



LINLO PROPERTIES

SUITE
203



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 66,685 SF
Custom Fit-Out Solutions
Parking: 4.0/1,000 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)

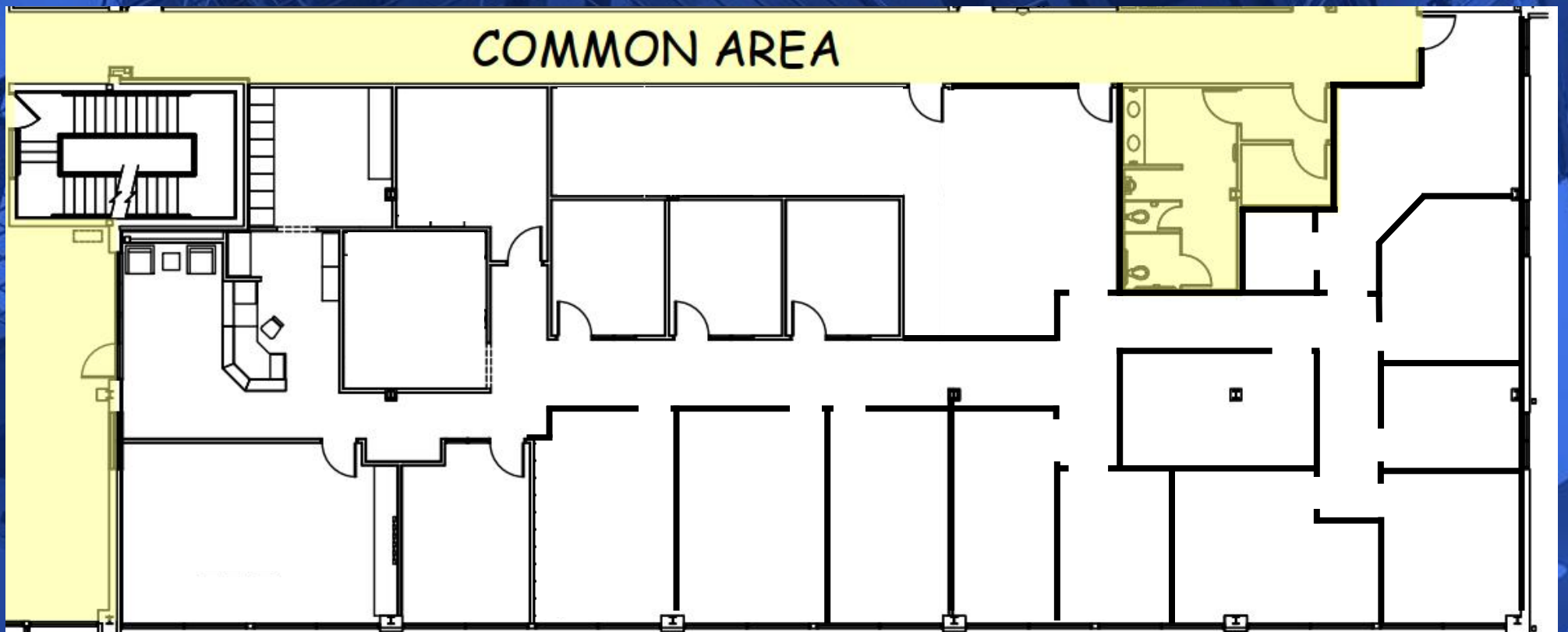
FEATURES

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

The Vista Plaza
1215 Manor Drive
Mechanicsburg, PA 17055



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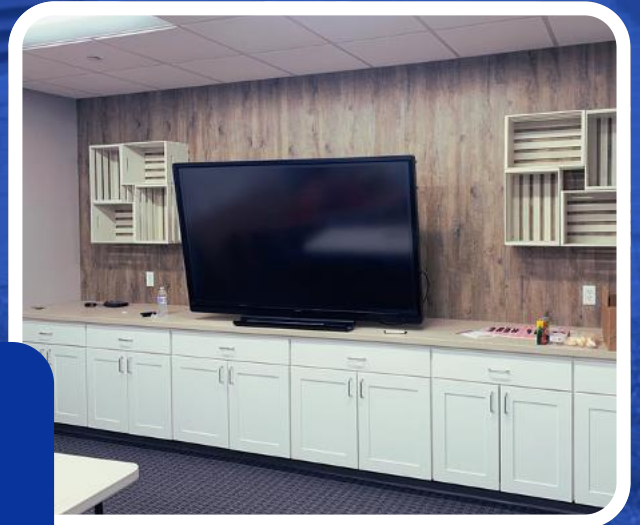
6.583 RSF / \$20.95 SF/YR
Flexible Demising Options

