

FOR LEASE

CLASS A

PROFESSIONAL OFFICE / MEDICAL
BUILD TO SUIT

2901

LINGLESTOWN RD.

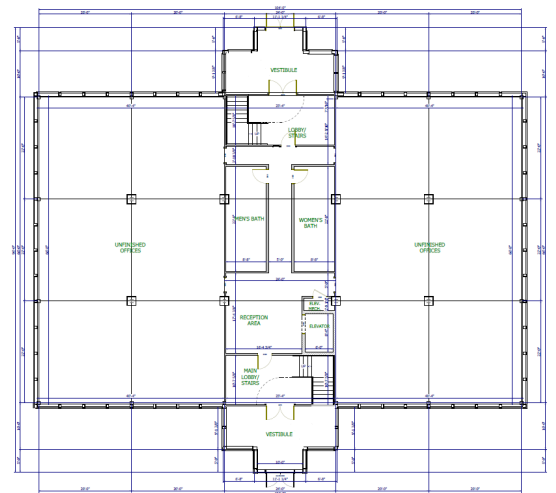
PROPOSED BUILDINGS & SUITES



OVERVIEW

PROPOSED BUILDING INFORMATION

- TWO PAD-READY CLASS A PROFESSIONAL OFFICE AND MEDICAL BUILDINGS: 3,800 +/- RSF AND 14,000 +/- RSF
- SITE ACCESS AT SIGNALIZED INTERSECTION
- MASONRY CONSTRUCTION WITH RIBBON GLASS
- FINE ARCHITECTURAL DETAILS AND HIGH-END FINISHES INSIDE AND OUT
- QUICK ACCESS TO US ROUTES 322 AND 11/15, I-81, I-83 AND PA TURNPIKE (I-76)



PROPOSED SUITE FEATURES

- BUILD TO SUIT
- DESIGN / BUILD & SPACE PLANNING SERVICES AVAILABLE
- 9 FOOT CEILINGS
- ELEVATOR ACCESS
- LARGE WINDOWS ON ALL SIDES OF BUILDING FOR YEAR-ROUND NATURAL LIGHT
- PRIVATE, WOODED SETTING

LEASING DETAILS

- | | |
|--------------------|--|
| • PRICE PER SQ. FT | • \$18.95/SF/YEAR FULL SERVICE, PLUS ELECTRIC AND JANITORIAL |
| • FINISH ALLOWANCE | • NEGOTIABLE PER LEASE TERMS |
| • LEASE TERM | • MINIMUM SEVEN YEARS |
| • OPTIONS | • NEGOTIABLE |
| • ESCALATION | • 3% ANNUALLY |
| • POSSESSION | • UPON COMPLETION OF BUILD-OUT |
| • BUILDING HOURS | • UNLIMITED |
| • SECURITY DEPOSIT | • ONE MONTH'S RENT |

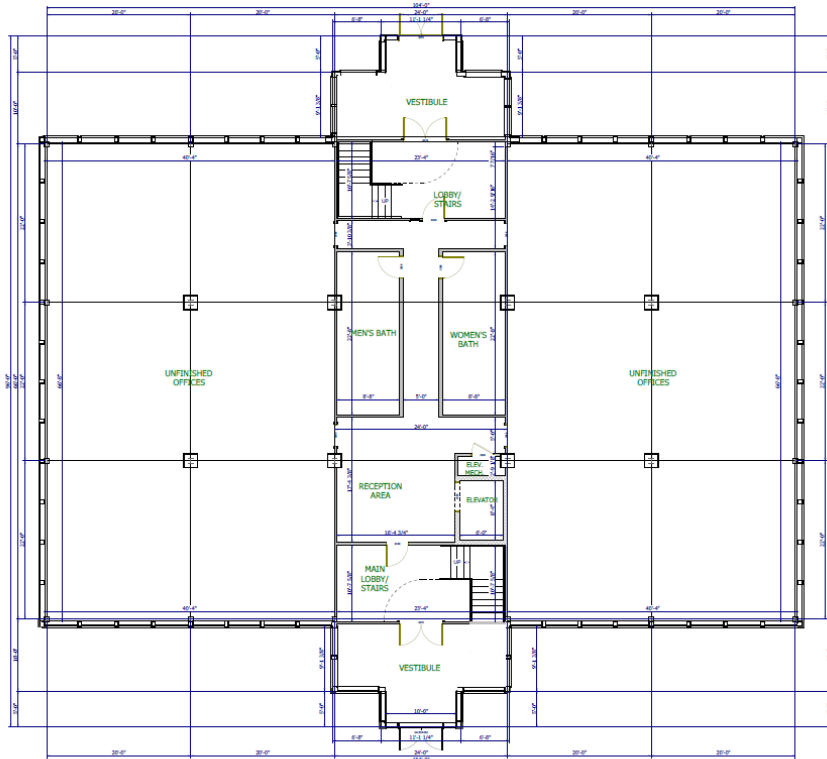
ENTRANCE FROM LINGLESTOWN RD.



