

For Lease

717.697.2422



THE ROSSMOYNE BUSINESS CENTER

4940 RITTER ROAD, SUITE 102

MECHANICSBURG, PA 17055



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For Lease

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► Office Space



High Associates Ltd.
717.697.2422 or 800.213.0094

*The Rossmoyne Business Center
4940 Ritter Road, Suite 102
Mechanicsburg, PA 17055*

Available Square Feet:

1,930 SF

Lease Price:

\$11.50 SF NNN

Terms:

3% annual escalations
1-2 years includes paint & clean carpet
3-5 years includes paint & new flooring

Security Deposit:

One Month

CAM:

Estimated for 2021 budget \$5.76 PSF, which includes HVAC maintenance, but not utilities

PROPERTY INFORMATION

Total Building Square Feet Available	10,010 SF
Known As	Rossmoyne Building #198
Zoning	C-3 Business Park District
Construction	Dryvit/Wood Frame
Year Constructed	1990-1991
Number of Floors	One
Condition	Excellent
Ceiling Height	9'
Lighting	Fluorescent

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HVAC

Heat Pumps

Sprinklers

No

Geographic Information

Municipality

Lower Allen Township

County

Cumberland

Location

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

Local Amenities

Located with well known companies such as Siemens, Delta Dental, Liberty Mutual, Humana, American Mint, Suzuki, MassMutual, Erie Insurance, various Pennsylvania state and federal agencies and Member's 1st Credit Union headquarters. In-park services include four hotels, Isaac's Restaurant, Marzoni's Brick Oven and Brewery, two day-care centers and a convenient retail strip center – The Shoppes at Rossmoyne, which includes Vi's Nails, a dog groomer and restaurants such as the China Tea House, Subway, Italian Delight and MoMoBBQ.

Distance to Highway Access

½ mile to Route 15

Distance to Airports

12-14 miles to Harrisburg International Airport

Security System

Provided by tenant

Road Frontage/Access

Rt. 15 and Rossmoyne Road to Ritter Road for access

Site Information

Tax Map Parcel Number

13-10-0256-0002

Parking

50 parking space; 5/1,000 SF

Topography

Level Site

Restrictions

Per zoning/development's restrictive covenants and no outside storage

Signage

Monument signage, lobby signage, tenant signage on door of suite entrance

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Utilities

Sewer	CAM/Lower Allen Township Authority
Water	CAM/Pennsylvania American Water Company
Gas	N/A
Electric	PPL individually metered

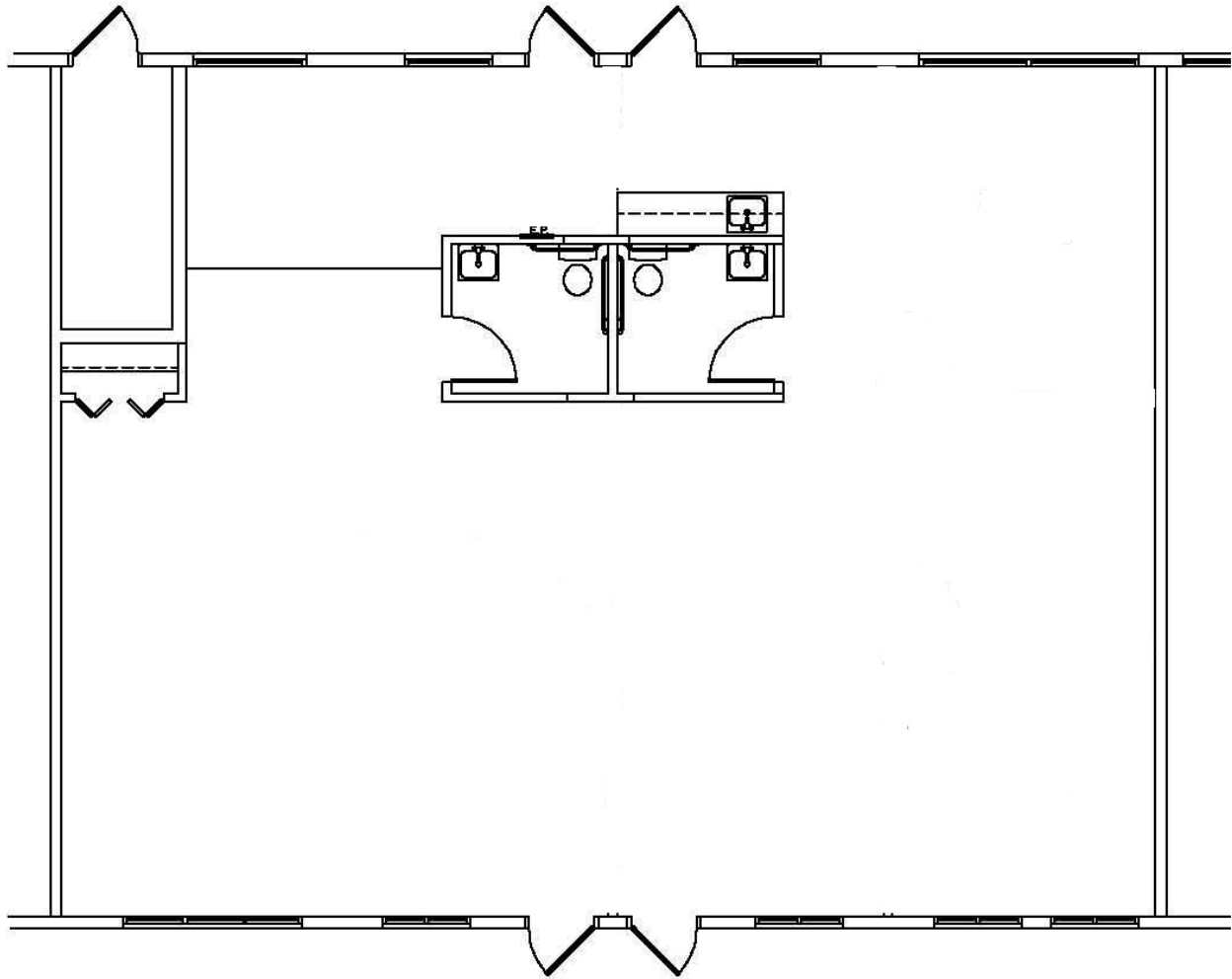
Traffic Counts

Both Directions	28,903 AADT @ PA Turnpike Exit
Both Directions	73,041 AADT @ PA Route 15
Both Directions	5,288 AADT @ Rossmoyne Road

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,368	46,916	120,259
Households	3,023	19,793	48,899
Avg. HH Income	\$70,268	\$79,852	\$93,490





FLOOR PLAN

SCALE: 1/8"=1'-0"

BUILDING 198
4940 RITTER ROAD
MECHANICSBURG, PA
SUITE 102

Maps

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