



LINLO PROPERTIES

SUITE
302



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 39,331 SF

Tenant Improvement Available

Parking: 4.0/1,000 SF

Rental Rate:

\$20.95 SF/YR

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

FEATURES

- Large Window with Natural Light
- Commuter-Friendly Location
- Prime Roadside Location
- Secured Access
- Responsive Property Management
- Local Ownership



Call today for booking slots!



+717-307-2002



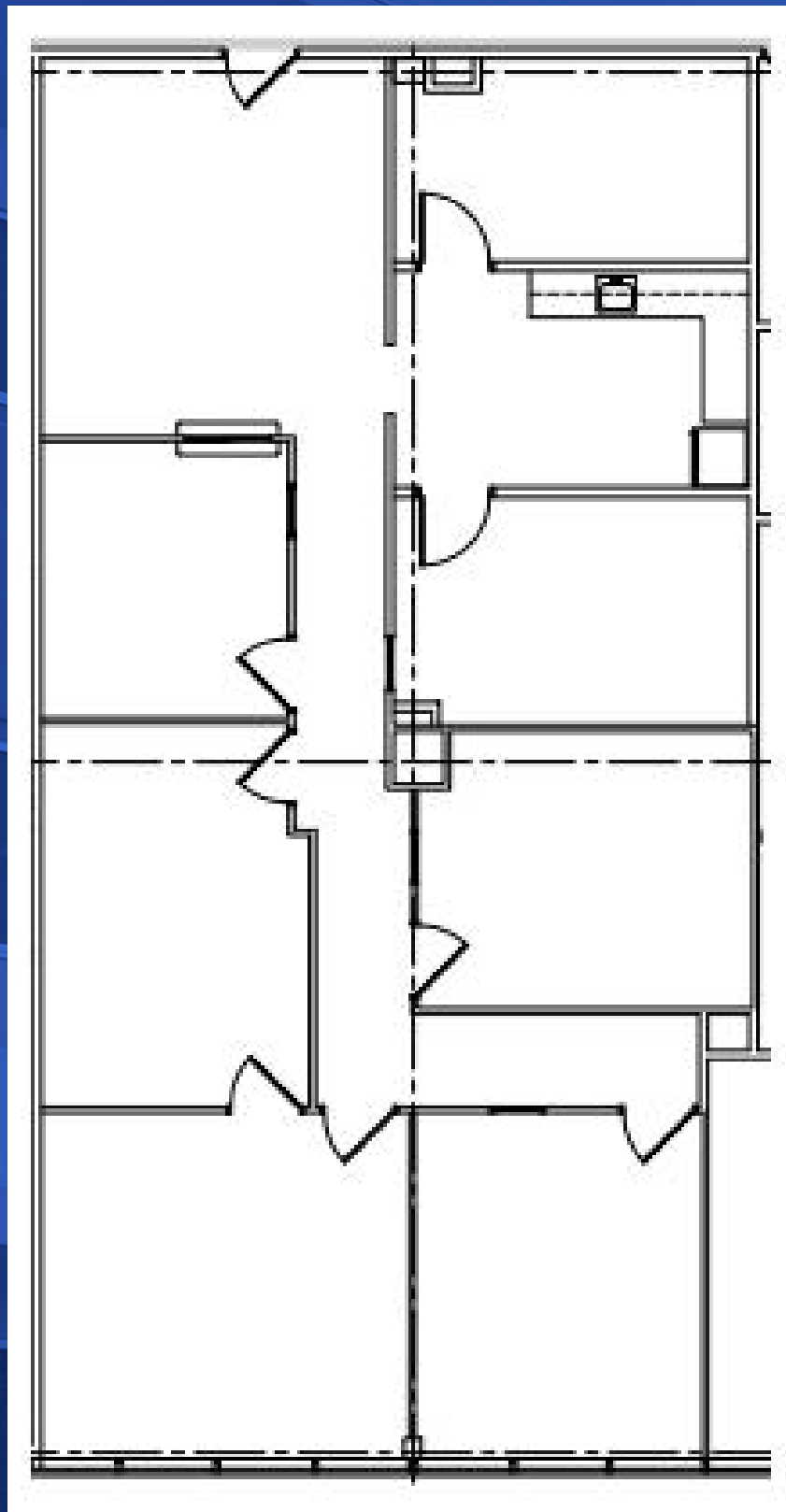
ttressler@linloproperties.com

Tracey J. Tressler

Colonial Professional Center
4800 Linglestown Road
Harrisburg, PA 17112



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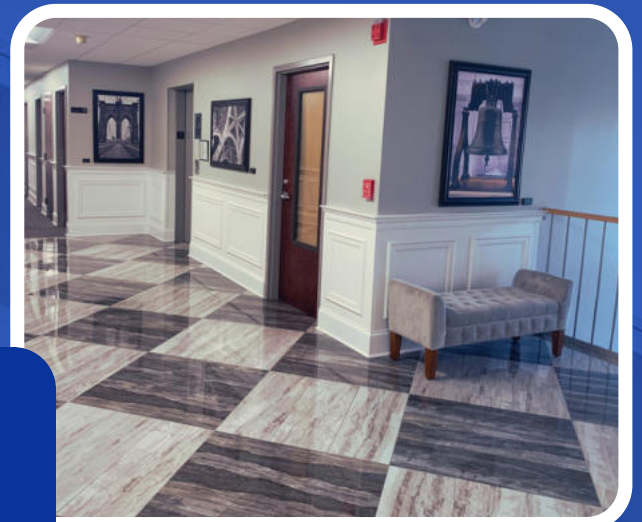
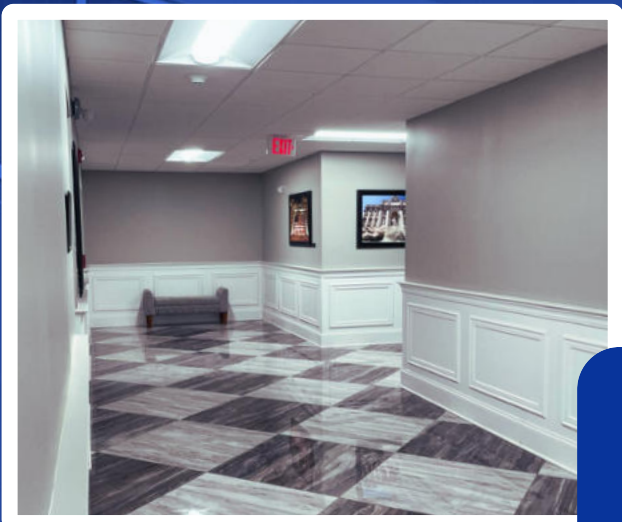
2,168 RSF / \$20.95 SF/YR

