



LINLO PROPERTIES

SUITE
101



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 15,061 SF
Tenant Improvement Available
Renovated With High-End Finishes



Call today for booking slots!



+717-307-2002



ttressler@linloproperties.com

Tracey J. Tressler

Rental Rate:

\$19.95 SF/YR

Lease Type: Gross (exc. In-Suite Janitorial)

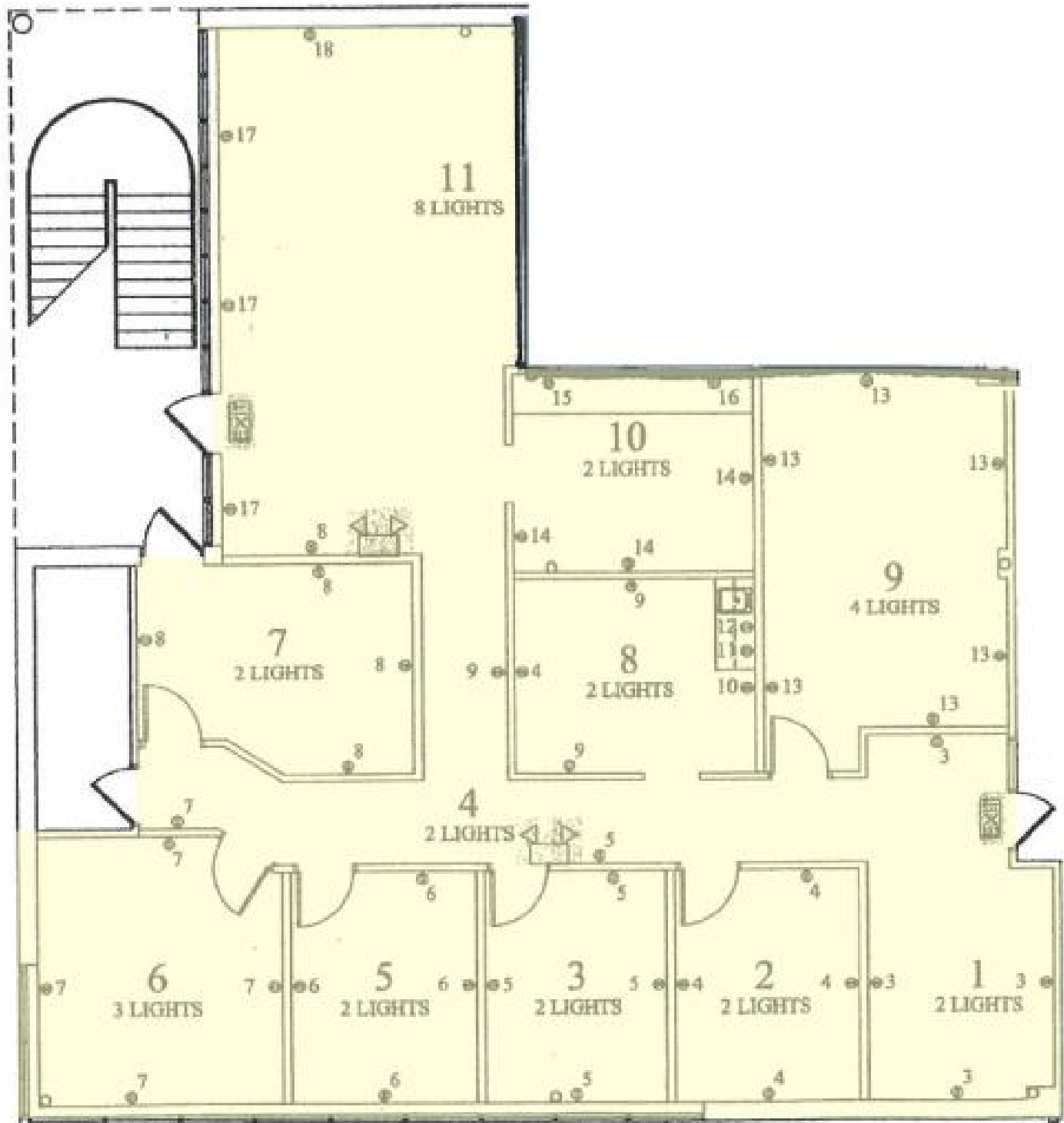
FEATURES

- Large Window with Natural Light
- Commuter-Friendly Location
- In-demand West Shore Location
- Secured Access
- Responsive Property Management
- Local Ownership