PROPOSED FLOOR PLANS

1ST FLOOR PLAN

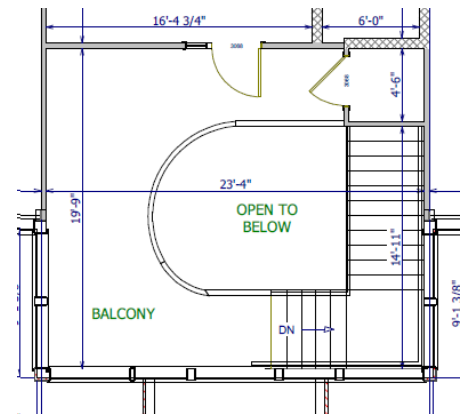
(PRELIMINARY PLAN)



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

GRAND LOBBY / STAIRWELL

(PRELIMINARY VIEW FROM 2ND FLOOR)



FOR MORE INFORMATION:

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2901 LINGLESTOWN ROAD

PROPOSED BUILDING & SITE INFORMATION

LOCATION

LAND

2901 LINGLESTOWN ROAD
SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY

- SIZE: 2.76 ACRES
- ACCESS: SIGNALIZED INTERSECTION
- PARKING: 5 SPACES PER 1,000 SF
- TOPOGRAPHY: FLAT



UTILITIES

ZONING

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

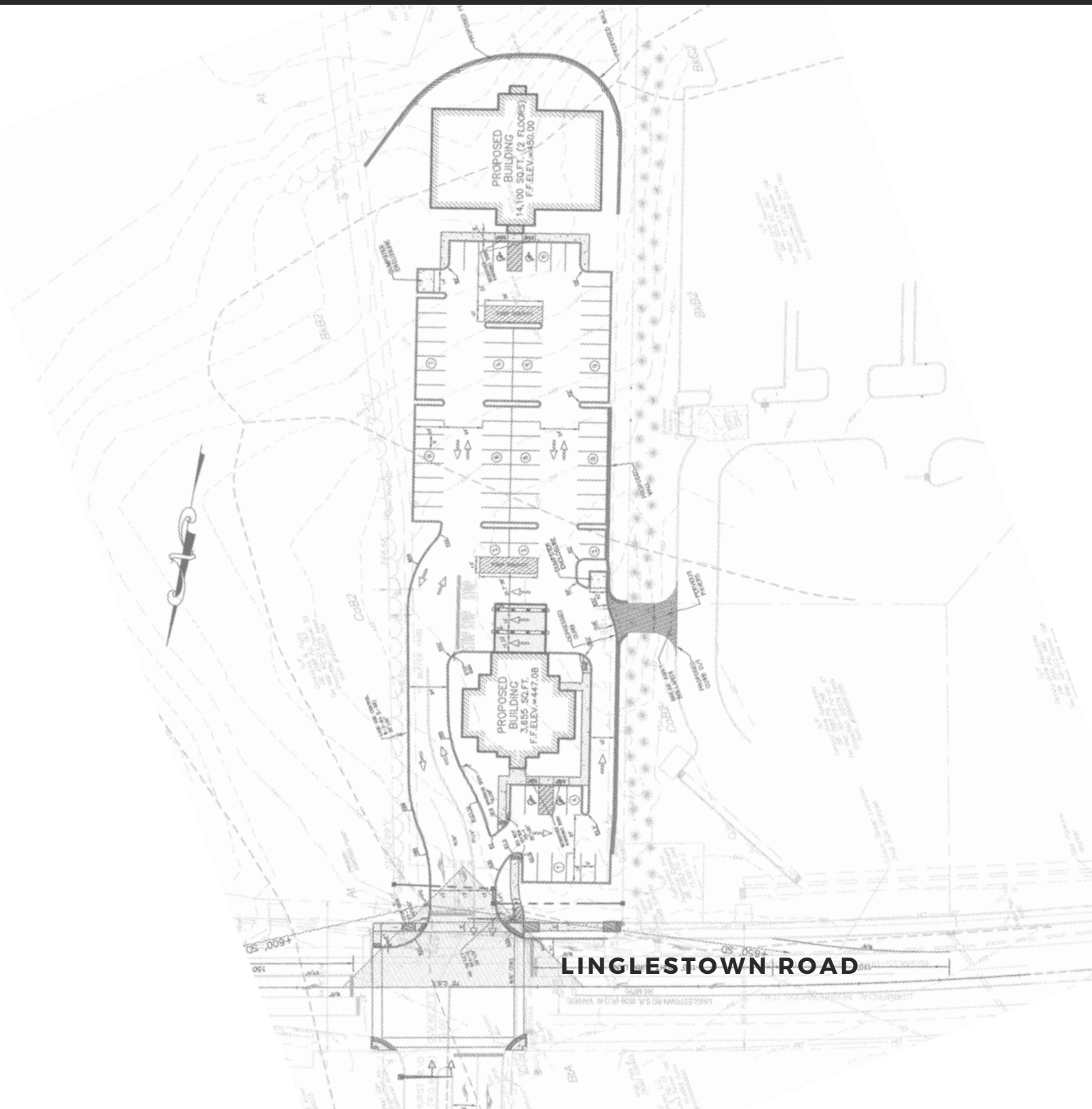
- BPR: PERMITS PROFESSIONAL, BUSINESS, AND MEDICAL OFFICES
- BANK OR CREDIT UNION

MORE DETAILS

- TOTAL SQ. FT. IN BUILDING #1.....3,800 +/- SQ. FT.
