

FOR LEASE

5040 Louise Drive, 104 - 2,814 SF



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS

- **GENEROUS LANDSCAPING**
- **ABUNDANT PARKING**
- **EASY ACCESS TO YOUR INDIVIDUAL SUITE**
- **CONVENIENTLY LOCATED AT THE CONVERGENCE OF PA TURNPIKE AND PA RTE. 15 IN THE ROSSMOYNE BUSINESS CENTER**

ANNETTE CASSEL MEANS

717.791.2064

ameans@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

5040 Louise Drive



LEASE INFORMATION

Suite:	104
Available SF:	2,814 SF
Lease Rate:	\$12.50 SF/yr
CAM:	\$3.07
County:	Cumberland
Municipality:	Upper Allen

PROPERTY OVERVIEW

Two small offices. Two large offices. Open floor plan good for cubicles. Two restrooms. The ceiling height is 9' in the office.

OFFERING SUMMARY

HVAC:	Electric heat pumps
Sprinklers:	Yes
Parking:	Approx. 112 spaces; 2/1,000 SF
Water:	CAM/Pennsylvania American Water Company
Sewer:	CAM/Upper Allen Township Authority
Zoning:	PO Professional Office

Lighting:	Fluorescent
Ceiling Height (ft):	9

ADDITIONAL COMMENTS

Conveniently located at the PA Turnpike and PA Route 15 in the Rossmoyne Business Center in Cumberland County. Neighboring companies include Siemens, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



