

FOR LEASE

CLASS A PROFESSIONAL OFFICE / MEDICAL

2805 OLD POST ROAD
AT
STURBRIDGE

SUITES 300 & 310
(AVAILABLE TOGETHER OR SEPARATE)



OVERVIEW

BUILDING INFORMATION

- CLASS A PROFESSIONAL OFFICE AND MEDICAL IN CAMPUS SETTING
- MASONRY CONSTRUCTION WITH RIBBON GLASS
- FINE ARCHITECTURAL DETAILS AND HIGH-END FINISHES INSIDE AND OUT
- ELEVATOR ACCESS
- 24-HR SURVEILLANCE SYSTEM AND SPRINKLER SYSTEM
- STORAGE UNITS AVAILABLE IN LOWER LEVEL - ACCESSIBLE BY DRIVE-IN DOOR, AND INTERNAL ELEVATOR FOR USE BY TENANTS
- QUICK ACCESS TO US ROUTES 322 AND 11/15, I-81, I-83 AND PA TURNPIKE (I-76)



SUITE 310

SUITE FEATURES

SUITE 300 (5,335 RSF) & SUITE 310 (4,950 RSF)

- RENOVATE TO SUIT
- KEY CARD ACCESS AND THE LATEST VOICE AND DATA TECHNOLOGY
- 9 FOOT CEILINGS
- LARGE WINDOWS ON ALL SIDES OF BUILDING FOR YEAR-ROUND NATURAL LIGHT
- PRIVATE, WOODED SETTING

LEASING DETAILS

SUITE 300 (5,335 RSF) & SUITE 310 (4,950 RSF)

- | | |
|--------------------|--|
| • PRICE PER SQ. FT | • \$17.95 FULL SERVICE, PLUS ELECTRIC AND JANITORIAL |
| • COMMON FACTOR | • 10% |
| • FINISH ALLOWANCE | • NEGOTIABLE PER LEASE TERMS |
| • LEASE TERM | • NEGOTIABLE |
| • OPTIONS | • NEGOTIABLE |
| • ESCALATION | • 3% ANNUALLY |
| • POSSESSION | • UPON COMPLETION OF BUILD-OUT |
| • BUILDING HOURS | • UNLIMITED |
| • SECURITY DEPOSIT | • ONE MONTH'S RENT |



FLOOR PLAN



Note: All information is believed to be accurate but should be verified.
Rates and terms subject to change without notice.

FOR MORE INFORMATION:

Stan Custer, Jr.
President
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2805 OLD POST ROAD AT STURBRIDGE

