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*The Rossmoyne Business Center
5000 Ritter Road, Suite 203
Mechanicsburg, PA 17055*

Available SF:

6,178 SF Rentable (5,491 Useable SF)

Lease Price:

\$19.00 SF

Terms:

3 years as is, 3% annual escalations

Security Deposit:

One month

CAM

Estimated for 2016 Budget \$5.92 PSF Gross

High Associates Ltd.

Call Today! ☎ 717.697.2422 or 800.213.0094

Building Information

Total Building Square Feet	59,477 SF
Known As	Rossmoyne Building #52
Zoning	Planned Business District
Construction	Masonry Facade/Glass
Year constructed	1988
Number of floors	Two
Condition	Excellent
Ceiling height	9'
Lighting	Fluorescent
HVAC	Gas Fired/Elec. VAV's
Sprinklers	Common areas only

Geographic Information

Municipality	Lower Allen Township
County	Cumberland

Traffic Count

AADT 28,177 @ PA Turnpike Exit
AADT 55,446 @ PA Route 15
AADT 5,387 @ Rossmoyne Road

Demographics	1 Mile	3 Miles	5 Miles
Population	4,701	44,080	100,311
Households	1,973	16,846	40,121
Avg HH Income	\$78,447	\$72,851	\$84,406

Tax map & parcel number 13-10-0256-002C
Parking 350 spaces; 5/1,000 SF
Topography Level site
Restrictions Per zoning/development's restrictive covenants
Date available Immediately - or upon completion of additional tenant improvements
Signage Monument signage, tenant signage on door of suite entrance

Geographic Information

Location Strategically located at the convergence of PA Turnpike, PA Route 15 in the Rossmoyne Business Center

Local Amenities In-park services include three hotels (Hampton Inn, Towne Place Suites & Homewood Suites), Isaac's Restaurant, a credit union with ATM facilities, two day-care centers, and a convenient retail strip center – The Shoppes at Rossmoyne.

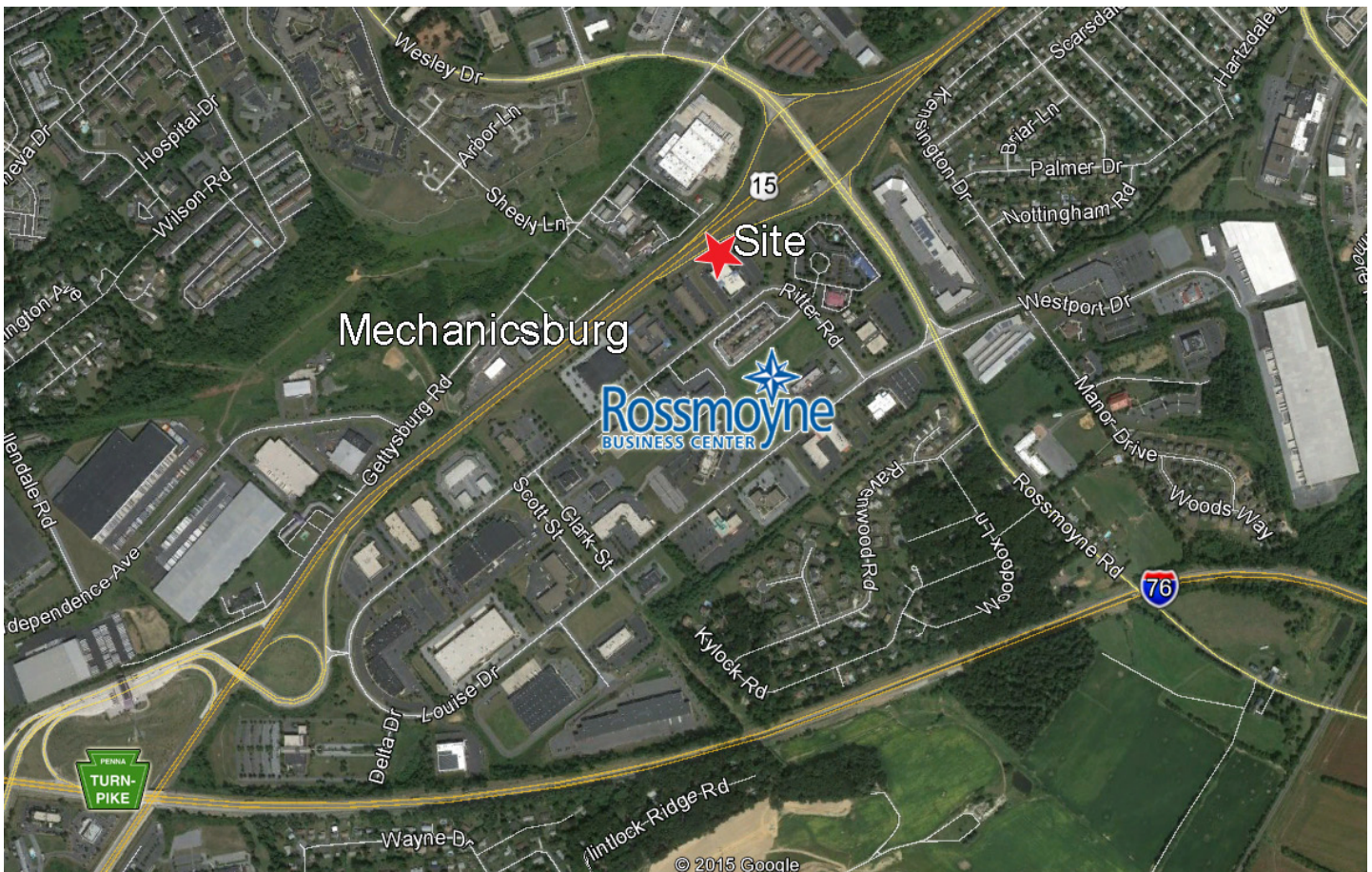
Road Frontage/Access 174+ feet/Ritter Road

Distance to Highway Access 1/2 mile to route 15

Distance to Airports 12-14 miles to Harrisburg International Airport

Security System Provided by tenant

Map



Floor Plan

Suite 203 - 6,178 SF Rentable (5,491 Useable SF)



4.08.15

SECOND FLOOR PLAN
NOT TO SCALE

BUILDING 52
5000 RITTER ROAD
MECHANICSBURG, PA
SUITES 203-205

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