

FOR LEASE

4909 Louise Drive



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS

- 5,508 SF - Suite 203
- Generous landscaping
- Abundant parking
- Easy access to your individual suite
- Strategically 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

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LEASE INFORMATION

Suite:	203
Available SF:	5,508 SF
Lease Rate:	\$12.50 SF/yr
CAM:	\$3.93
County:	Cumberland
Municipality:	Lower Allen

PROPERTY OVERVIEW

This 5,508 SF space offers 4,510 SF of office and 998 SF of warehouse, six private offices and an open area for cubicles, a conference room and a modern kitchen with a pantry and a separate lunchroom. The warehouse has an 8'x8' drive-in door as well as a scissor lift for unloading large trucks.

OFFERING SUMMARY

HVAC:	Electric heat pump	Lighting:	Fluorescent
Sprinklers:	No	Flooring:	VCT and carpet
Parking:	164 in common spaces; 4.5/1,000 SF	Number of Floors:	1
Water:	CAM/Pennsylvania American Water Company		
Sewer:	CAM/Lower Allen Township Authority		
Zoning:	C-3 Business Park		

ADDITIONAL COMMENTS

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.

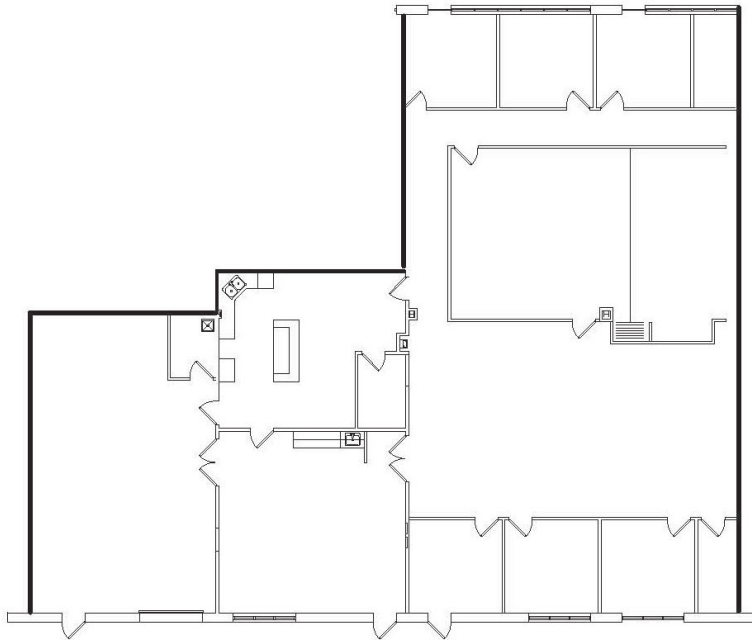


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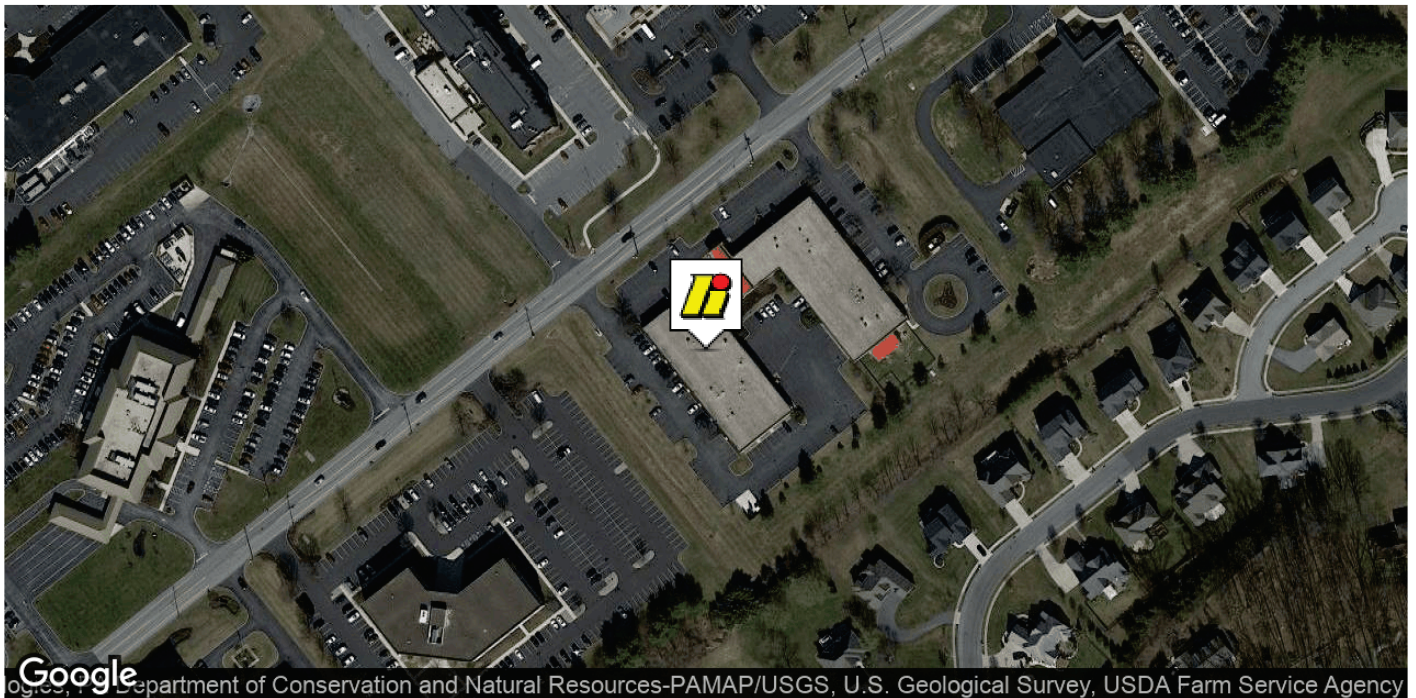
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Rossmoyne Business Center features office, light industrial, hospitality and retail facilities for lease in the Greater Harrisburg, PA, market. This master-planned corporate center is located in Mechanicsburg, PA, in the heart of Pennsylvania's Capital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



