

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

5000 RITTER ROAD, SUITE 104

MECHANICSBURG, PA 17055



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

For Lease

717.697.2422



► Office Space



*The Rossmoyne Business Center
5000 Ritter Road, Suite 104
Mechanicsburg, PA 17055*

Available Square Feet:
4,664 SF (3,731 SF usable)

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:
Immediately or upon completion of tenant improvements

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

High Associates Ltd.
717.697.2422 or 800.213.0094

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 104
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	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

For Lease

5000 Ritter Road, Suite 104
Mechanicsburg, PA 17055

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

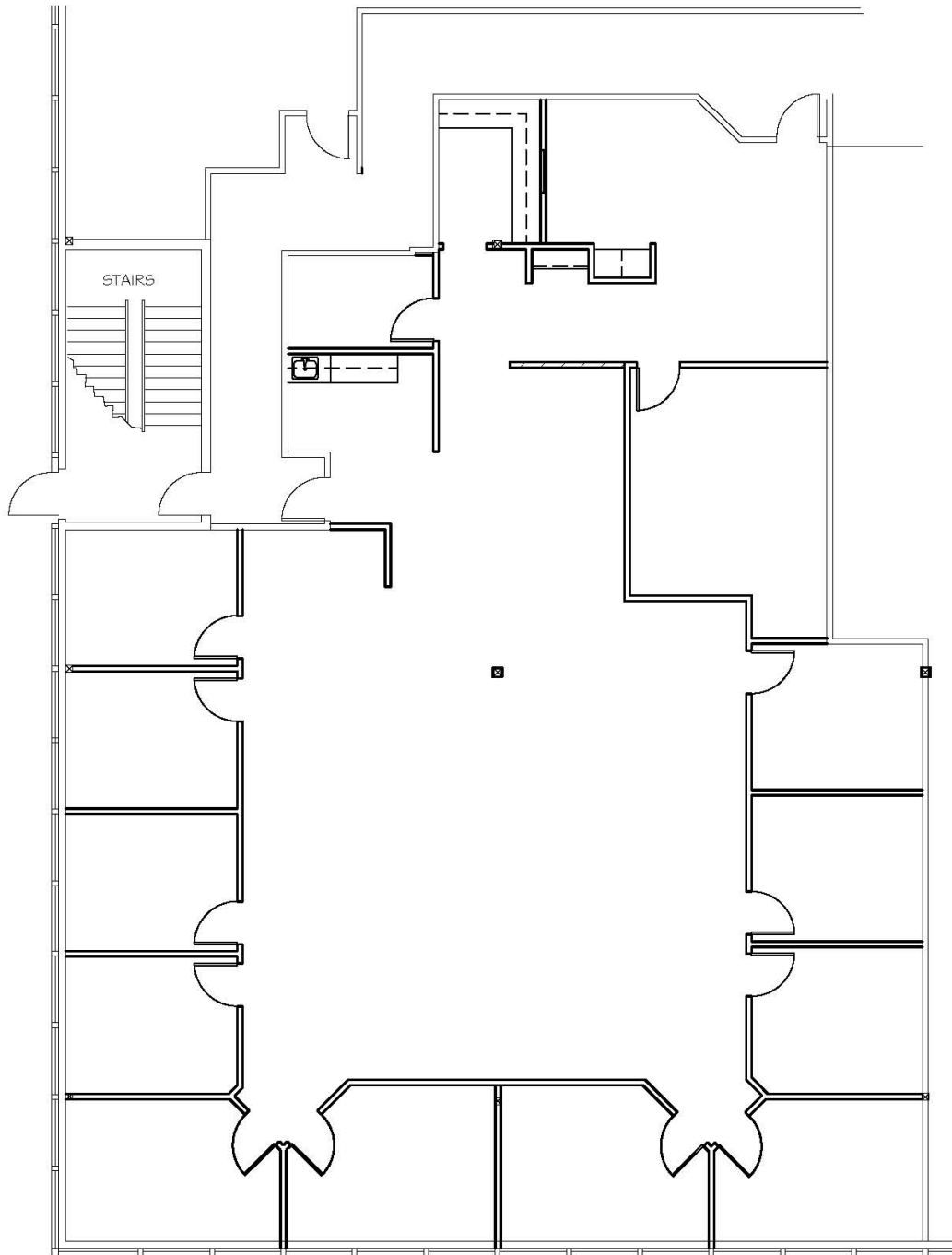
Both Directions 5,387 AADT @ Rossmoyne Road

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 104
Mechanicsburg, PA 17055



11.20.19

FLOOR PLAN
NOT TO SCALE

BUILDING 52
5000 RITTER ROAD SUITE 104
MECHANICSBURG, PA
SUITE 104

Maps

5000 Ritter Road, Suite 104
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.