



4823 E. Trindle Road Mechanicsburg, PA 17050 Cumberland County, Hampden Township

Professional office space for lease in a highly visible, conveniently located building on Trindle Road. Space is available for lease on the ground level, which has a separate, at-grade entrance. Expansive lot with abundant on-site parking.

Square Feet Available	1,668 SF
Lot Size	1.01
Date Available	Immediately
Price	\$12.50 / SF

Zoning

A-O-L Apartment Office Limited; permits business and professional office uses as well as medical clinics, dental clinics and laboratories or hospitals, medical buildings, pharmacies located in a medical clinic or medical building where limited to the dispensing of medicine, drugs and prescriptions. Offices of licensed practitioners of the healing arts (including all disciplines and specialties), surgeons, osteopaths, chiropractors, dentists, physical therapists, veterinarians and similar practices.

Building Information

SF Available	1,668
Total SF in Building	6,400
Construction	Wood frame with dryvit façade
Year Constructed	1990
Renovation Year	2023
Elevator	None
Number of Floors	Three
Sprinklers	None
HVAC	Electric heat pump and central cooling- forced air system
Ceiling Type	2' x 4' acoustic tile drop ceiling (2nd look)
Ceiling Height	7'6" - 8'
Floor Type	Vinyl and carpet
Business ID Sign	Yes; pole sign at entrance and suite signage
Restroom	Two on ground level
Electrical Capacity	200 amp, single phase
Roof	Rubber
Walls	Painted drywall
Lighting	Fluorescent

Leasing Information

Price Per SF	\$12.50
Price Notes Leasing	Lease rate is gross + in-suite janitorial
Monthly	\$1,737.50
Annually	\$20,850.00
Rentable Useable	Rentable
Real Estate Taxes	Included in the rent
Operating Expenses	Included in the rent
Insurance	Building insurance (pro-rated) paid by Landlord. Liability insurance paid by Tenant.
Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable
Escalation	3% annual increases on the base rent
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months rent

Utilities And Services

(T= By Tenant, L= By Landlord)

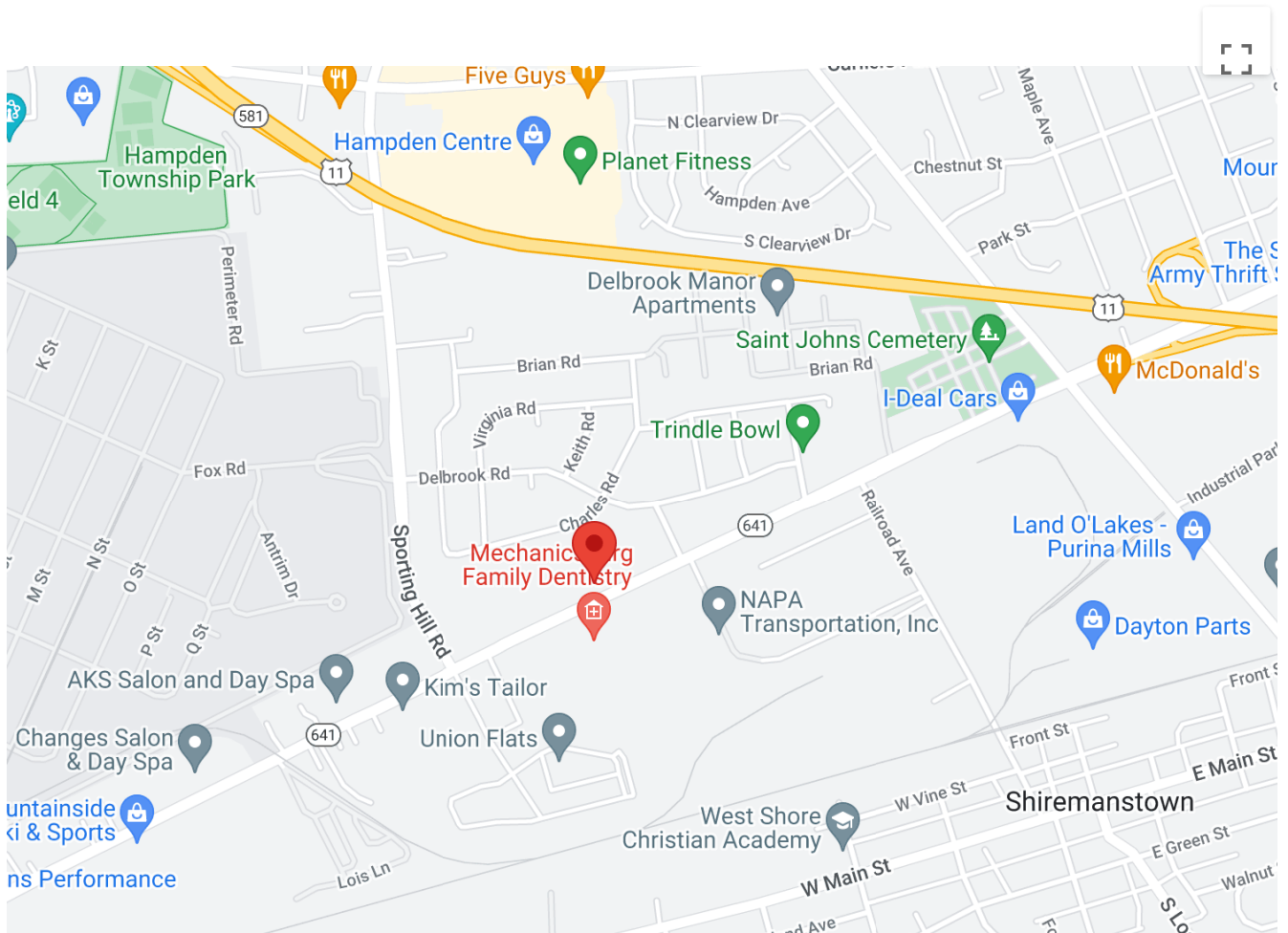
Heat	L	Trash Removal	L
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	L
Water and Sewer	L	Supplies	T
Taxes	L	Electric	L
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L

