



LINLO PROPERTIES

SUITE  
402

DIALYSIS CARE CENTER

205  
SOUTH

Kidney Care Center



## PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 58,151 SF

Tenant Improvement Available

Parking: 4.0/1,000 SF

Rental Rate:

**\$20.95 SF/YR**

Lease Type: Gross (exc. In-Suite Janitorial)

### FEATURES

- Large Window with Natural Light
- Commuter-Friendly Location
- Office / Medical Building
- Secured Access
- High-End Finishes
- Responsive Property Management
- Local Ownership



*Call today for booking slots!*



**+717-307-2002**



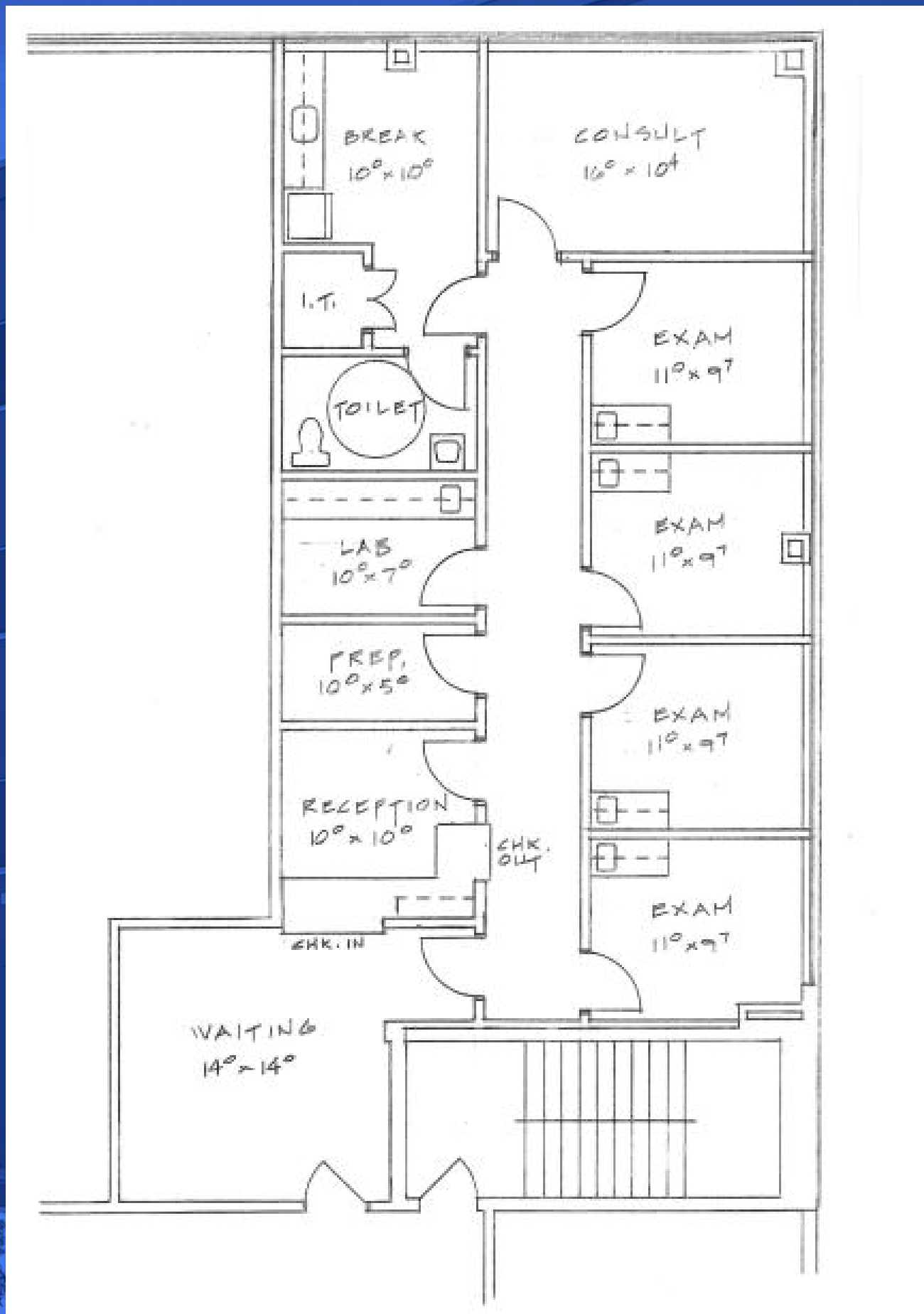
[ttressler@linloproperties.com](mailto:ttressler@linloproperties.com)

Tracey J. Tressler

Grandview Corporate Center  
205 Grandview Avenue  
Camp Hill, PA 17011



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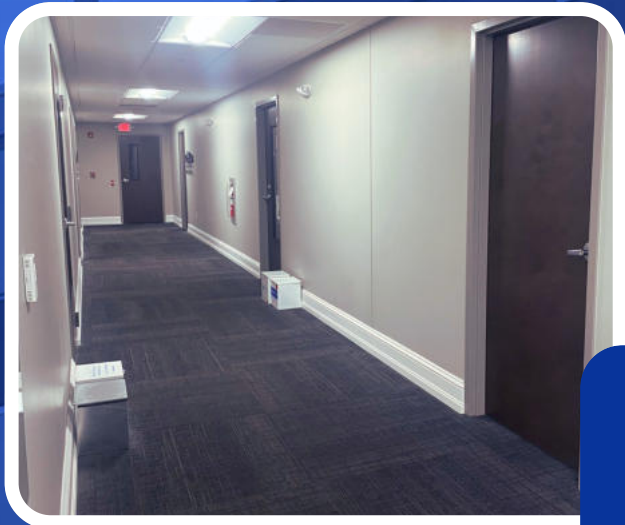


