



LINLO PROPERTIES

SUITE
102



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 68,716 SF
Custom Fit-Out Solutions
Parking: 4.4/1,000 SF



Call today for booking slots!



+717-307-2002



ttressler@linloproperties.com

Tracey J. Tressler

Rental Rate:

\$20.95 SF/YR

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

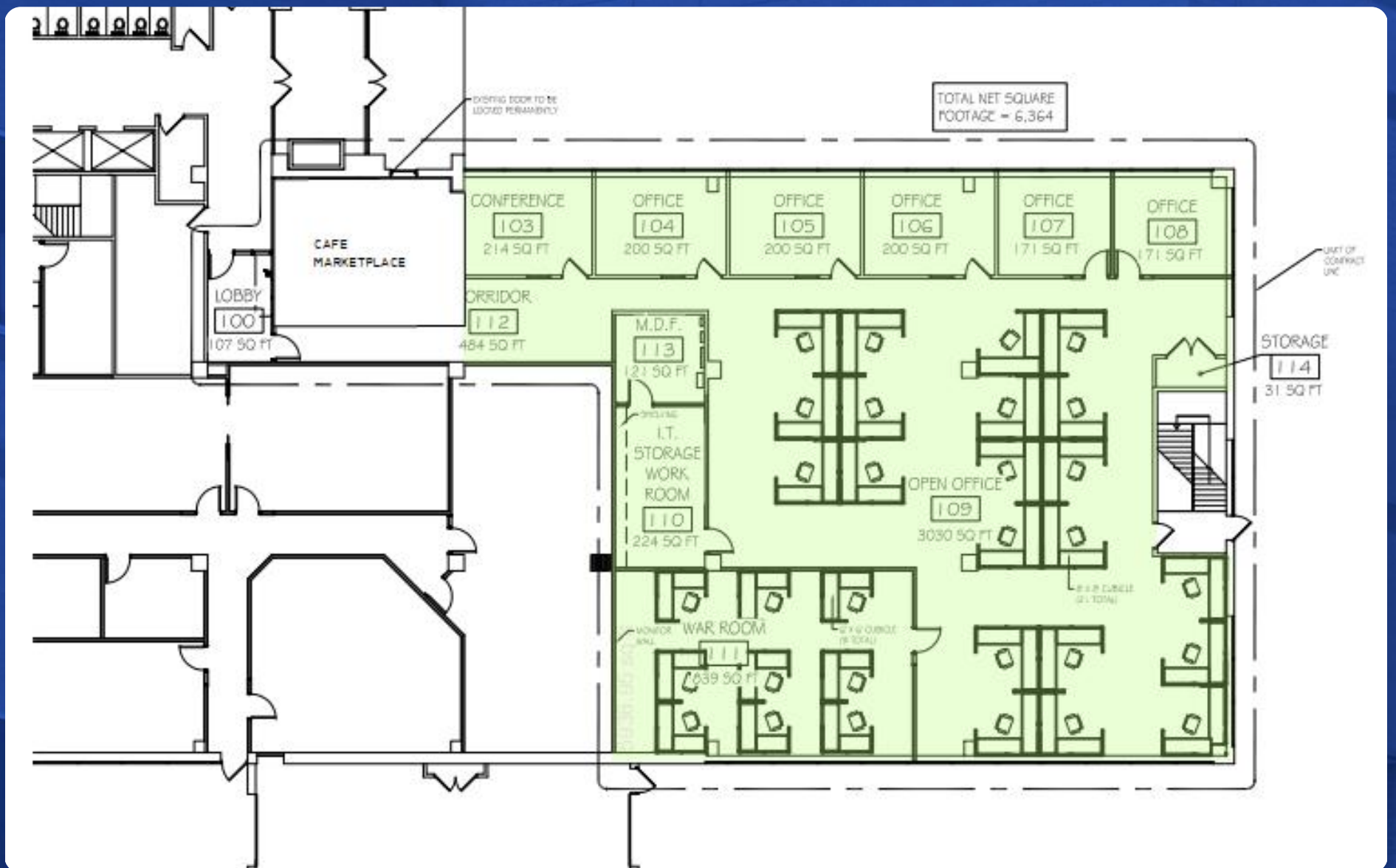
FEATURES

- Large Window with Natural Light
- Commuter-Friendly Location
- In-demand West Shore Location
- Complimentary Onsite Gym Access
- Secured Access
- Outdoor Seating / Picnic Area
- Local Ownership

