

FOR LEASE

5020 Richard Ln, Ste 101-102



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS

- Modern and attractive office space
- Convenient access to major highways
- Flexible floor plans to accommodate various business needs
- Negotiable lease terms to suit your business goals
- Buildout participation available



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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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FOR LEASE

5020 Richard Lane



LEASE INFORMATION

Suite:	101
Available SF:	19,994 SF
Building size:	40,230 SF
Lease Rate:	\$14.50/SF NNN, Electric Included.
CAM:	\$5.15/SF
County:	Cumberland
Township:	Upper Allen

PROPERTY OVERVIEW

A beautiful naturally lit space with a reception area, private offices, two multi-stall restrooms, a mini cafeteria, conference room, and two large open areas suitable for cubicles. The space can be demised to suit Tenant's needs. Buildout participation is offered here.

OFFERING SUMMARY

HVAC:	Gas Fired/Electric VAV's
Sprinklers:	Yes
Parking:	Approx. 252 spaces; 6.3/1,000 SF
Water:	CAM/Pennsylvania American Water Company
Sewer:	CAM/Upper Allen Township Authority
Zoning:	PO Professional Office

Ceiling height:	9'
Lighting:	T-8 Fluorescents
Number of Floors:	2

ADDITIONAL COMMENTS

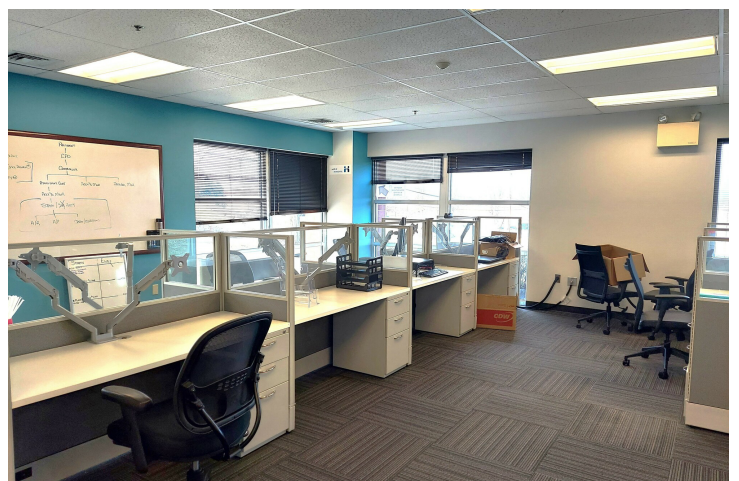
Neighboring companies include Siemens, Comparion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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Suite 101-102 interior



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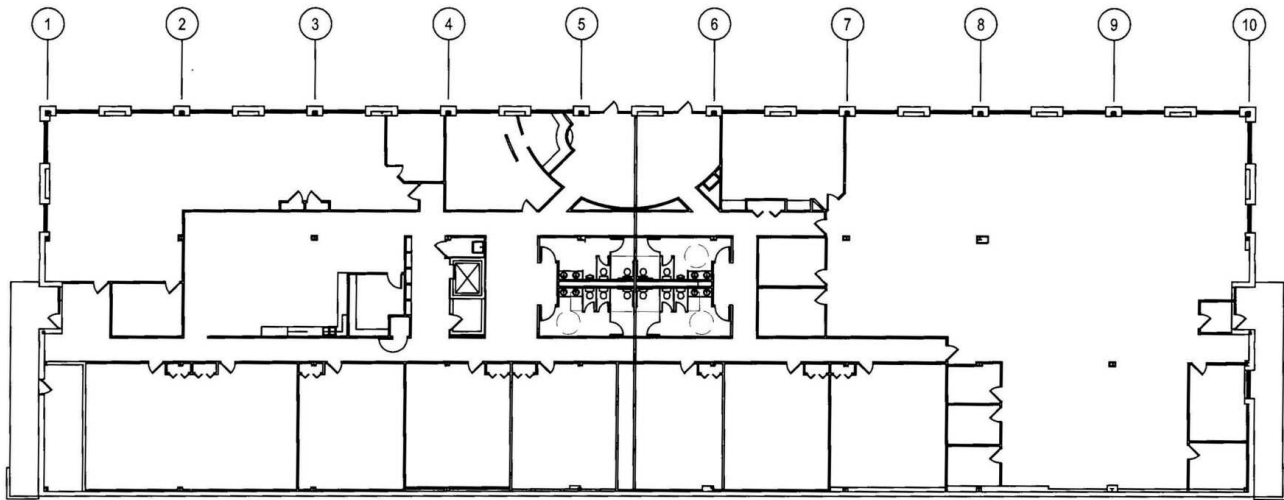
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Suite 101-102 floor plan



