

OFFICE BUILDING
FOR LEASE

125 N. ENOLA DRIVE
ENOLA, PA 17025



Daniel J. Alderman
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 1015 Mumma Road
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125 N. ENOLA DRIVE

PROPERTY DETAILS

FOR LEASE

\$395 - 1,800 PER MONTH (MG)

OFFERING SUMMARY

Lease Rate	Varies by suite leased
Available SF	376 - 2,500 SF
Lot Size	1.94 Acres
Building Size	30,000 SF

PROPERTY SUMMARY

Address	125 N. Enola Drive Enola, PA 17025
Municipality	East Pennsboro
County	Cumberland
Tax Parcel #	09-14-0832-189
Year Built	1920

PROPERTY HIGHLIGHTS

- Multiple suites of varying sizes available
- Recently renovated
- Hassle-free leasing process
- Locally managed
- Minutes from Route 11/15 and I-81
- Comcast and Verizon serve the building

PROPERTY DESCRIPTION

Recently renovated professional three-story 30,000 SF office building. This office building is in an excellent location on N. Enola Drive; minutes from Route 11/15 and I-81. Centrally located near East Pennsboro schools, Central Penn College, and Penn State Health Holy Spirit Medical Center.



BUILDING INFORMATION

Construction	Brick
# of Floors	3
Restrooms	Two per floor
HVAC	Central air/gas heat
Electrical Capacity	200 amps
Roof	Rubber
Ceiling Description	Acoustic tile
Walls	Drywall
Floor Type	Carpet
Elevators	1
Business ID Sign	Yes

UTILITIES & ZONING

Gas	Available
Zoning	CL - Commercial Limited District and Village Overlay District; permits offices, financial service offices, health services, personal services, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	376 - 2,500 SF	Lease Rate:	Varies by suite leased

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	1,250 SF	Modified Gross	\$1,200 per month	Second floor suite; see attached floor plan
Suite 202	Available	1,250 SF	Modified Gross	\$1,200 per month	Second floor suite; see attached floor plan
Suite 205	Available	750 SF	Modified Gross	\$845 per month	Available July 2026 Second floor suite; see attached floor plan
Suite 301 & 302	Available	2,500 SF	Modified Gross	\$1,800 per month	Third floor suites; see attached floor plan
Suite 309	Available	376 SF	Modified Gross	\$395 per month	Third floor suite; see attached floor plan

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LEASE INFORMATION

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LEASE INFORMATION

Monthly Payments	Depends on suite leased
Annual Rent	Depends on suite leased
Real Estate Taxes	Included in rent
Finish Allowance	-
Lease Term	Negotiable
Escalation	3% annually
Possession	Upon execution of lease contract
Security Deposit	Yes

LANDLORD/TENANT RESPONSIBILITIES

Heat	L	Taxes	L
Trash Removal	L	Electric	L
Insurance	L	Janitorial	T
Air Conditioning	L	Structure Repairs	L
HVAC Repairs	L	Parking Lot Maintenance	L
Interior Repairs	L	Light Bulbs	T
Water & Sewer	L	Plumbing Repairs	L
Supplies	T	Roof Repairs	L

