

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

5000 RITTER ROAD, SUITE 107

MECHANICSBURG, PA 17055



Annette Cassel Means
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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 107
Mechanicsburg, PA 17055*

Available Square Feet:

1,788 SF

Lease Price:

\$13.50 SF N/N/N

Terms:

5 years minimum, 3% annual escalations

Security Deposit:

One Month

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.

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

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 1st 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

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

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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

1 Mile

3 Mile

5 Mile

Population

5,769

48,144

123,047

Households

2,844

20,346

50,187

Avg. HH Income

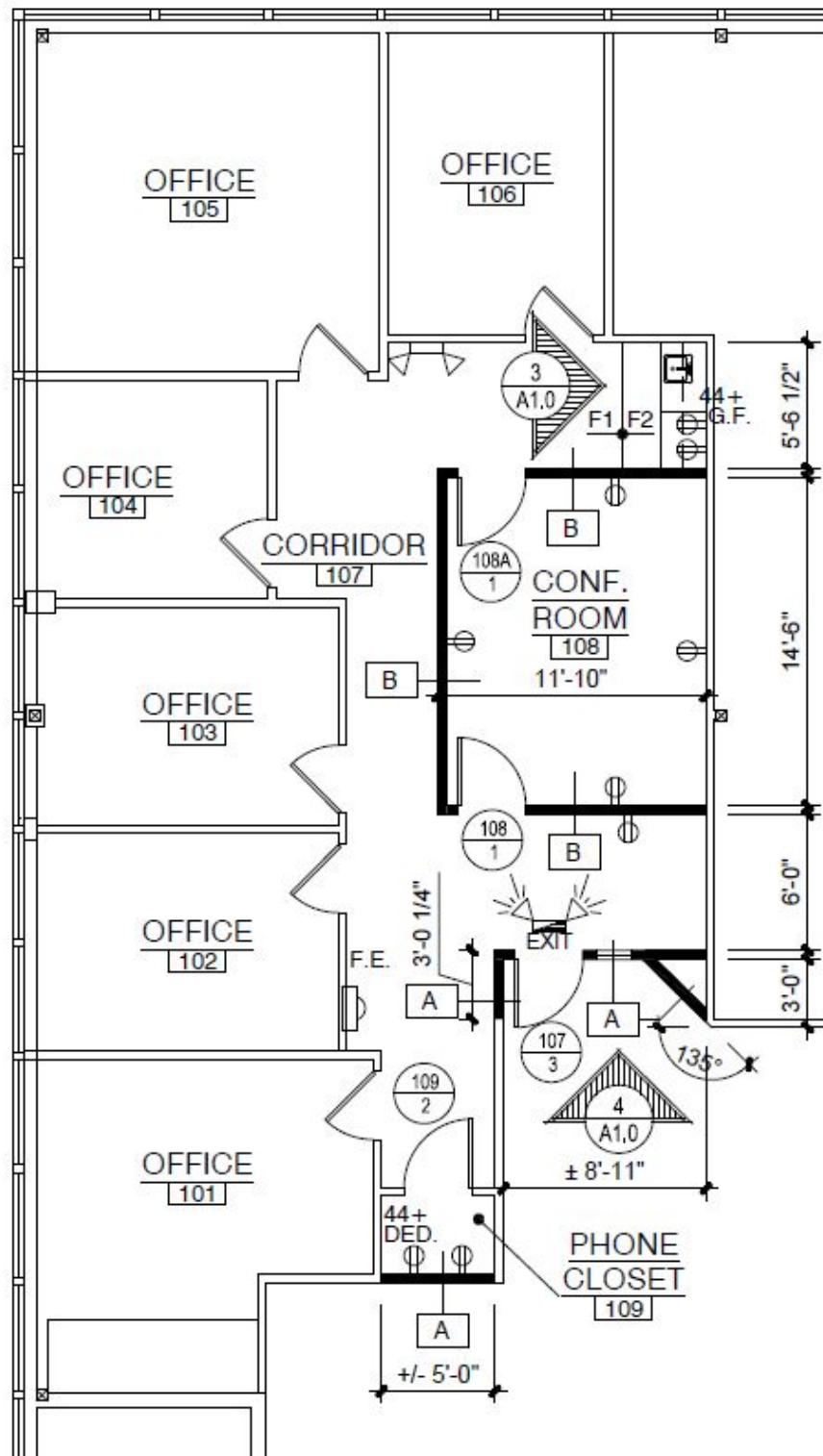
\$69,771

\$81,244

\$93,139

Floor Plan

5000 Ritter Road, Suite 107
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Maps

5000 Ritter Road, Suite 107
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717.697.2422



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