SUITE 203 - FLOOR PLAN

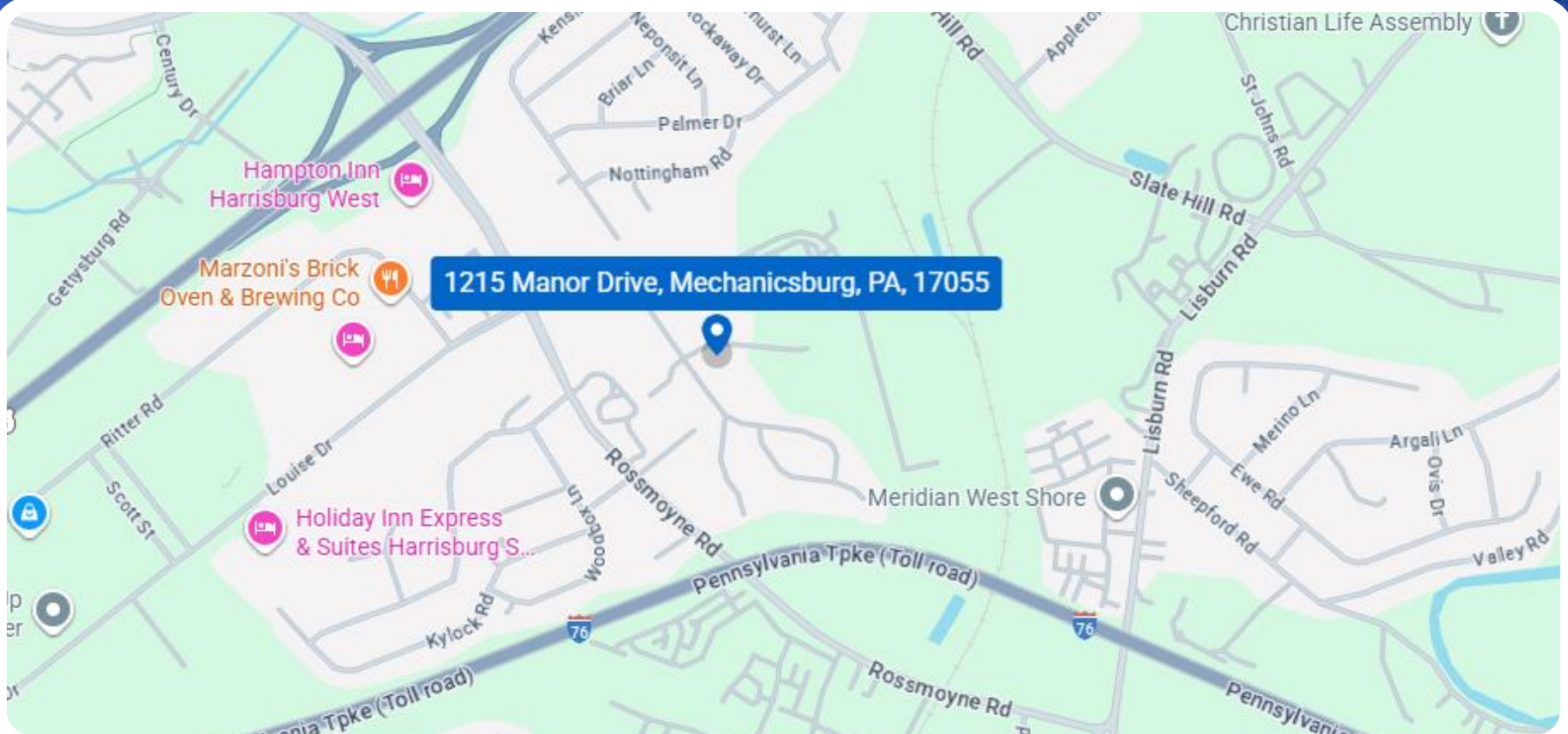
*Plans Not To Scale



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BUILDING INTERIOR



If you're looking for a West Shore location, look no further. This property is exceptionally suited for traditional office use, offering a professional environment optimized for operational efficiency. Its flexible layout and premium finishes make it an ideal choice for multiple tenants seeking a polished, business-ready space.

CORPORATE CONVENIENCE



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This beautiful three-story multi-tenant office building provides mountain views of the horizon, and the meticulously cared for landscaping is sure to impress those visiting the property. Convenient access to Route 15, the turnpike, and interstates 81 and 83 make this a very desirable and premium location.



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. The Vista Plaza 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



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Lowell R. Gates



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