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ADDITIONAL PHOTOS

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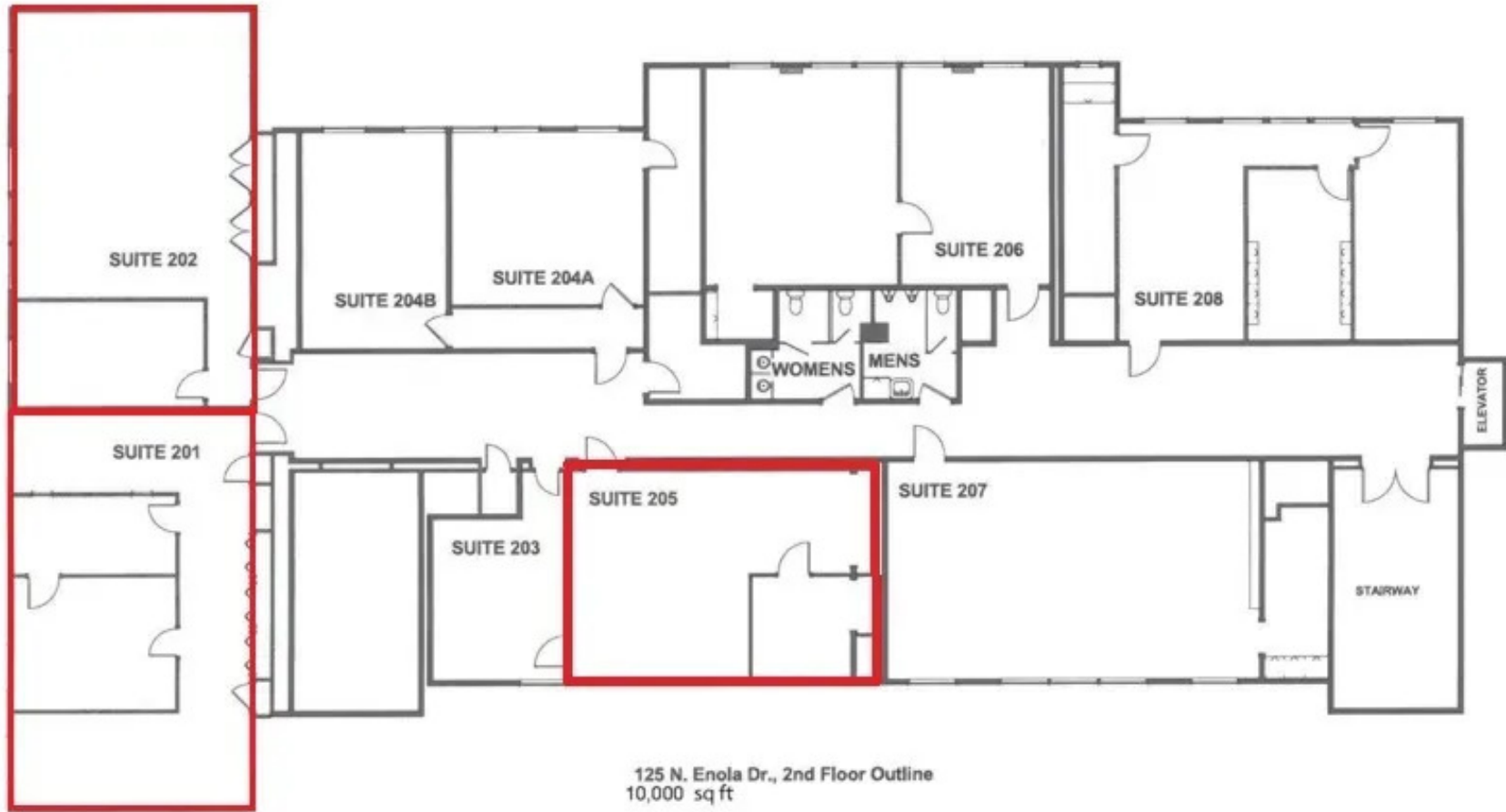
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125 N. ENOLA DRIVE

