



453 Lincoln Street
Carlisle, PA 17013
Cumberland County, Carlisle Borough

Freshly updated and well-maintained office space available for sublease in the Borough of Carlisle. This clean, professional environment offers up to 10,000 SF of flexible office space that can be configured in a variety of ways to meet the needs of different users, from small professional firms to larger corporate operations. Suites can be demised starting at approximately 2,000 SF, providing an excellent opportunity for tenants seeking efficient, move-in-ready space with room to grow. The property features a modern layout, quality finishes, and a convenient Carlisle location with easy access to major roadways, local amenities, restaurants, and services.

Square Feet Available	10,000 SF
Lot Size	4.82 AC
Date Available	Immediately
Price	\$9.00 / SF

Zoning

Urban Mixed Use District (UM) which permits offices and administrative activities, college, university, or trade school, medical office, packaging, research and development, engineering or testing facility or laboratory, wholesale sales, day-care center, youth center, place of worship, retail sales of goods and/or services, business or personal services and more.

Building Information

SF Available	10,000
Min Contiguous SF	2,000
Max Contiguous SF	10,000
Total SF in Building	34,000
Construction	Metal and masonry
Renovation Year	2025
Elevator	None
Number of Floors	One
Sprinklers	Yes
HVAC	Electric heat pump. Each room has its own thermostat which can be adjusted by 3 degrees up or down.
Ceiling Type	2x2 acoustic tile
Ceiling Height	10'
Floor Type	Carpet tiles and LVT
Business ID Sign	Building signage could be made available
Basement	Yes; not for Tenant's use
Restroom	One men's and one women's; in-common
Electrical Capacity	200 Amp
Roof	Metal
Walls	Painted drywall
Lighting	Fluorescent

Leasing Information

Price Per SF	\$9.00
Price Notes Leasing	Rent is gross + in-suite janitorial
Monthly	Varies on amount of space leased
Annually	Varies on amount of space leased
Rentable Useable	Rentable
Real Estate Taxes	Included in the rent
Insurance	Building insurance paid by Landlord. Liability insurance paid by Tenant.
Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable
Escalation	3% annual increases
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months' rent

CAM Included in the rent
Additional Leasing Information Furniture currently in the suite can stay.

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	L	Trash Removal	L
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Water and Sewer	L
Taxes	L	Electric	L
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	L	Plumbing Repairs	L
Roof Repairs	L	Other	Comcast cable is available (tenant's cost).

Land Information

Acres	4.82 AC
Land SF	209,959
Fencing	None
Frontage	Nearly 500' along Lincoln Street
Parking	96+/- lined spaces; all in-common
Topography	Generally level
Flood Zone	No
Tax Parcel Number	06- 20-1796-013

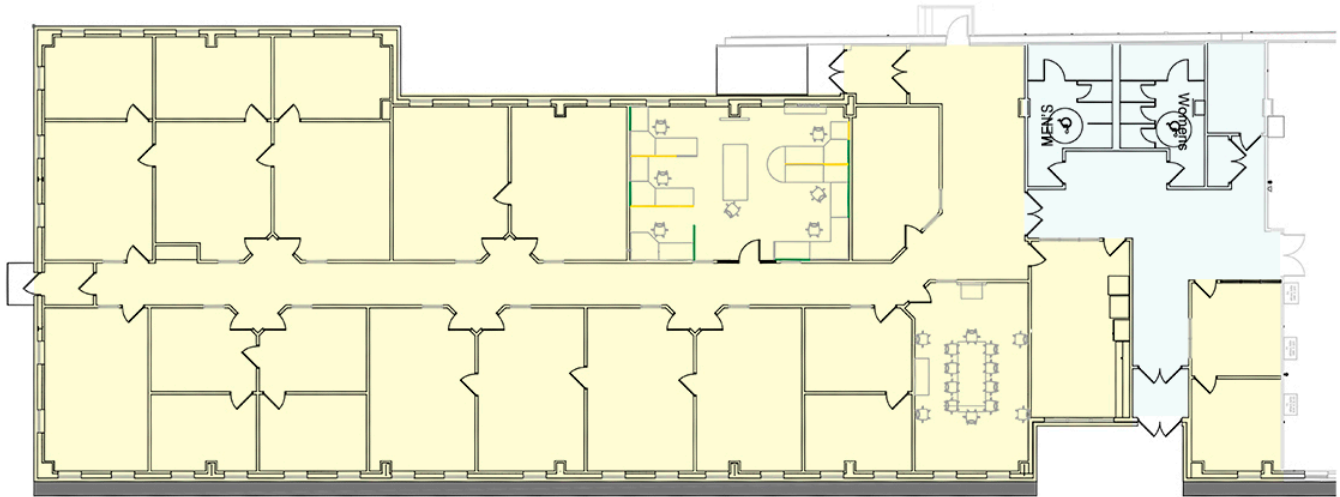
Utilities

Water	Public
Sewer	Public

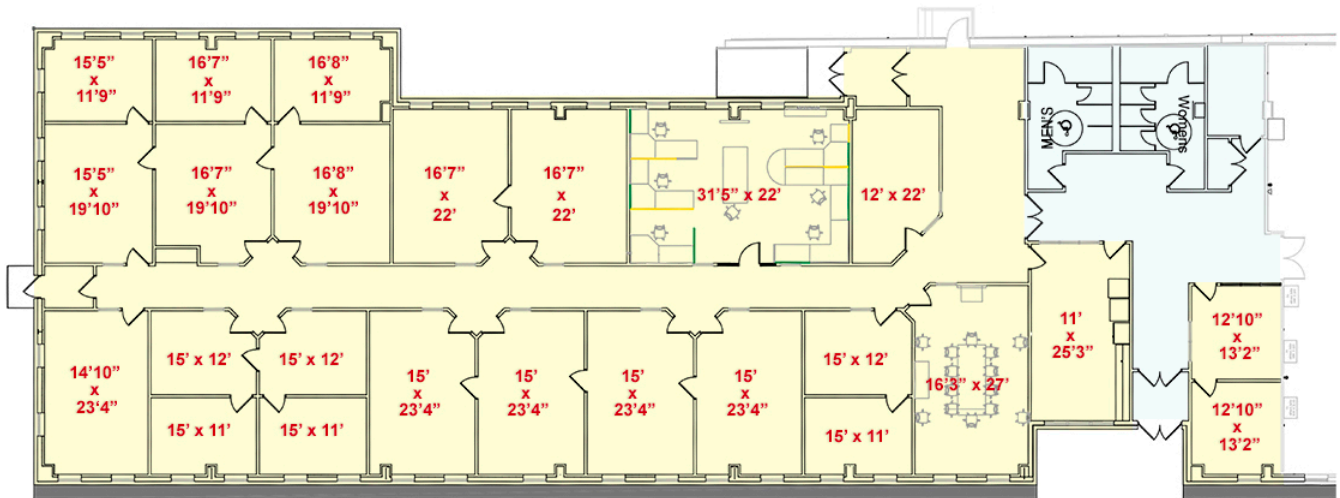








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Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.