BUILDING & SITE INFORMATION

LOCATION

STURBRIDGE BUSINESS PARK
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY

LAND

- SIZE: 2.73 ACRES
- PARKING: 5 CARS / 1,000 SF
- TOPOGRAPHY: FLAT, GENTLY SLOPING

UTILITIES

- PUBLIC WATER: VEOLIA
- GAS: UGI
- PUBLIC SEWER:
SUSQUEHANNA TWP.
AUTHORITY

ZONING

BPR: PERMITS PROFESSIONAL,
BUSINESS, AND MEDICAL
OFFICES

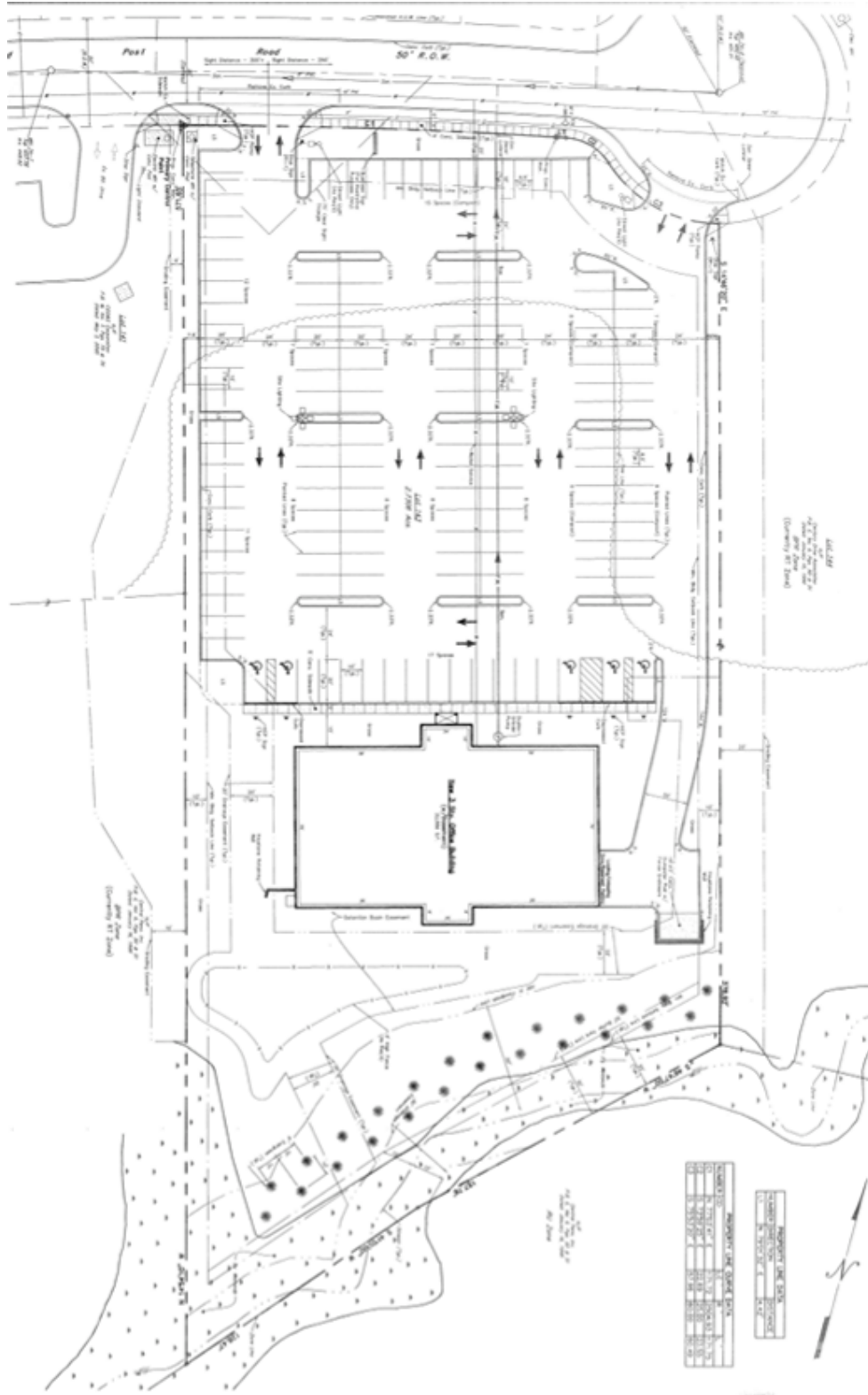


MORE DETAILS

- TOTAL SQ. FT. IN BUILDING.....31,788 SQ. FT. (10,600 SQ. FT. / FLOOR)
- CONSTRUCTION.....MASONRY & STEEL
- YEAR CONSTRUCTED.....2001-2002
- ELEVATORS.....TWO 3,500 LB., OTIS
- RESTROOMS.....IN COMMON AREA AND/OR SUITES
- ROOMS & SIZES.....TO TENANT SPECIFICATIONS
- NUMBER OF FLOORS.....THREE-STORY PLUS GARAGE LEVEL
- FLOOR REINFORCEMENT METHOD..... STEEL AND CONCRETE
- CEILING HEIGHT.....9 FT. +/-
- SPRINKLERS.....YES
- ELECTRICAL.....3-PHASE, INDIVIDUALLY METERED. HIGH-SPEED
DATA AND VOICE (RG6 & CAT 5)
- HVAC.....GAS FORCED HOT AIR/CENTRAL AC. APPROX: 2,000 SQ. FT./SYSTEM
- ROOF.....R-38 INSULATION, RUBBER MEMBRANE
- CEILING TYPE.....ACOUSTICAL TILE
- WALLS.....R-19 INSULATION, DRYWALL
- FLOOR TYPE.....TO TENANT SPECIFICATIONS
- LIGHTING.....LED AND FLUORESCENT TUBES
- SIGNAGE.....LIGHTED MONUMENT SIGN, DIRECTORY SIGN IN LOBBY
- SECURITY.....TV CAMERAS MONITOR ALL ENTRANCES TO BUILDING 24/7
ADT SECURITY SYSTEM MONITORS BUILDING
CARD KEY ACCESS

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