**Hillside Corporate Center
5001 Louise Drive
Mechanicsburg, PA 17055**



LINLO PROPERTIES



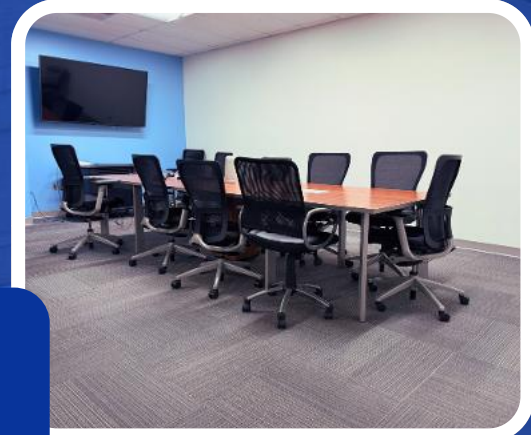
7,136 RSF - \$20.95 SF/YR

SUITE 102 FLOOR PLAN

*Plans Not To Scale

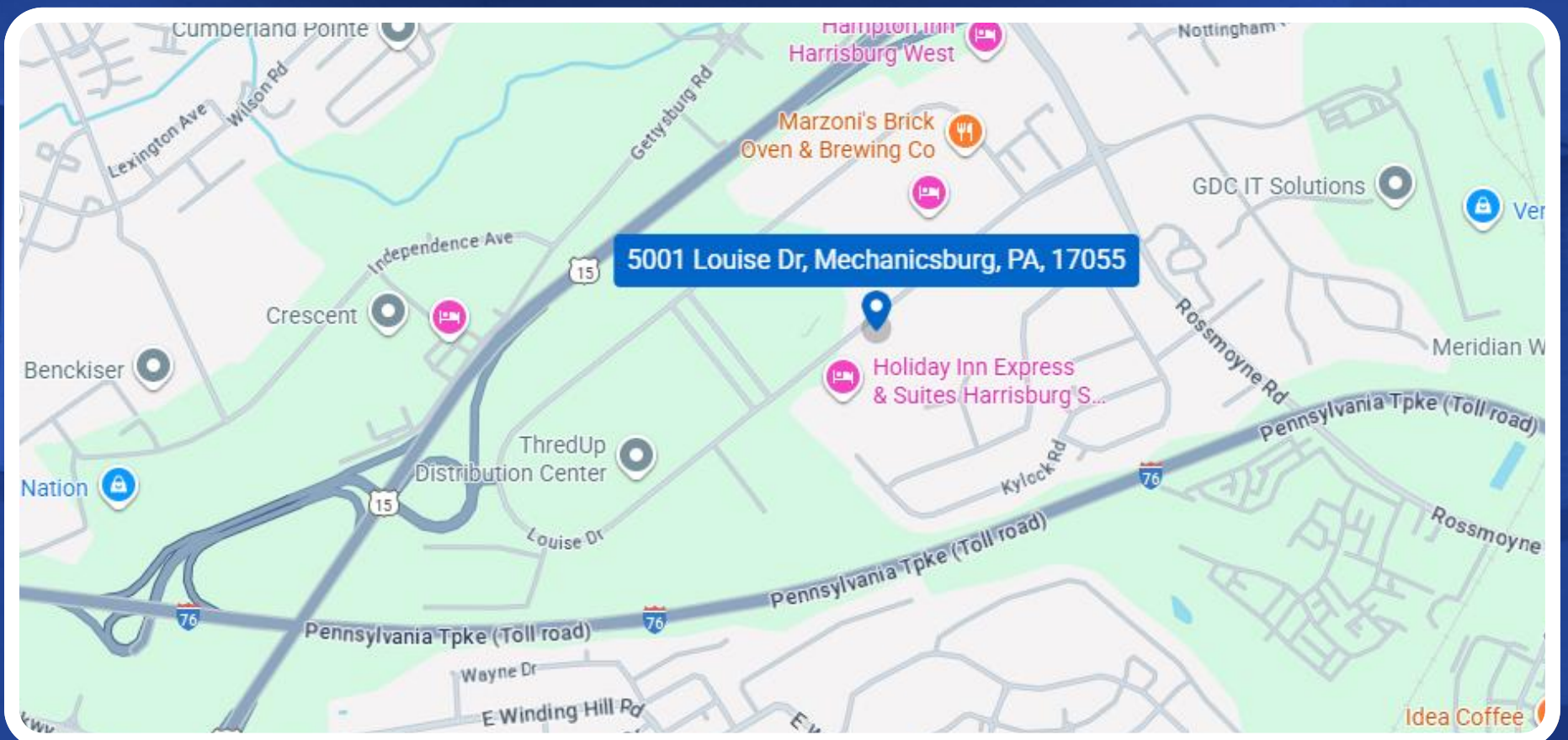


LINLO PROPERTIES



BUILDING INTERIOR

Nestled in Mechanicsburg, Hillside Corporate Center is in an area encompassing Harrisburg's western suburb communities, providing a small-town feel with all the amenities and convenience of a bustling city. Easy commutes, vibrant shopping centers, and peaceful residential neighborhoods characterize Mechanicsburg. Commuting is a breeze with quick highway access to the PA Turnpike (I-76), Interstates 81 and 83, and Route 15. Out-of-town travel is easy, with the Harrisburg International Airport less than 30 minutes away. With desirable amenities, a robust local workforce, and a highly connective road network with ease of access throughout the East Coast make Hillside Corporate Center a sought-out office destination.

