4309 LINGLESTOWN ROAD, HARRISBURG

750 TO 2,340± OFFICE SUITE



CAMPBELL
Commercial Partners

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OFFERING SUMMARY

PROPERTY OVERVIEW

Second floor office space available in this beautifully maintained modern office building. Ample onsite parking available. The property is conveniently located on Linglestown Road/ Rt.39 with easy access to many local amenities, including banks, restaurants and retail.

Available SF	750 to 2,340±
Lease Rate	$16.25/SF/YR
Lease Term	3-5 YEARS, NEGOTIABLE
Lessee Responsibilities	ELECTRIC & IN-SUITE JANITORIAL
Availability	DECEMBER 2026

PROPERTY HIGHLIGHTS

- Many nearby amenities
- Professional Office Building
- Excellent visibility on Linglestown Road / Rt. 39

PROPERTY DETAILS

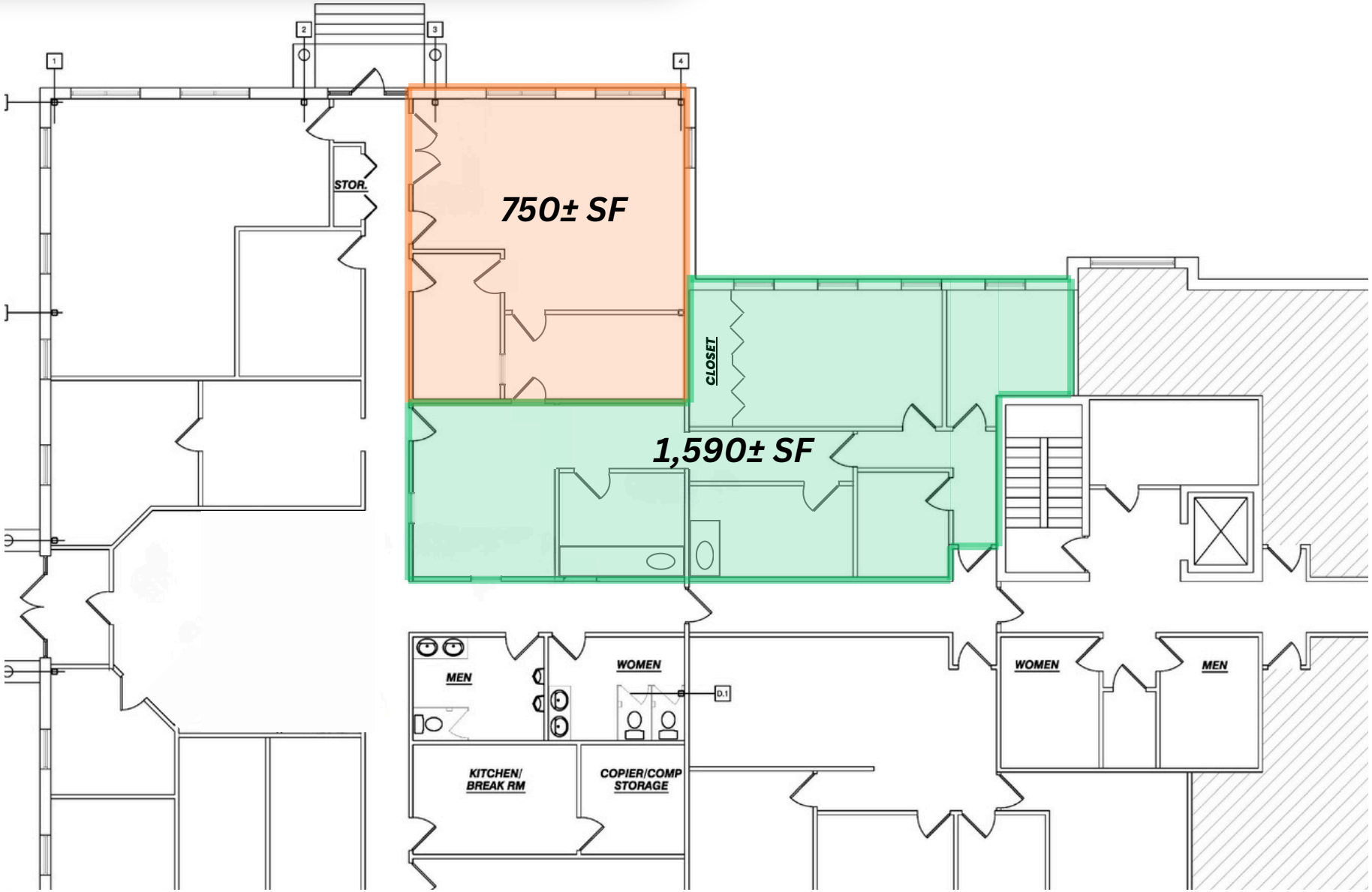
Building SF	26,900±
Construction	FRAME & STEEL WITH BRICK
# of Floors	TWO
Elevator	YES
Floor Type	LVP & CARPET
Lighting	LED
HVAC	ELECTRIC HEAT PUMPS
Ceiling Height	9-FEET±
Ceiling Type	ACOUSTIC DROP CEILING
Restroom	SIX IN-COMMON
Signage	PYLON SIGN AT LINGLESTOWN ROAD

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

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FLOOR PLAN



PLANS ARE APPROXIMATE

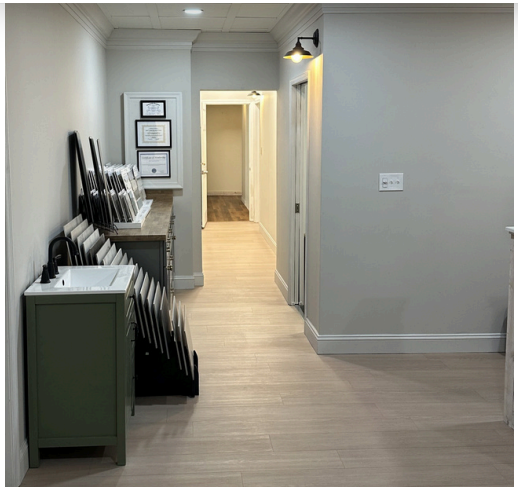
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LEASE











VICINITY MAP



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