



LINLO PROPERTIES

SUITE  
202



## 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**



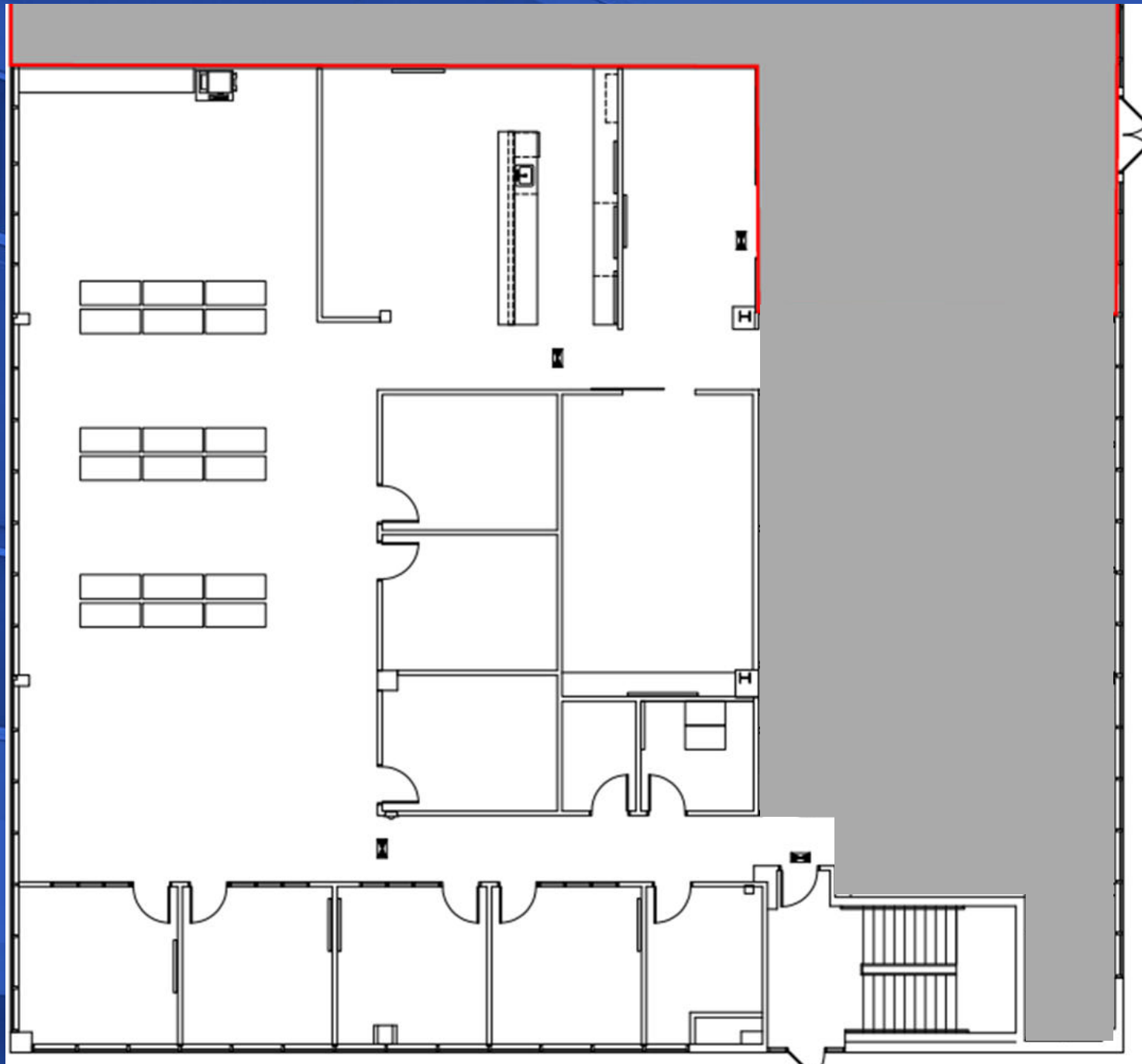
[ttressler@linloproperties.com](mailto:ttressler@linloproperties.com)

Tracey J. Tressler

Colonial Professional Center  
4800 Linglestown Road  
Harrisburg, PA 17112



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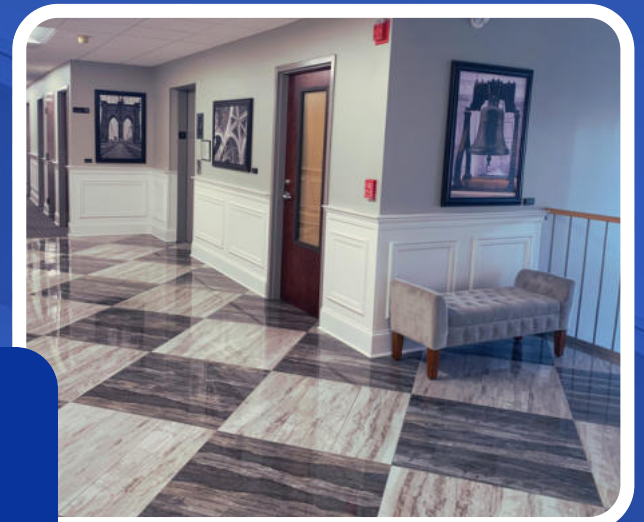
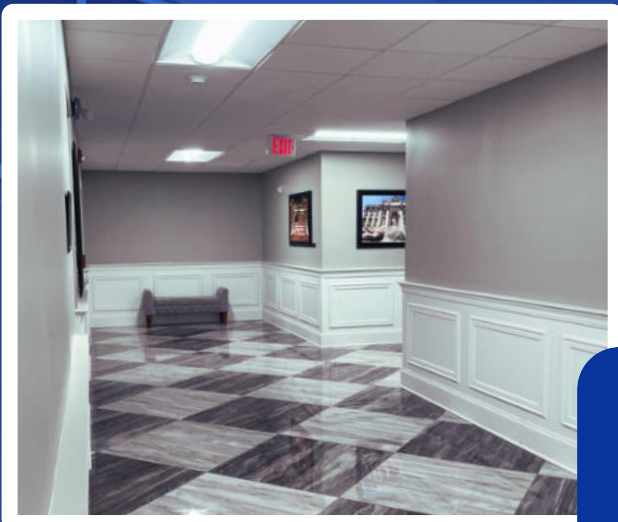
5,662 RSF / \$20.95 SF/YR