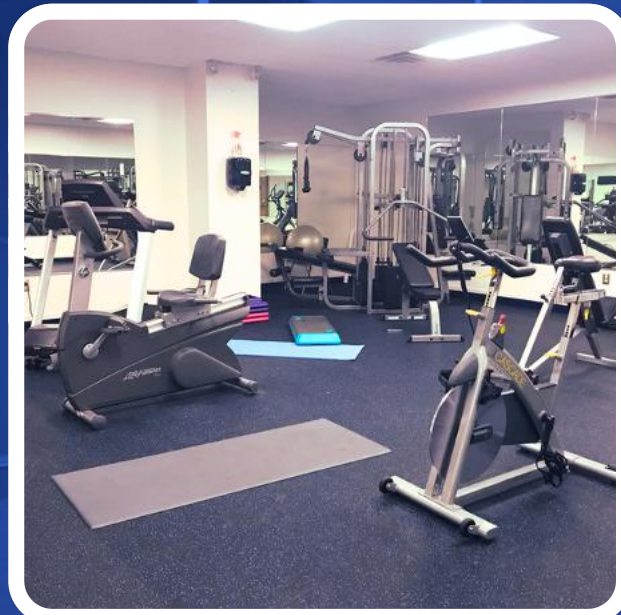


CORPORATE CONVENIENCE



LINLO PROPERTIES

Excellent on-campus amenities include a fitness center, on-site conference facilities, on site vending cafe, outdoor seating, a picnic area, ample parking steps away from each building entrance, and dedicated property management and new building ownership.



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

NO
VEHICLES
BEYOND
THIS
POINT



LINLO PROPERTIES

THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. Hillside Corporate Center 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.

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



Call today for booking slots!


 **+717-307-2002**

 lrgates@linloproperties.com
Lowell R. Gates



Call today for booking slots!

 **+717-307-2002**

 ttressler@linloproperties.com
Tracey J. Tressler