

Office Space For Lease

Loopnet #: 14185518 File #: TP, RB 1755



Utilities/Services Paid By

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

Building Description

Total SF:	6,800 SF
Class:	B
Construction:	Masonry
# of Units:	2
Age:	N/A
Roof Type/Material:	Pitched/Shingle
Floor Type:	Carpet
Floors:	2
Elevator:	0
Ceiling Hgt. Min/Max:	8'5"/8'5"
Type:	2'x4' Acoustical Tile
Sprinklers:	No
Lighting:	Fluorescent
Heat: Type/Source	Electric
Air Conditioning:	Central
Restrooms:	2
Business ID Sign:	Yes
Security System:	No
Handicap Access:	Yes
Parking Desc.:	4 per 1,000 SF - In Common

Location Description

Address:	5525 Locust Ln. Harrisburg, PA 17109
Cross Street:	Edsel Street
County:	Dauphin
Municipality:	Lower Paxton Township
Tax Parcel #:	35-061-086
Directions:	Travel east on Locust Lane. Located 1/2 mile on right after Rutherford Road intersection.
Access:	Locust Lane

Site Description

Lot Size:	0.70 Acre(s)
Frontage:	Locust Lane
Perimeter:	262' x 130'
Zoning:	C04
Topography:	Level
R.E. Taxes:	Included
Public Transportation:	No

Utility	Provider	Location	Size/Capacity
Electricity:	PP&L	At Site	200A 3P
Gas:	UGI	At Site	At Site
Sewer:	Public	At Site	At Site
Water:	Public	At Site	At Site
Rail:	N/A	N/A	N/A
Fiber:	N/A	N/A	N/A

Comments

Special Features:	Affordable office suites for lease. Great central East Shore location.
Showing Instructions:	See Listers: Tom Posavec and/or Roy Brenner
Key:	D4
Listing Comments:	Rare opportunity to lease small office suites in this quality brick office property.

Lease Rate / Terms

Unit:	SF:	Rate:	Term:	Available:	Comments:
1	1,295	\$10.25	3-5 Years	4/13/2005	Right
2	1,650	\$10.25	3-5 Years	4/13/2005	Left



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