

# CAMPBELL

Commercial Partners LLC

2151 LINGLESTOWN RD, HARRISBURG

OFFICE CONDOMINIUM AVAILABLE

**SALE OR LEASE**

## PRICE REDUCED



525 N. 12th Street, Suite 203  
Lemoyne, PA 17043  
717.737.6161  
[www.acampbell.net](http://www.acampbell.net)

**JESSICA GASPER**  
717.979.5189  
jessica@acampbell.net

## EXECUTIVE SUMMARY

<b>Available SF</b>	1,840 +/-
<b>Sale Price</b>	\$211,600.00
<b>Lease Rate</b>	\$14.75/SF
<b>Lease Term</b>	NEGOTIABLE
<b>Tenant Pays</b>	IN-SUITE JANITORIAL & ELECTRIC
<b>Availability</b>	IMMEDIATE

## PRICE REDUCED



## PROPERTY OVERVIEW

Second floor office condominium available for Sale or Lease. Conveniently located on Rt 39/Linglestown Road, with easy access to I-81. Zoned BOR (Business/Office/Residential), this condo is perfect for any professional user.

## PROPERTY HIGHLIGHTS

- Great location with Linglestown Road Signage
- Ideal for Medical and Professional Office Users
- Upgraded windows

# PROPERTY DETAILS

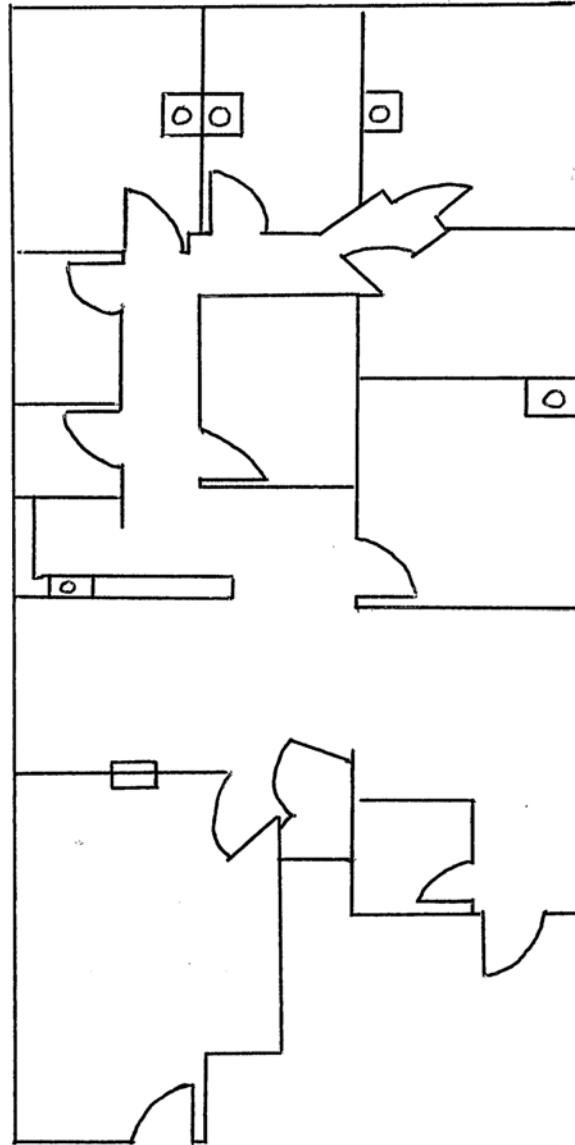
**Condominium Fee:** \$440.49 / month  
**Taxes:** \$4,495.00 / year (approximately)  
**Building SF:** 43,200 +/- SF  
**Municipality:** Susquehanna Township



<b>Number of Floors</b>	3
<b>Elevator</b>	1
<b>Restrooms</b>	1 Single-Use within condominium; Men's & Women's Restrooms in common on floor
<b>Parking</b>	In common
<b>Signage</b>	Pylon sign at Linglestown Road & directory signage in 1 <sup>st</sup> floor lobby
<b>Construction</b>	Brick and Masonry
<b>HVAC</b>	Electric
<b>Internet Provider</b>	Verizon
<b>Flooring</b>	Carpet, vinyl and laminate
<b>Lighting</b>	Fluorescent & track lighting
<b>Ceiling Type</b>	2x4 acoustic tiles
<b>Roof</b>	Pitched shingle
<b>Year Built</b>	1989



# FLOOR PLAN



# NEARBY AMENITIES