ANNETTE CASSEL MEANS

717.791.2064
ameans@high.net

FOR LEASE

5040 Louise Drive



ANNETTE CASSEL MEANS

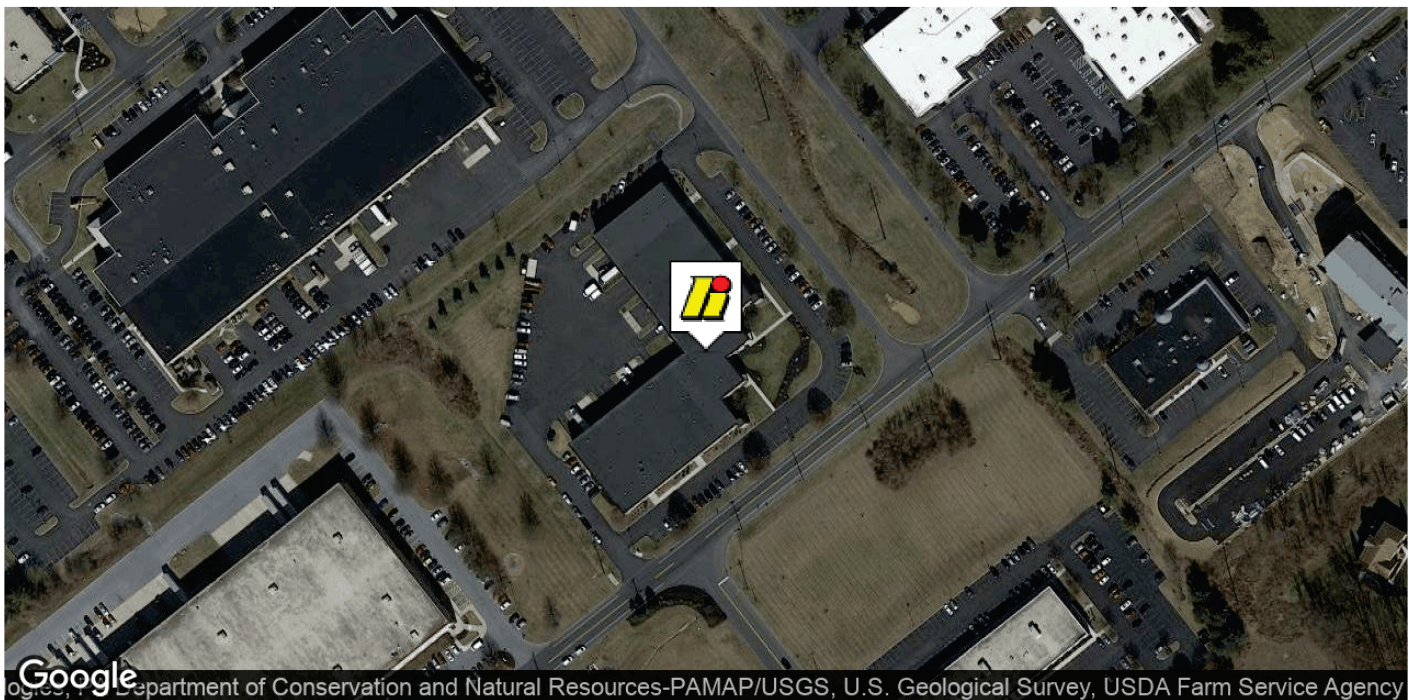
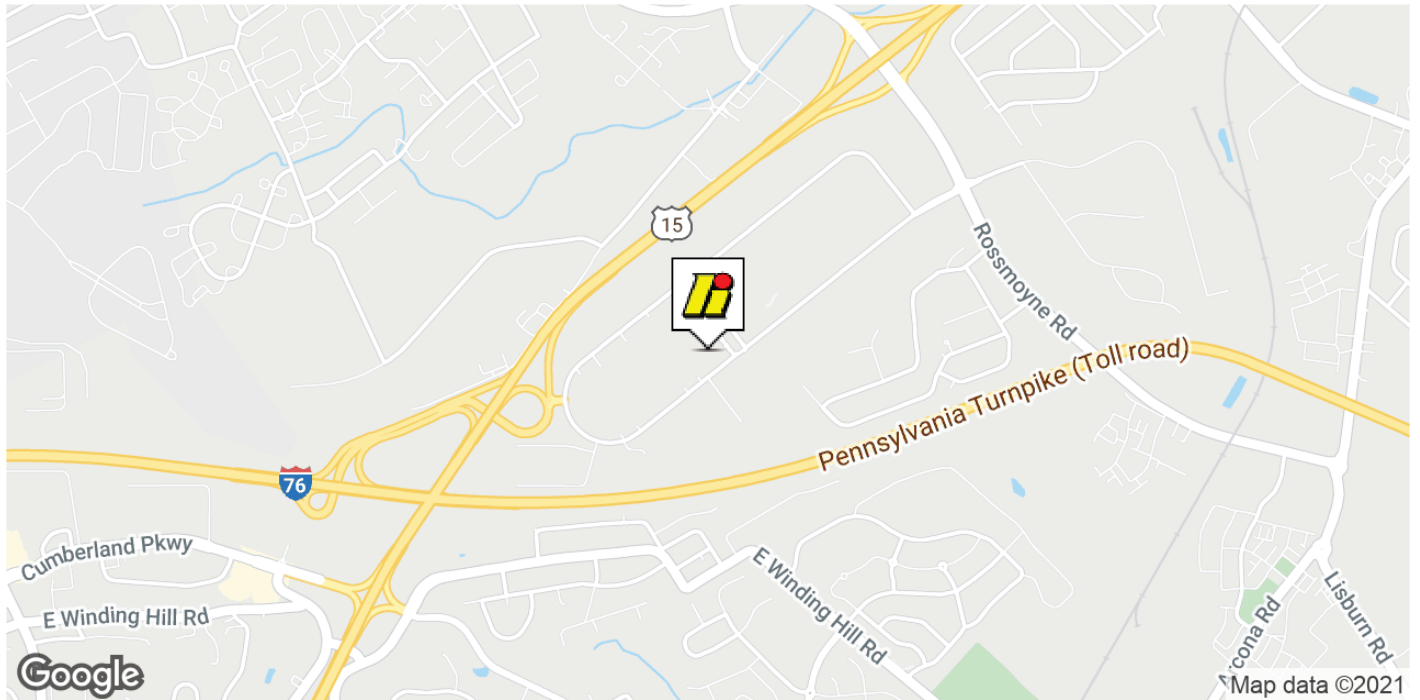
717.791.2064

ameans@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

FOR LEASE

5040 Louise Drive



ANNETTE CASSEL MEANS

717.791.2064

ameans@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

FOR LEASE

5040 Louise Drive



Rossmoyne Business Center features office, light industrial, hospitality and retail facilities for lease in the Greater Harrisburg, PA, market. This master-planned corporate center is located in Mechanicsburg, PA, in the heart of Pennsylvania's Capital Region.