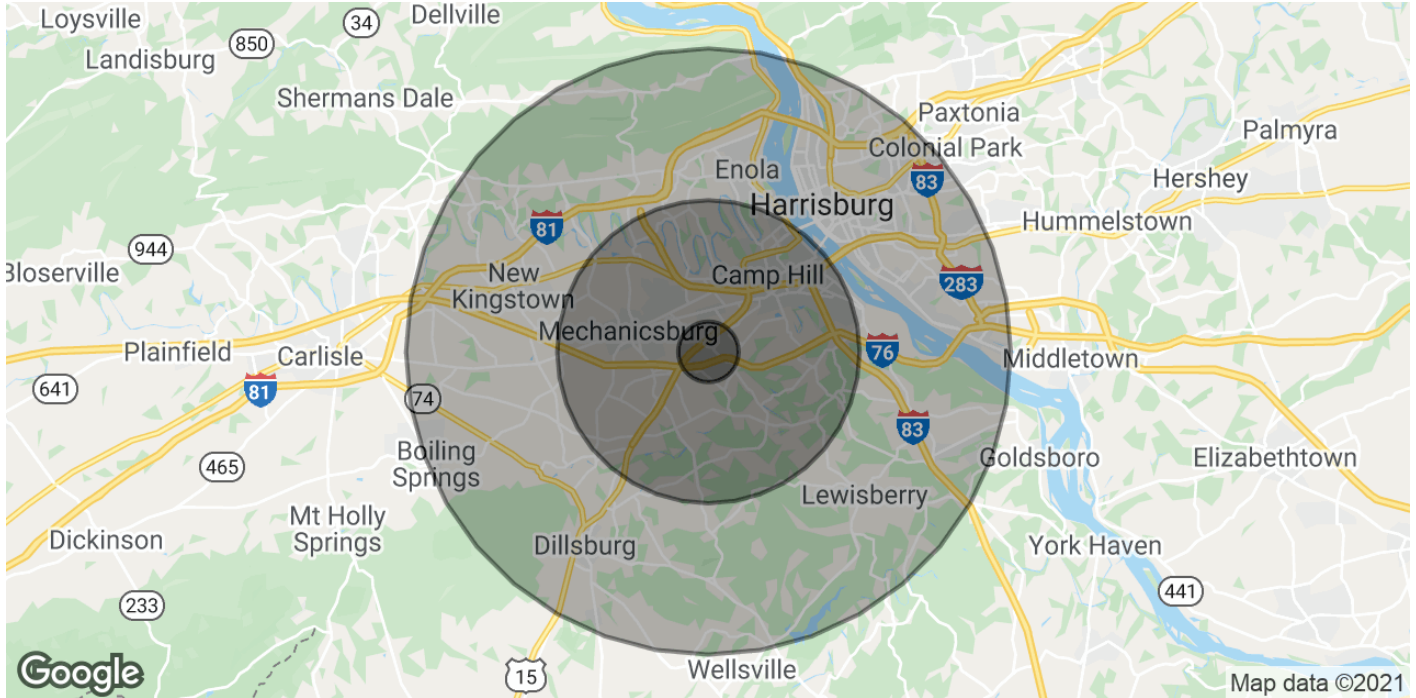
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,581	111,588	314,800
Average age	47.4	41.7	39.1
Average age (Male)	42.8	39.5	37.3
Average age (Female)	51.5	42.7	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,196	46,041	129,046
# of persons per HH	2.1	2.4	2.4
Average HH income	\$64,866	\$79,030	\$69,518
Average house value	\$176,502	\$217,856	\$180,833

* Demographic data derived from 2010 US Census

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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
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