



LINLO PROPERTIES

SUITE  
100



## PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 20,486 SF

Custom Fit-Out Solutions

Parking: 5.15/1,000 SF



*Call today for booking slots!*

 **+717-307-2002**

 [ttressler@linloproperties.com](mailto:ttressler@linloproperties.com)  
Tracey J. Tressler

Rental Rate:

**\$19.95 SF/YR**

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

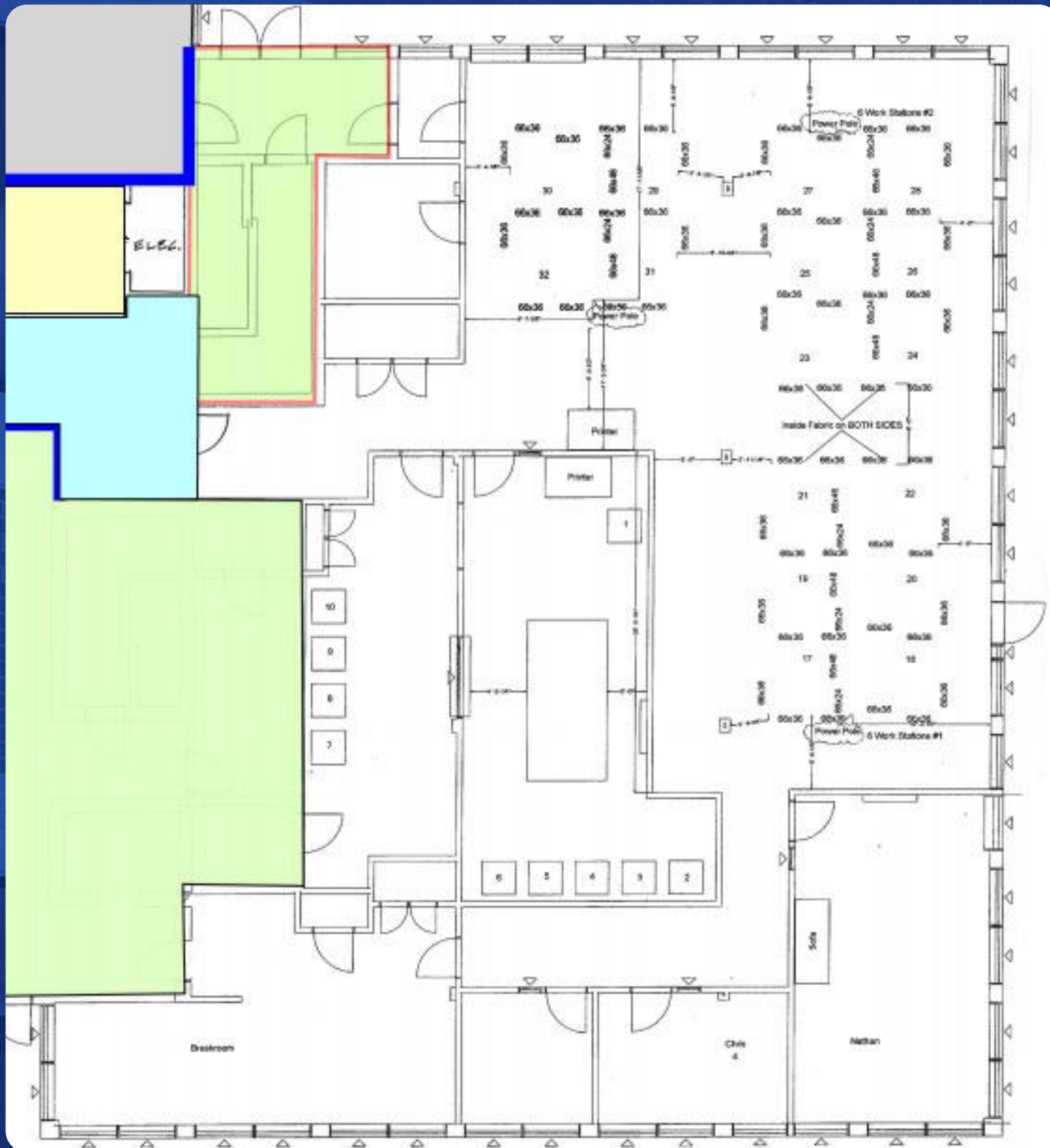
### FEATURES

- Large Window with Natural Light
- Commuter-Friendly Location
- In-demand West Shore Location
- Secured Access
- High-End Finishes
- Responsive Property Management
- Local Ownership

**5053 Ritter Road,  
Mechanicsburg, PA 17055**



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6,008 RSF - \$19.95 SF/YR

SUITE 100 FLOOR PLAN

\*Plans Not To Scale



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Large windows provide plenty of natural light and great views of the surrounding business park. 5053 Ritter Road is located just off of Route 15 and the Pennsylvania Turnpike (I-76). Interstates 81, 83, 581 and the Harrisburg International Airport are within a 10 minute drive. Local restaurants, shopping, lodging, and entertainment are within walking distance of the property.



Leases are full-service, with tenants responsible only for in-suite janitorial, phone, internet, and television services. Turnkey option and tenant improvement (TI) allowance are negotiable and tailored to lease terms, giving you the flexibility to customize the space to suit your brand and operational needs.

**A CLOSER LOOK INSIDE**



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### THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. 5053 Ritter Road offers modern upgrades, flexible leasing, and sought-after West Shore locale.. Whether expanding or launching, our team is ready to help you find the perfect space.
- For leasing details or to schedule a tour, contact our team or visit [www.linloproperties.com](http://www.linloproperties.com). We look forward to supporting your success.

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



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