SUITE 202 - FLOOR PLAN

\*Plans Not To Scale

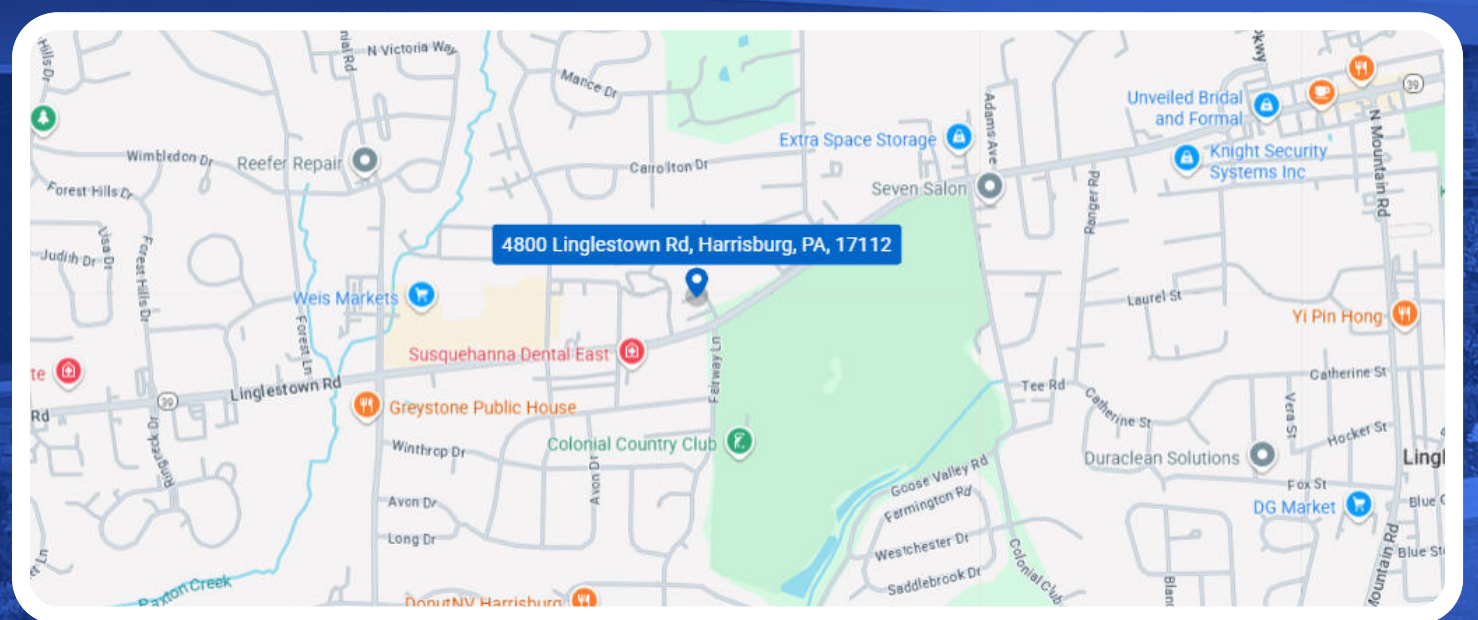


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## BUILDING INTERIOR

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.

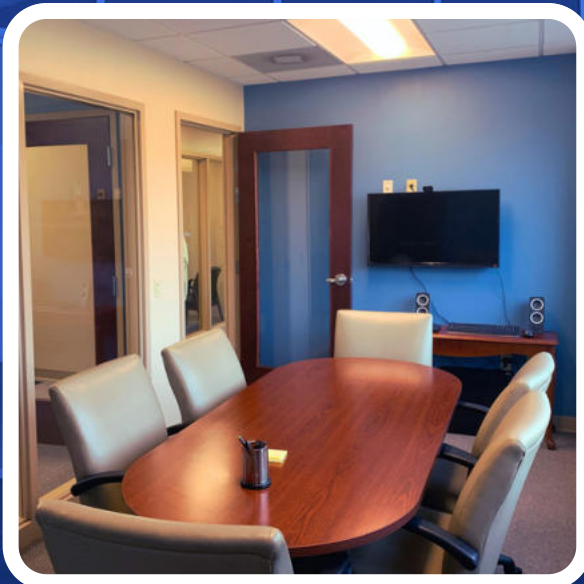


## CORPORATE CONVENIENCE



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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](http://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](mailto:lrgates@linloproperties.com)  
Lowell R. Gates



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