

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

5000 RITTER ROAD, SUITE 205

MECHANICSBURG, PA 17055



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For Lease

717.697.2422



▶ Office Space



High Associates Ltd.
717.697.2422 or 800.213.0094

*The Rossmoyne Business Center
5000 Ritter Road, Suite 205
Mechanicsburg, PA 17055*

Available Square Feet:
8,371 SF

Lease Price:
\$13.50 SF N/N/N (Includes paint and carpet)

Terms:
5 years minimum, 3% annual escalations

Security Deposit:
One Month

Date Available:
Upon completion of tenant improvements

CAM:
Estimated for 2021 budget \$6.50 PSF, which includes HVAC maintenance & janitorial.

PROPERTY INFORMATION

| | |
|--------------------------------------|----------------------------|
| Total Building Square Feet Available | 58,727 SF |
| Known As | Rossmoyne Building #52 |
| Zoning | C-3 Business Park District |
| Construction | Masonry Façade/Glass |
| Year Constructed | 1988 |
| Number of Floors | Two |
| Condition | Excellent |
| Ceiling Height | 9' |
| Lighting | Fluorescent |

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| | |
|-------------------------|---|
| HVAC | Gas Fired/Elec. VAV's |
| Sprinklers | Common areas only |
| Common Area Maintenance | Estimated for 2021 - \$6.50 PSF includes water, sewer, trash, taxes, insurance, snow removal, outside maintenance, general repairs, HVAC maintenance, utilities, pest control & janitorial. |

Geographic Information

| | |
|----------------------------|--|
| Municipality | Lower Allen Township |
| County | Cumberland |
| Location | Strategically located at the convergence of PA Turnpike, PA Route 15 in The Rossmoyne Business Center |
| Local Amenities | Located with well known companies such as Siemens, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance, various Pennsylvania state and federal agencies and Member's 1 st Credit Union headquarters. In-park services include four hotels, Isaac's Restaurant, Marzoni's Brick Oven and Brewery, two day-care centers and a convenient retail strip center – The Shoppes at Rossmoyne, which includes Vi's Nails, a dog groomer and restaurants such as the China Tea House, Subway, Italian Delight and MoMoBBQ. |
| Distance to Highway Access | ½ mile to Route 15 |
| Distance to Airports | 12-14 miles to Harrisburg International Airport |
| Security System | Provided by tenant |
| Road Frontage/Access | Rt. 15 and Rossmoyne Road to Ritter Road for access |

Site Information

| | |
|-----------------------|--------------------------------|
| Tax Map Parcel Number | 13-10-0256-002C |
| Parking | Approx. 350 spaces; 5/1,000 SF |
| Topography | Level Site |

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Restrictions Per zoning/development's restrictive covenants and no outside storage

Signage Monument signage, lobby signage, tenant signage on door of suite entrance

Utilities

Sewer CAM/Lower Allen Township Authority

Water CAM/Pennsylvania American Water Company

Gas CAM/UGI

Electric CAM/PPL

Traffic Counts

Both Directions 28,829 AADT @ PA Turnpike Exit

Both Directions 73,041 AADT @ PA Route 15

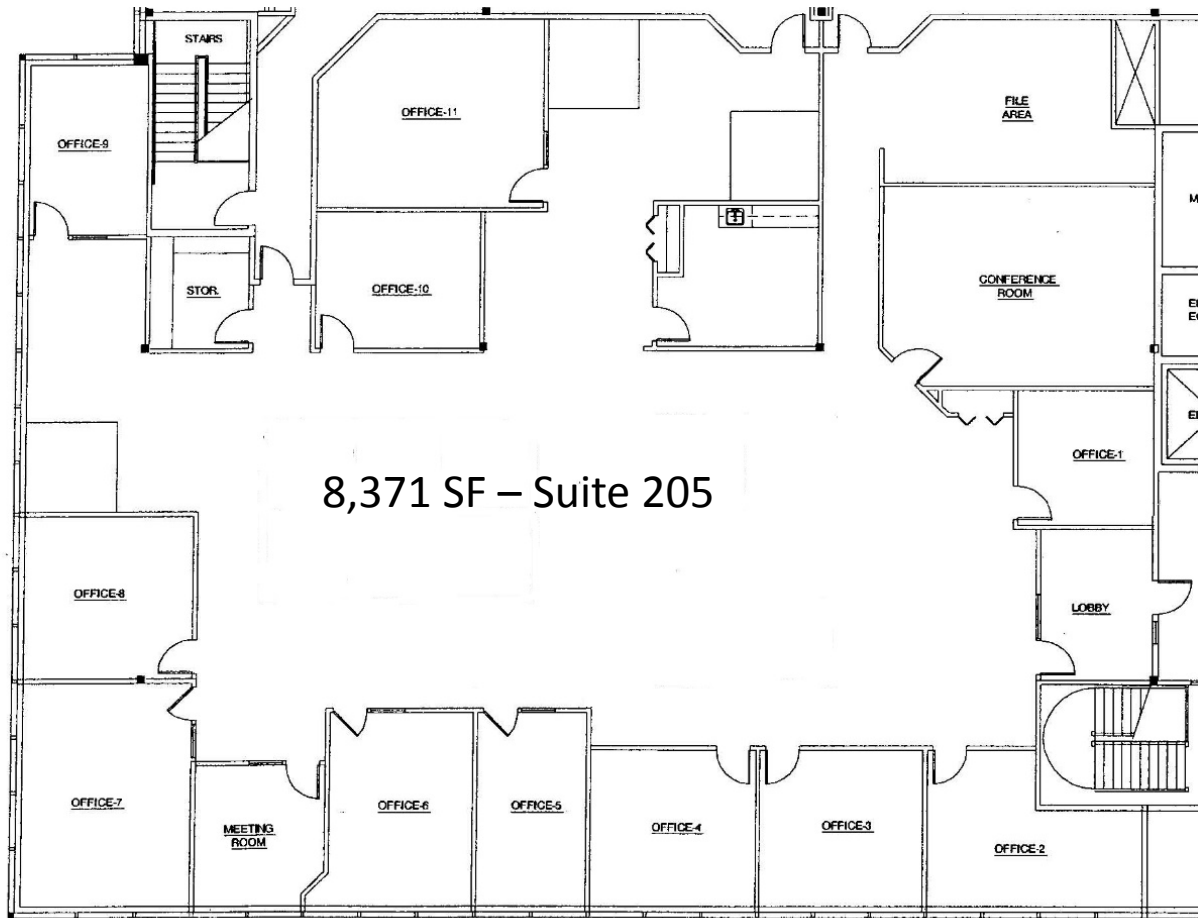
Both Directions 5,387 AADT @ Rossmoyne Road

Demographics

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|----------------|---------------|---------------|---------------|
| Population | 5,769 | 48,144 | 123,047 |
| Households | 2,844 | 20,346 | 50,187 |
| Avg. HH Income | \$69,771 | \$81,244 | \$93,139 |

Floor Plan

5000 Ritter Road, Suite 205
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8,371 SF – Suite 205

SECOND FLOOR PLAN
NOT TO SCALE

Maps

5000 Ritter Road, Suite 205
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