



LINLO PROPERTIES

SUITE
204



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 44,099 SF

Custom Fit-Out Solutions

Parking: 4.2/1,000 SF

Rental Rate:

\$18.95 SF/YR

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

FEATURES

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



Call today for booking slots!



+717-307-2002



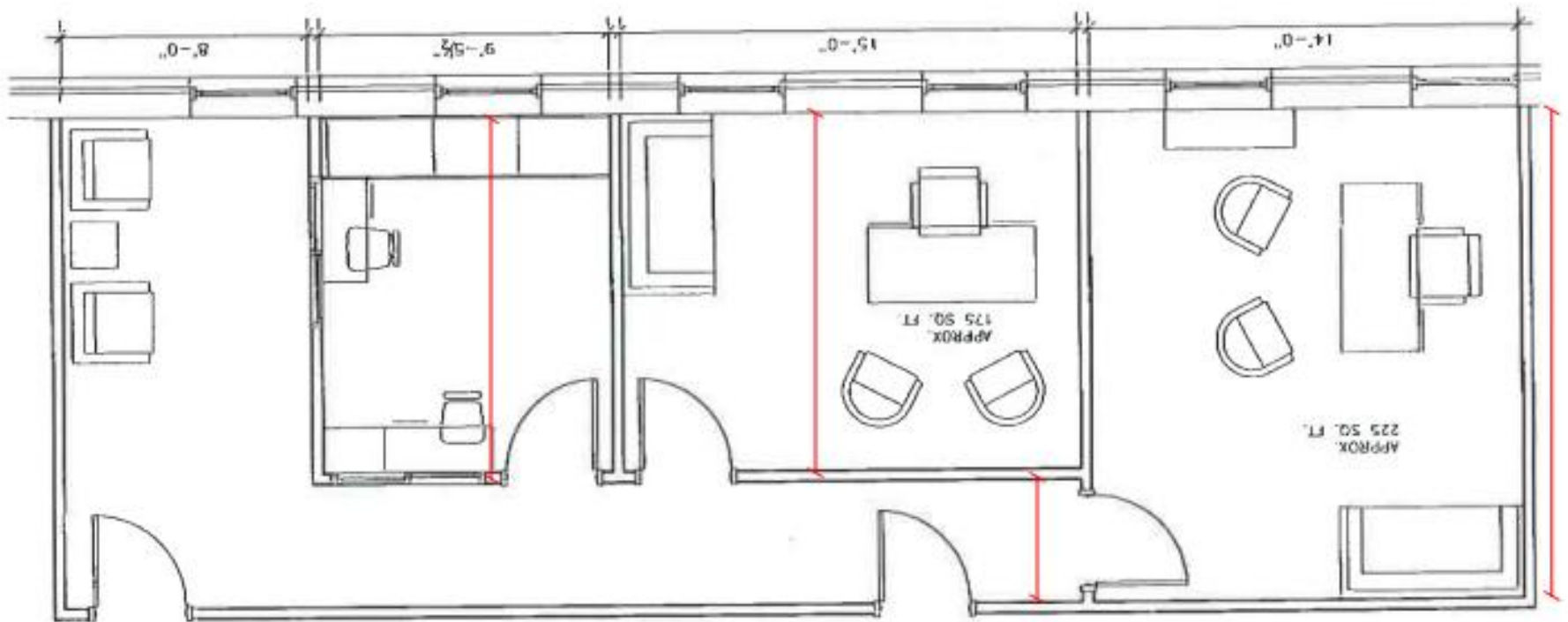
ttressler@linloproperties.com

Tracey J. Tressler

The Jefferson Center
20 Erford Rd
Lemoyne, PA 17043



LINLO PROPERTIES



900 RSF - \$18.95 SF/YR

SUITE 204 FLOOR PLAN

*Plans Not To Scale

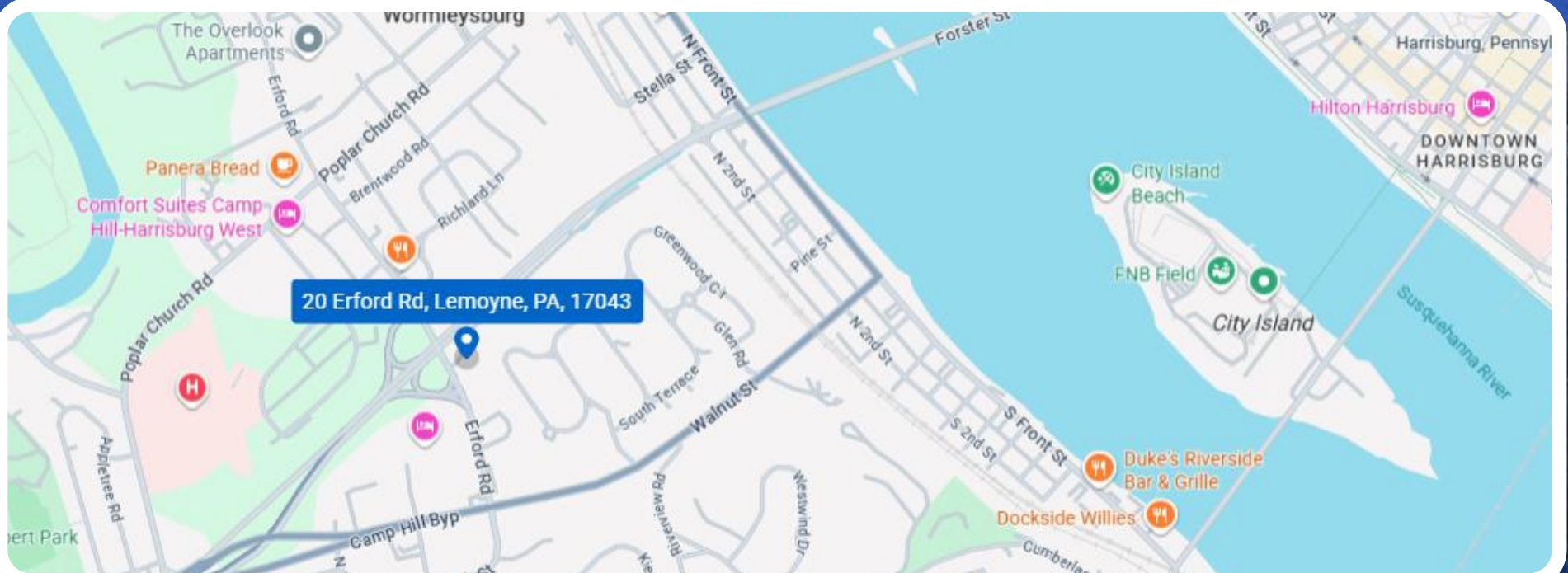


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BUILDING INTERIOR

Set in the heart of the West Shore Business Corridor, this office building offers convenient access to both the West Shore and Downtown Harrisburg via Route 15 and the Harvey Taylor Bridge. Shopping, restaurants, and a convention center are all within walking distance.