## SUITE 402 - FLOOR PLAN

\*Plans Not To Scale

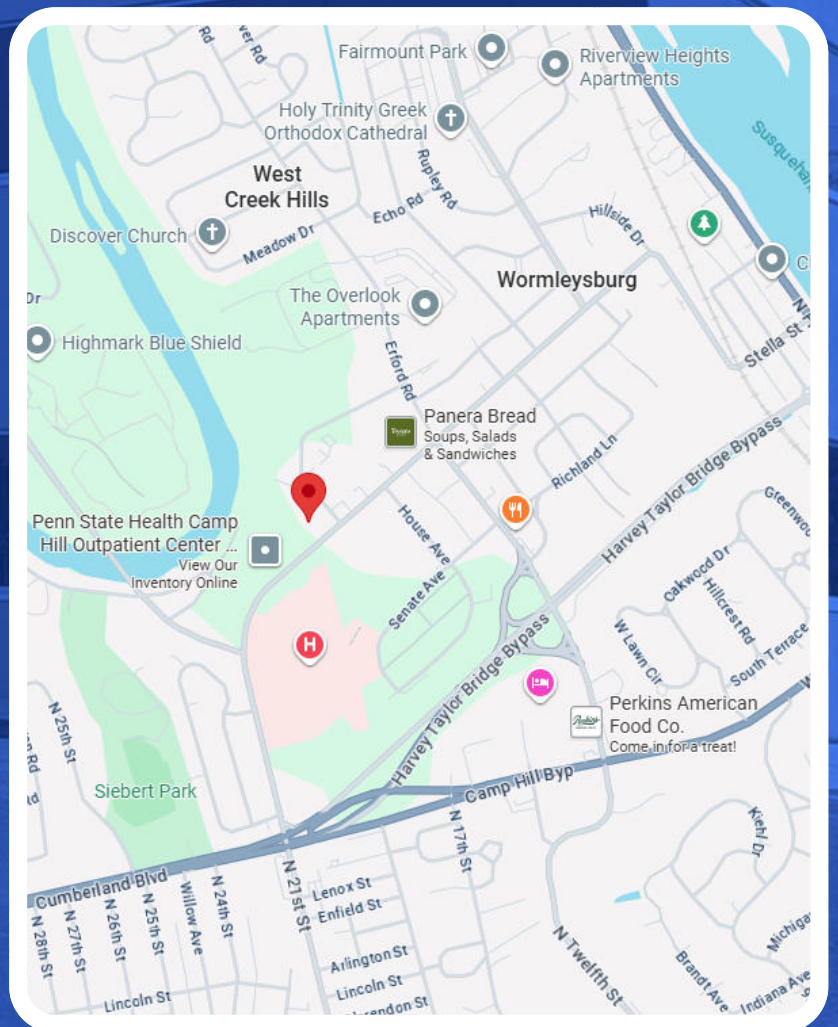


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## BUILDING INTERIOR

Grandview Corporate Center is a locally owned and operated office space situated within the business park. Just a mile from Routes 11 and 15, and about ten minutes from Interstates 81 and 83, it offers easy access for commuters. Centrally located less than four miles from Downtown Harrisburg and approximately 30 miles from Hershey, York, and Carlisle, it's surrounded by popular retailers like Starbucks, Olive Oil Grille, Sheetz, First Watch, and Camp Hill Café. With flexible office solutions and unmatched convenience, Grandview Corporate Center is the perfect place to grow your business.



## CORPORATE CONVENIENCE



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Step into a professional environment designed for productivity and comfort. Each private suite is individually secured and accessible 24/7, giving you the freedom to work on your schedule. Tenants benefit from shared access to premium amenities, including welcoming reception areas, comfortable break rooms, and modern conference rooms—perfect for meetings and collaboration.



The Grandview Corporate Center is centrally located within a major healthcare district, making it an ideal setting for prospective clinics. Its discreet yet accessible placement offers patients enhanced privacy while ensuring convenient access.

**A CLOSER LOOK INSIDE**



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### EXECUTIVE SUITES

- Also available at this location are unique, one-office executive suites, ideal for the smaller business that does not require a large space for daily activities. If you would like additional information on this property, please contact our leasing team or visit our website at [www.linloproperties.com](http://www.linloproperties.com).

### SELECT TENANTS AT THIS PROPERTY

- PA Builders Association - Construction
- Dr. Nancy DeMuth - Health Care
- Thrive Counseling - Training & Wellness
- Dr. Elizabeth Hinton; Podiatrist - Health Care
- Hooker & Habib, PC - Law Firm

### ROOTED IN FAMILY. BUILT ON TRUST.


- Linlo Properties prides itself on being a family owned and operated. Wife and husband owners, Linda and Lowell Gates, started this company as a side business almost 30 years ago where it has rapidly grown into a full-time company with over 45 employees including their daughter, Emily Gates. Linlo Properties has full-time construction crews ready to create your ideal office space. We understand that an office space should be a place that makes you feel proud and comfortable and are committed to making this a reality.

### LEASING TEAM



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 **+717-307-2002**

 [lrgates@linloproperties.com](mailto:lrgates@linloproperties.com)  
Lowell R. Gates



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