SUITE 302 - FLOOR PLAN

*Plans Not To Scale

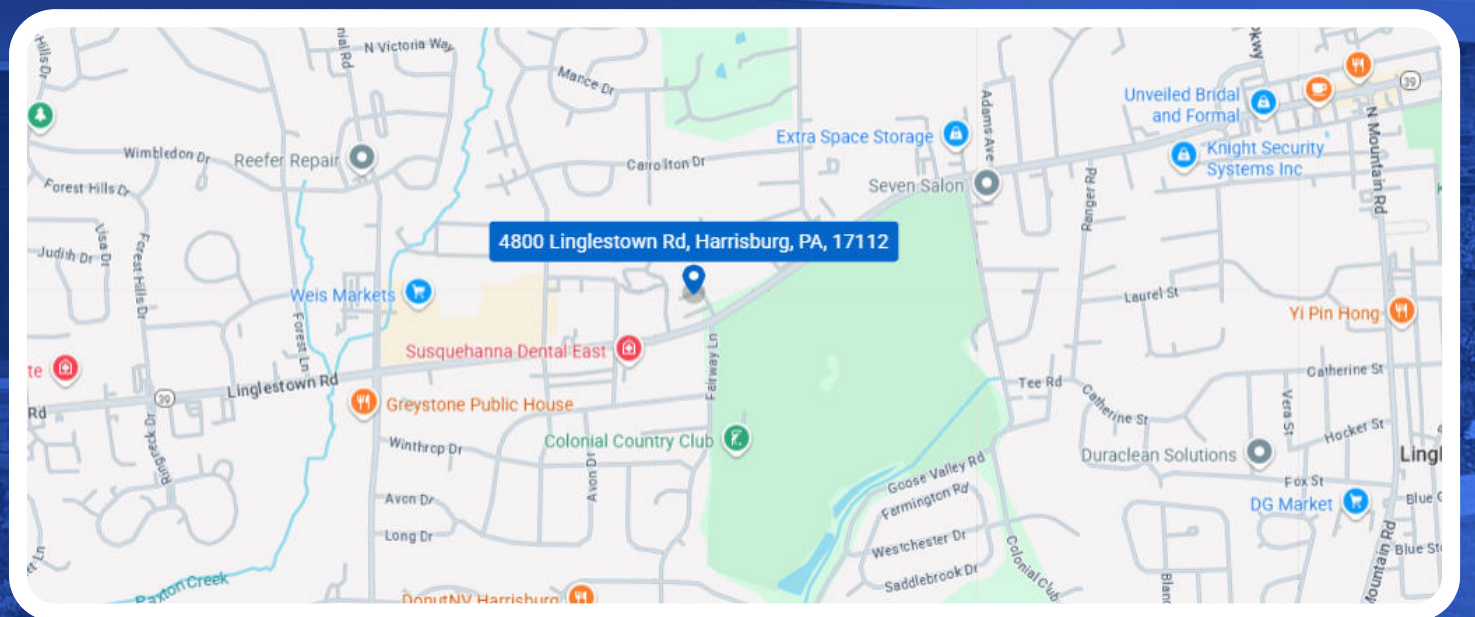


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BUILDING INTERIOR

Position your business for success at Colonial Professional Center—where visibility, convenience, and opportunity converge. Just minutes from I-81 and Route 22, the site is strategically located within 20 miles of Hershey, York, and Carlisle, making it a central hub for regional access. Surrounded by thriving residential neighborhoods and high-traffic destinations, the area boasts proximity to popular restaurants like Greystone Public House, Chipotle, Freshido Bar & Kitchen, and Starbucks, drawing consistent vehicle traffic. Whether you're expanding your footprint or launching a new venture, Colonial Professional Center offers the visibility, flexibility, and location to elevate your brand and connect with a thriving customer base.



CORPORATE CONVENIENCE



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The landlord has invested significantly in modernizing the property, including a brand-new HVAC system, refreshed landscaping, renovated common areas, and high-end finishes throughout, creating a professional and welcoming environment for tenants and clients alike.



Leases are offered on a full-service basis, with tenants responsible only for in-suite janitorial services, telephone, television, and internet. Suites are typically delivered turnkey-ready; however, generous tenant improvement (TI) allowances—customized to the lease term—are available to help you tailor the space to your brand and workflow

A CLOSER LOOK INSIDE



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THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. Colonial Professional Center offers modern upgrades, flexible leasing, and outstanding roadside visibility in a high-traffic location. 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

- Prime Transfer - Insurance Company
- Aspire Family Medicine - Health Care
- Claraval & Claraval - Law Firm
- DVB Financial - Financial Planning and Wealth Management

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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 lrgates@linloproperties.com
Lowell R. Gates



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