Directly accessible from the Pennsylvania Turnpike and convenient to other major transportation corridors, Rossmoyne's location is ideal for the more than 125 businesses located here as well as those who service them. Rossmoyne features the following nearby and on-site amenities

- The Shoppes at Rossmoyne: Italian Delight, Asian Express, Subway, and other retailers
- Marzoni's Brick Oven
- Isaac's Restaurant & Deli
- Homewood Suites by Hilton
- The Hampton Inn by Hilton
- TownePlace Suites by Marriott
- Member's First Credit Union
- Children's Family Center
- The Goddard School
- Life Storage
- McDonalds
- Gulf
- Exxon



ANNETTE CASSEL MEANS

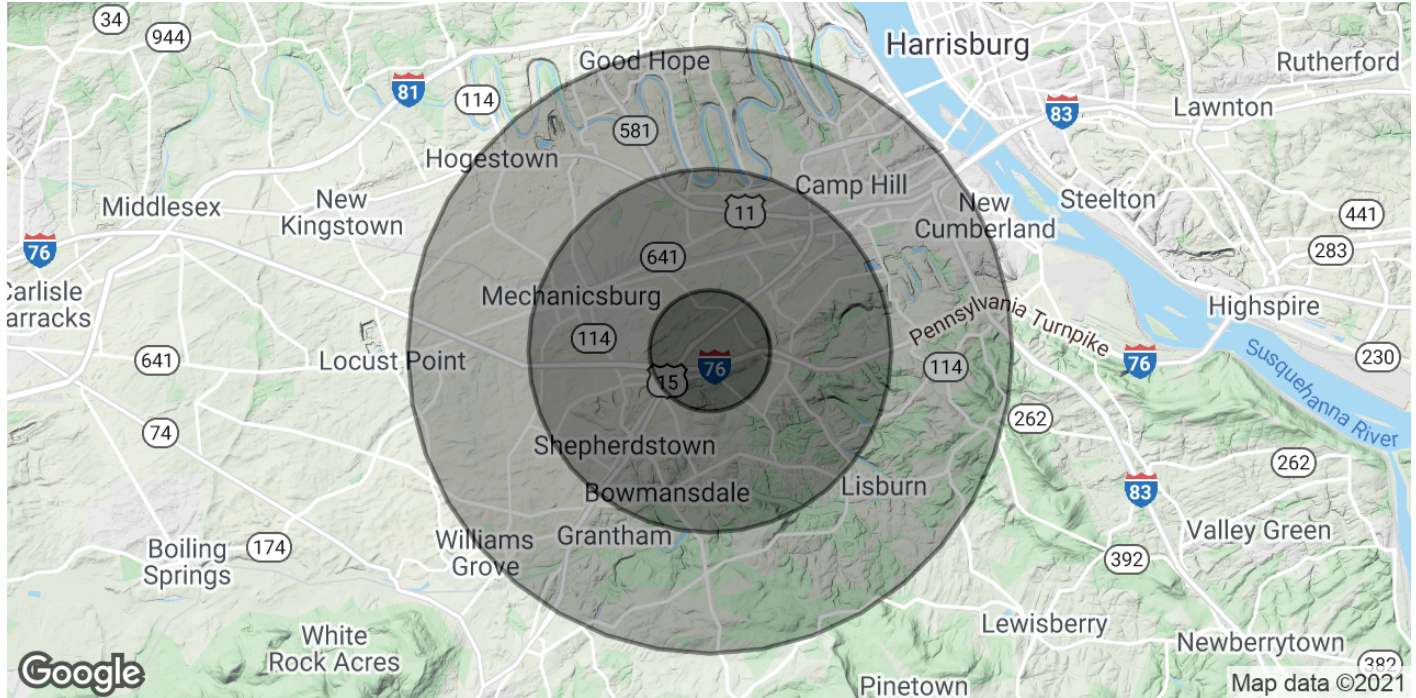
717.791.2064

ameans@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

FOR LEASE

5040 Louise Drive



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,022	41,526	105,174
Average age	46.6	43.4	41.7
Average age (Male)	42.9	41.0	39.4
Average age (Female)	50.3	45.2	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,412	18,356	43,125
# of persons per HH	2.1	2.3	2.4
Average HH income	\$62,031	\$70,575	\$79,414
Average house value	\$167,966	\$202,716	\$216,950

* Demographic data derived from 2010 US Census

ANNETTE CASSEL MEANS

717.791.2064

ameans@high.net

HIGH ASSOCIATES LTD. • 5000 RITTER ROAD SUITE 201 • MECHANICSBURG, PA 17055 • 717.697.2422 • HIGHASSOCIATES.COM

FOR LEASE

5040 Louise Drive



An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY

Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201

P.O. Box 1367
Mechanicsburg, PA 17055