

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

5000 RITTER ROAD, SUITE 105

MECHANICSBURG, PA 17055



Annette Cassel Means
717.791.2064 – direct line
ameans@high.net

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 105
Mechanicsburg, PA 17055*

Available Square Feet:
1,878 SF

Lease Price:
\$13.50 SF N/N/N

Terms:
3 years minimum (includes paint)
5 year minimum (includes paint and carpet)
3% annual escalations

Security Deposit:
One Month

Date Available:
Immediately or 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	Planned Business District
Construction	Masonry Façade/Glass
Year Constructed	1988
Number of Floors	Two
Condition	Excellent
Ceiling Height	9'
Lighting	Fluorescent

For Lease

5000 Ritter Road, Suite 105
Mechanicsburg, PA 17055

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	Strategically 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.
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
Restrictions	Per zoning/development's restrictive covenants and no outside storage
Signage	Monument signage, lobby signage, tenant signage on door of suite entrance

For Lease

5000 Ritter Road, Suite 105
Mechanicsburg, PA 17055

Utilities

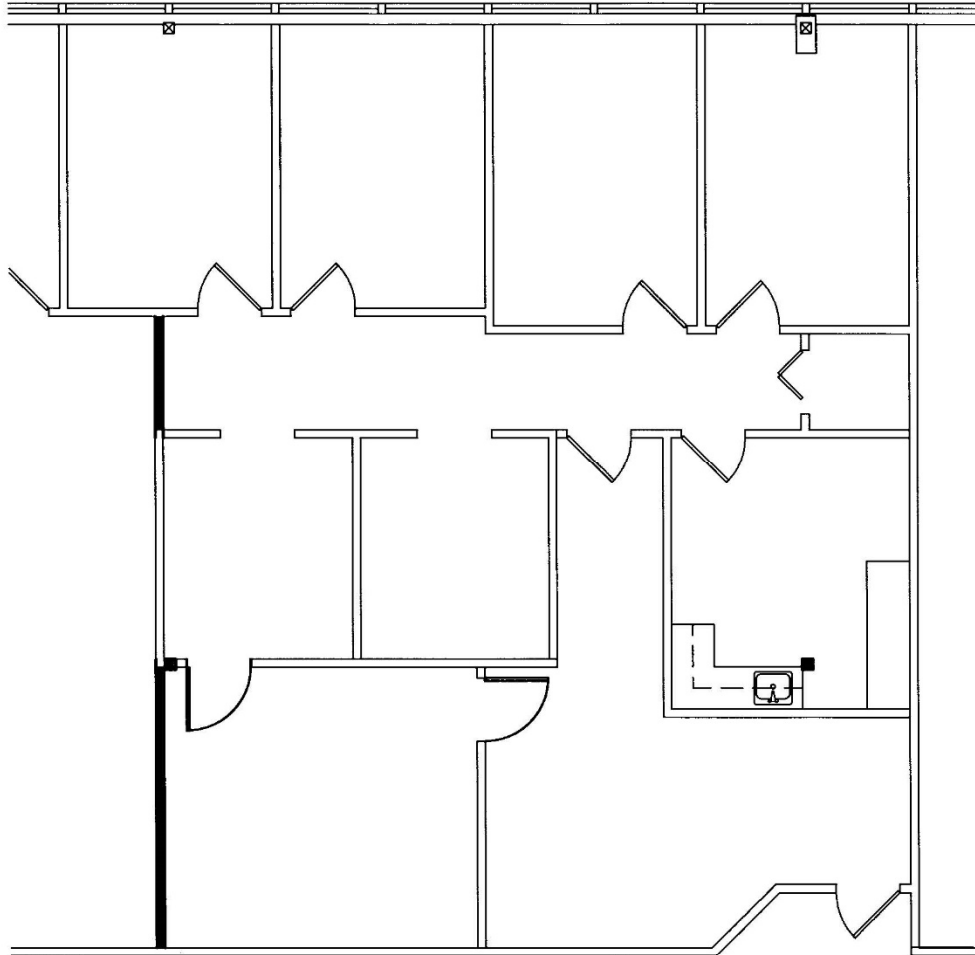
Sewer	CAM/Lower Allen Township Authority
Water	CAM/Pennsylvania American Water Company
Gas	CAM/UGI
Electric	CAM/PPL

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

SCALE: 1/8" = 1'-0"

BUILDING 52

5000 RITTER ROAD
MECHANICSBURG, PA 17055
SUITE 105

Maps

5000 Ritter Road, Suite 105
Mechanicsburg, PA 17055



717.697.2422



An Affiliate of High Real Estate Group LLC
Industrial/Commercial Realtors

1853 William Penn Way
Lancaster, PA 17601

717.291.2284
FAX 717.293.4488
1.800.638.4414

5000 Ritter Road
Suite 201
Mechanicsburg, PA 17055
717.697.2422
FAX 717.697.0870
1.800.213.0094

495 Highlands Boulevard
Suite 103
Coatesville, PA 19320
610.380.8437
FAX 610.380.0583

11020 David Taylor Drive
Suite 130
Charlotte, NC 28262
704.688.0800
FAX 704.688.0801

6497 Parkland Drive
Suite E
Sarasota, FL 34243
941.756.5599
FAX 941.758.7614

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. High Properties, the property owner, and High Associates Ltd., the broker, are indirect subsidiaries of High Real Estate Group LLC.