FIRST FLOOR PLAN

SCALE: N.T.S.

BUILDING 105

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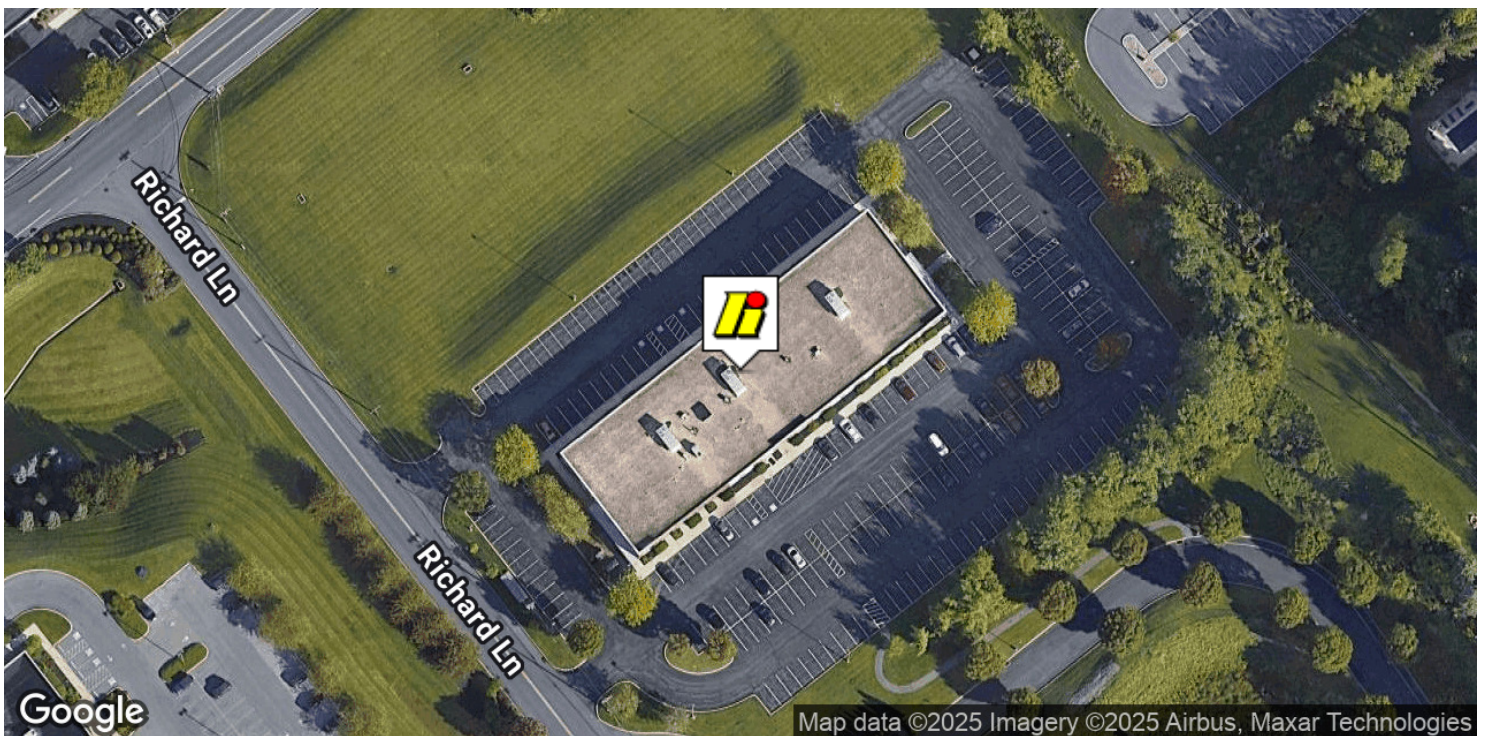
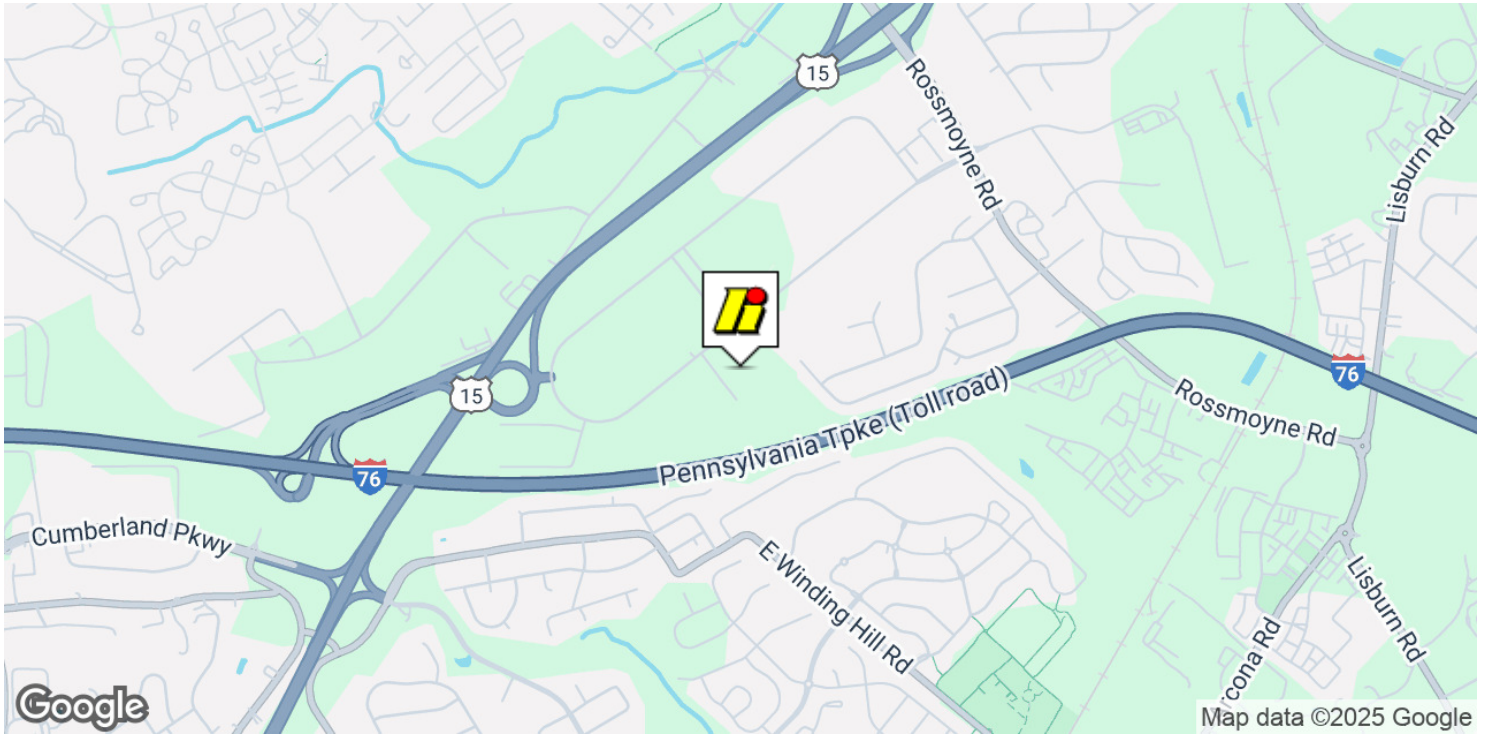
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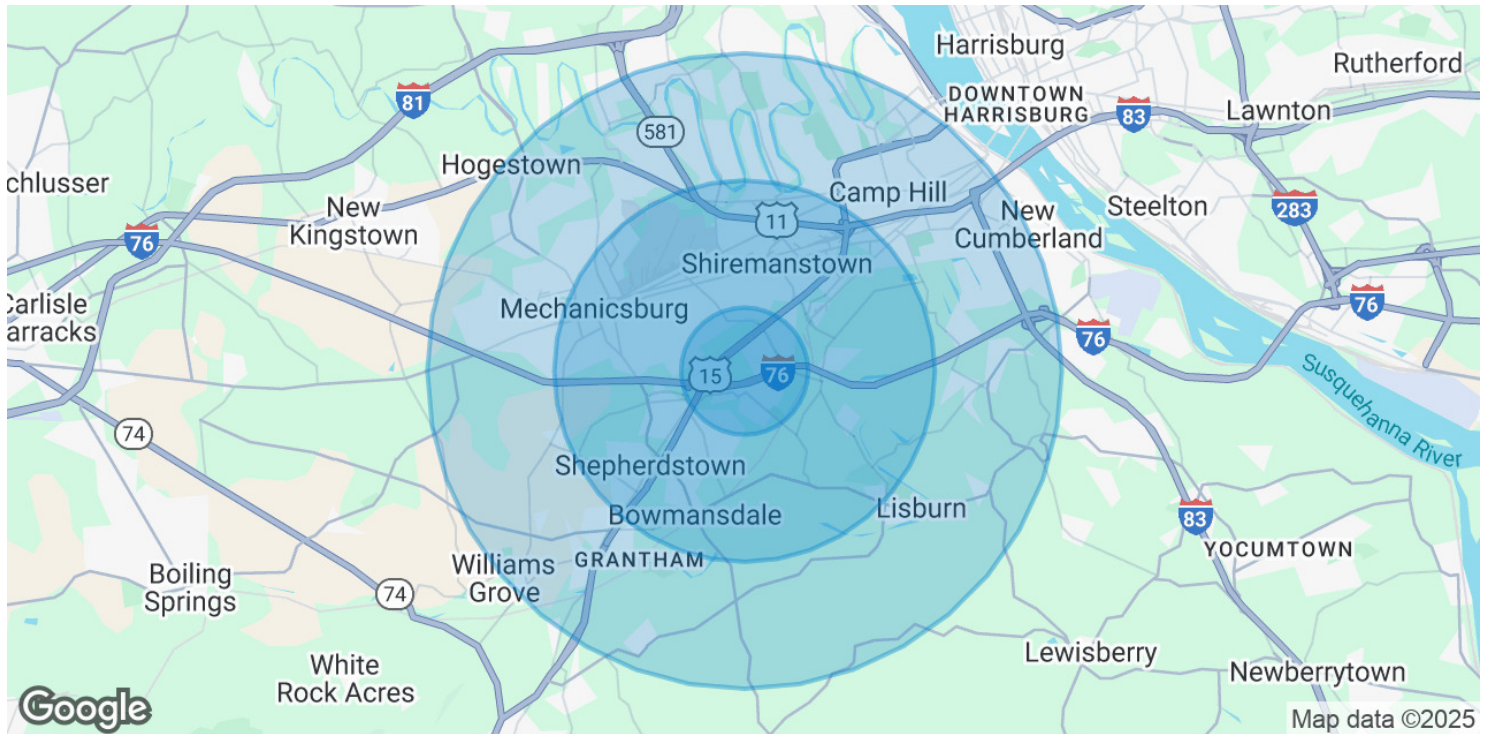
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,828	40,886	104,535
Average Age	46.3	43.3	41.7
Average Age (Male)	42.9	40.9	39.4
Average Age (Female)	49.7	45.1	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,302	17,895	42,850
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$63,486	\$70,584	\$79,195
Average House Value	\$175,607	\$202,315	\$217,162

2020 American Community Survey (ACS)

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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