SECOND FLOOR PLAN

FOR LEASE
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THIRD FLOOR PLAN

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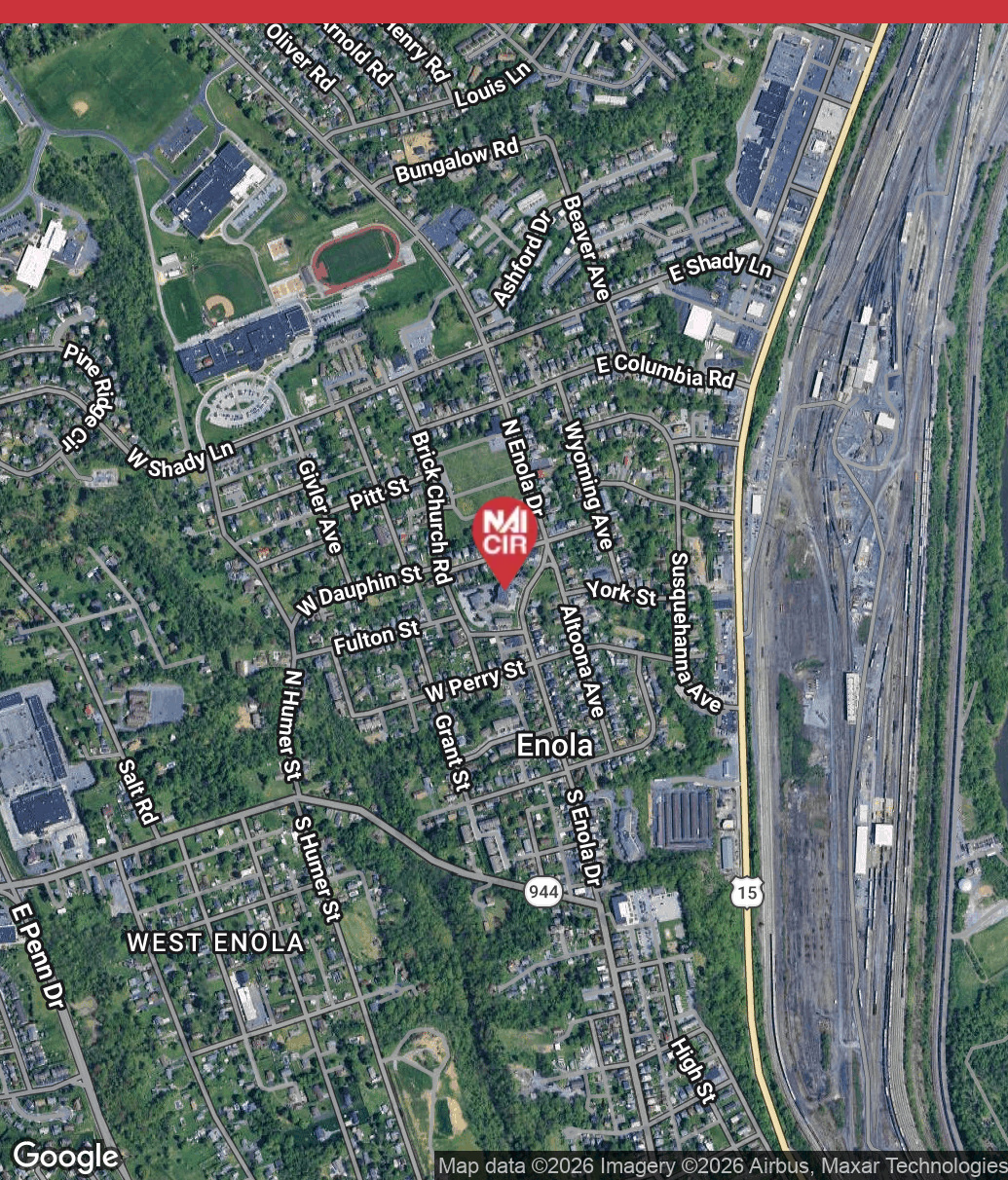
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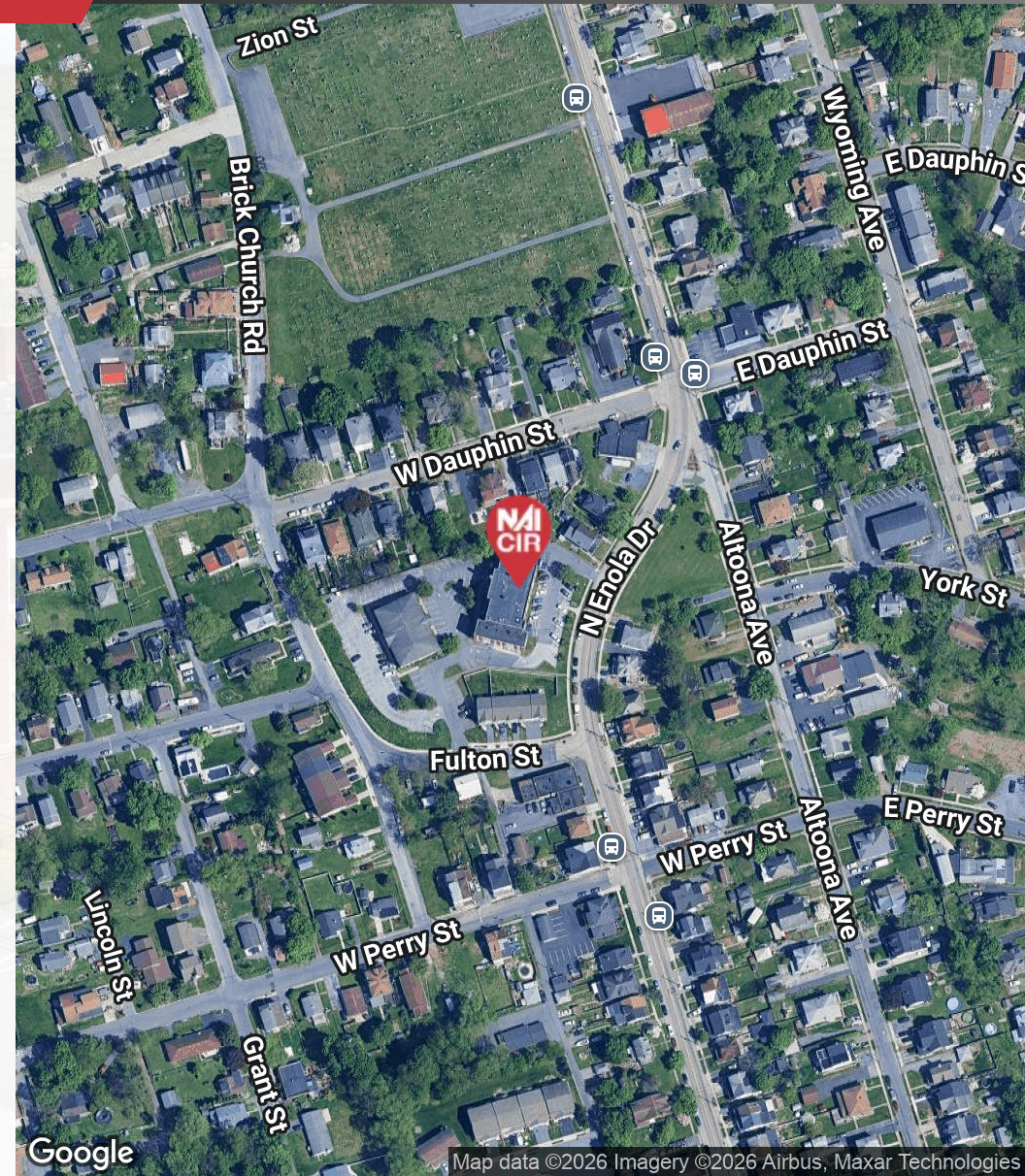
LOCATION MAP