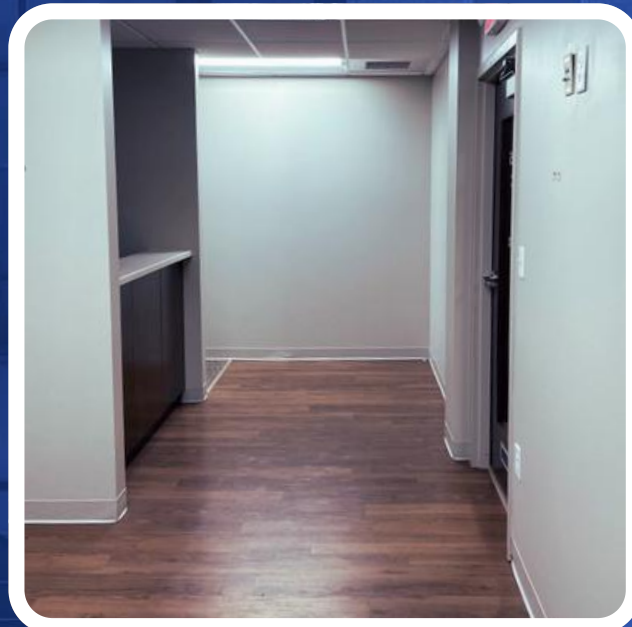


CORPORATE CONVENIENCE



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Step into a professional environment designed for productivity and comfort. Each private suite is individually secured and accessible 24/7, giving you the freedom to work on your schedule.



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 Jefferson Center offers ample on-site parking, flexible leasing, and 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

- St. Moritz Security Services
- Sarah M. Lynch, DMD
- Penn State Health
- PA Child Care Association
- Laws, Staruch & Pisarcik

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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