- TOTAL SQ. FT. IN BUILDING #2.....14,000 +/- SQ. FT. (7,000 +/- SQ. FT. / FLOOR)
- CONSTRUCTION.....WOOD, MASONRY & STEEL
- ELEVATORS.....ONE IN BUILDING #2
- RESTROOMS.....IN SUITES
- ROOMS & SIZES.....TO TENANT SPECIFICATIONS
- NUMBER OF FLOORS.....ONE IN BUILDING #1, TWO IN BUILDING #2
- CEILING HEIGHT.....9 FT. +/-
- SPRINKLERS.....NO
- ELECTRICAL.....3-PHASE, INDIVIDUALLY METERED. HIGH-SPEED DATA AND VOICE (RG6 & CAT 5)
- HVAC.....GAS FORCED HOT AIR/CENTRAL AC.
- ROOF.....R-38 INSULATION, RUBBER MEMBRANE AND / OR STANDING SEAM METAL
- CEILING TYPE.....ACOUSTICAL TILE
- WALLS.....R-19 INSULATION, DRYWALL
- FLOOR TYPE.....TO TENANT SPECIFICATIONS
- LIGHTING.....LED
- SIGNAGE.....LIGHTED MONUMENT SIGN, DIRECTORY SIGN IN LOBBY

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PROPOSED SITE PLAN



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