FOR LEASE

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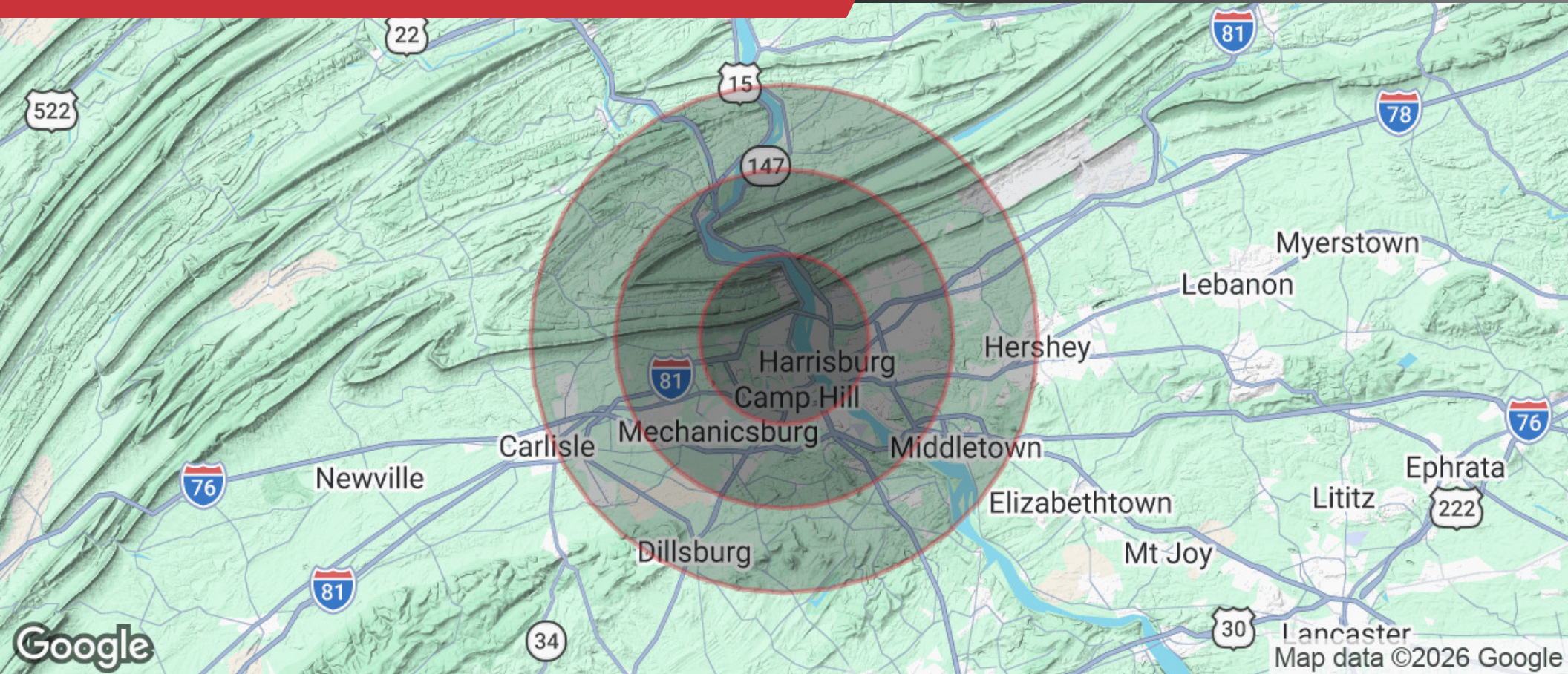


125 N. ENOLA DRIVE

DEMOGRAPHICS

FOR LEASE

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POPULATION

5 MILES	10 MILES	15 MILES
146,769	356,059	503,878



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
62,047	146,970	207,801



INCOME

5 MILES	10 MILES	15 MILES
\$101,600	\$104,559	\$106,237

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