</b>	L	<b>Parking Main.:</b>	L
<b>Plumbing Repair:</b>	L	<b>Structure Repairs:</b>	L
<b>Lawn Maintenance:</b>	L	<b>Snow Removal:</b>	L
<b>Taxes:</b>	L	<b>Light Bulbs:</b>	T
<b>Insurance:</b>	L		

## Building Description

**Total SF:** 15,000 SF

**Class:** B

**Construction:** Brick

**# of Units:** 3

**Age:** N/A

**Roof Type/Material:** Flat/Rubber

**Floor Type:** Concrete/Carpet

**Floors:** 1

**Elevator:** 0

**Ceiling Hgt. Min/Max:** 8'6"/8'6"

**Type:** Acoustical Tile

**Sprinklers:** No

**Lighting:** Fluorescent

**Heat: Type/Source:** Electric/Forced hot air

**Air Conditioning:** Central

**Restrooms:**

**Business ID Sign:** Yes

**Security System:** No

**Handicap Access:** Yes

**Parking Desc.:** 4 per 1000 - In Common

## Comments

**Special Features:** Great East Shore location. Located within seconds from all amenities. Great suites for any professional office user.

**Showing Instructions:** Office Services Group

**Key:** H4

**Listing Comments:** Lease suites from 1500 SF up to 2500 SF. Quality finishes throughout.

## Lease Rate / Terms

Unit:	SF:	Rate:	Term:	Available:	Comments:
1	1,500	\$11.50	3 Yr.	8/20/2004	
2	2,500	\$11.50	3 Yr.	8/20/2004	



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