Land Information

Acres	1.01
Land SF	43,996
Fencing	None
Frontage	103' on Trindle Road
Parking	37 total spaces
Topography	Level with gentle slope north
Historic District	No
Flood Zone	No
Tax Parcel Number	10-22-0527-107

Utilities

Water	Public
Sewer	Public
Gas	None







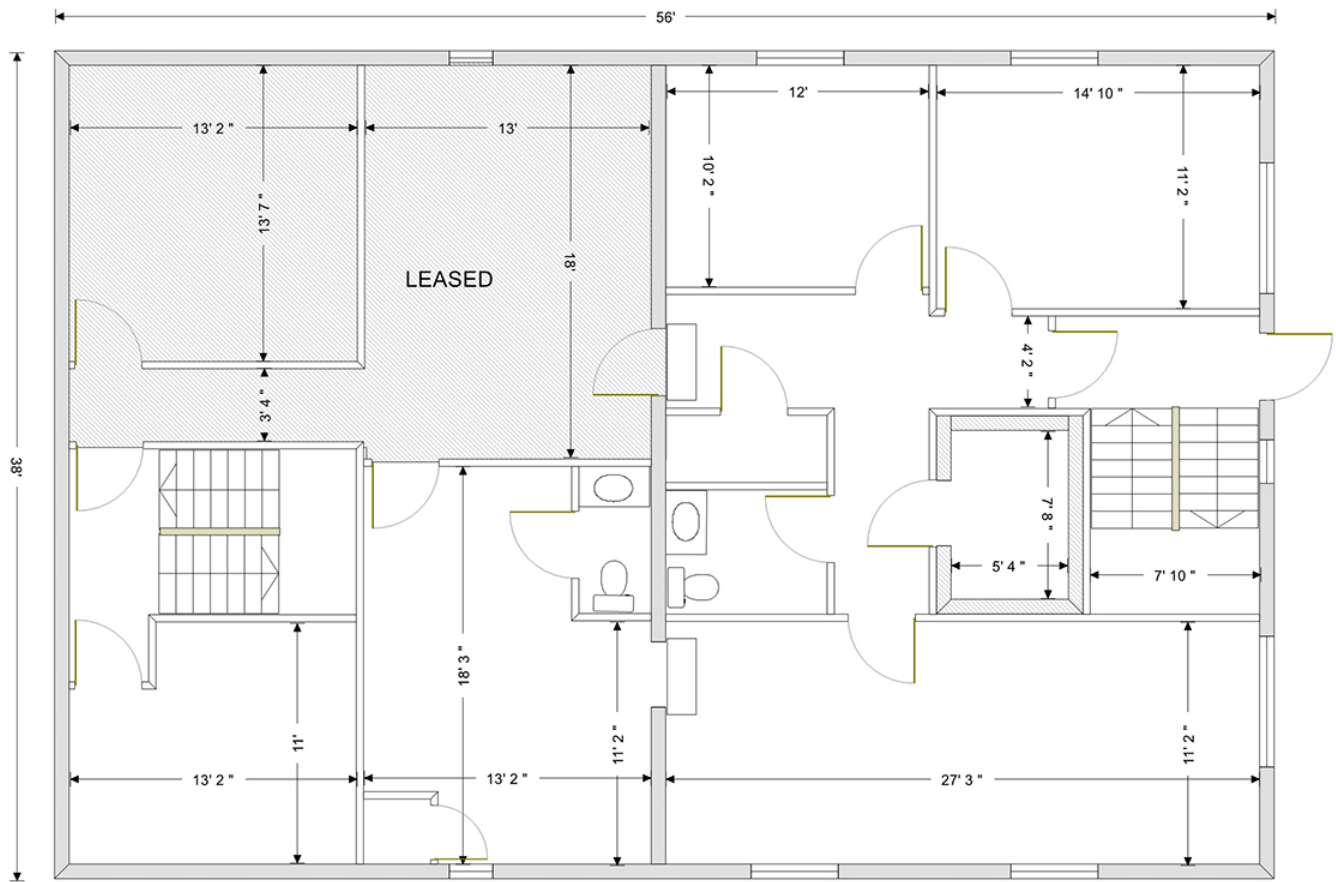




Third Floor
Financial Company Group, Inc.
Second Floor
Only Financial Mortgage Services
Financial Services
First Floor
Only Financial Mortgage Services
Client







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