4 Lemoyne Drive
Lemoyne, PA 17043



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2,714 RSF - \$19.95 SF/YR

SUITE 101 FLOOR PLAN

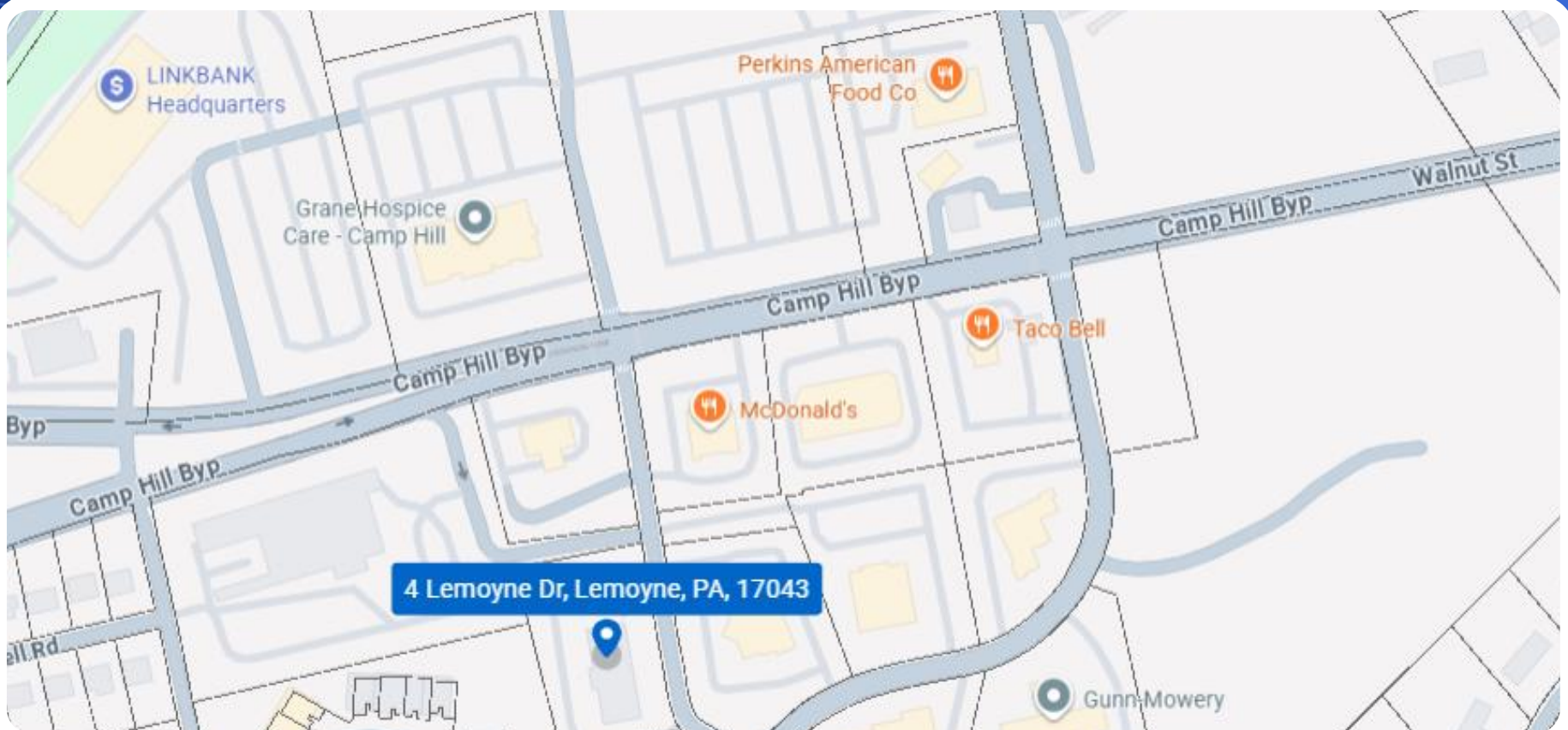
*Plans Not To Scale



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BUILDING INTERIOR



Ideal for multiple tenants, this property accommodates a variety of users—from traditional office setups to executive suites and medical practices. Its flexible layout and premium finishes make it a smart choice for businesses seeking a polished, professional environment tailored to their operational needs.

CORPORATE CONVENIENCE



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Available immediately, this exceptional property offers Class A office suites designed to impress. Featuring expansive windows that flood the space with natural light, each suite showcases a high-end buildout with premium finishes throughout



Leases are full-service, with tenants responsible only for in-suite janitorial, phone, internet, and television services. Turnkey option and tenant improvement (TI) allowance are negotiable and tailored to lease terms, giving you the flexibility to customize the space to suit your brand and operational needs.

A CLOSER LOOK INSIDE



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THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. 4 Lemoyne Drive offers modern upgrades, flexible leasing, and sought-after West Shore locale.. Whether expanding or launching, our team is ready to help you find the perfect space. For leasing details or to schedule a tour, contact our team or visit www.linloproperties.com. We look forward to supporting your success.

SELECT TENANTS AT THIS PROPERTY

- Rose Financial - Retirement Planning
- Freedom Financial Wealth Management
- Integra One - IT Solutions
- Chabez Tech - Data & AI Products

ROOTED IN FAMILY. BUILT ON TRUST.

- Linlo Properties prides itself on being a family owned and operated. Wife and husband owners, Linda and Lowell Gates, started this company as a side business almost 30 years ago where it has rapidly grown into a full-time company with over 45 employees including their daughter, Emily Gates. Linlo Properties has full-time construction crews ready to create your ideal office space. We understand that an office space should be a place that makes you feel proud and comfortable and are committed to making this a reality.

LEASING TEAM



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Lowell R. Gates



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