



LINLO PROPERTIES

SUITE  
303

4999



## PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 57,186 SF  
Custom Fit-Out Solutions  
Parking: 6.5/1,000 SF



*Call today for booking slots!*



**+717-307-2002**



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

Tracey J. Tressler

Rental Rate:

**\$20.95 SF/YR**

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

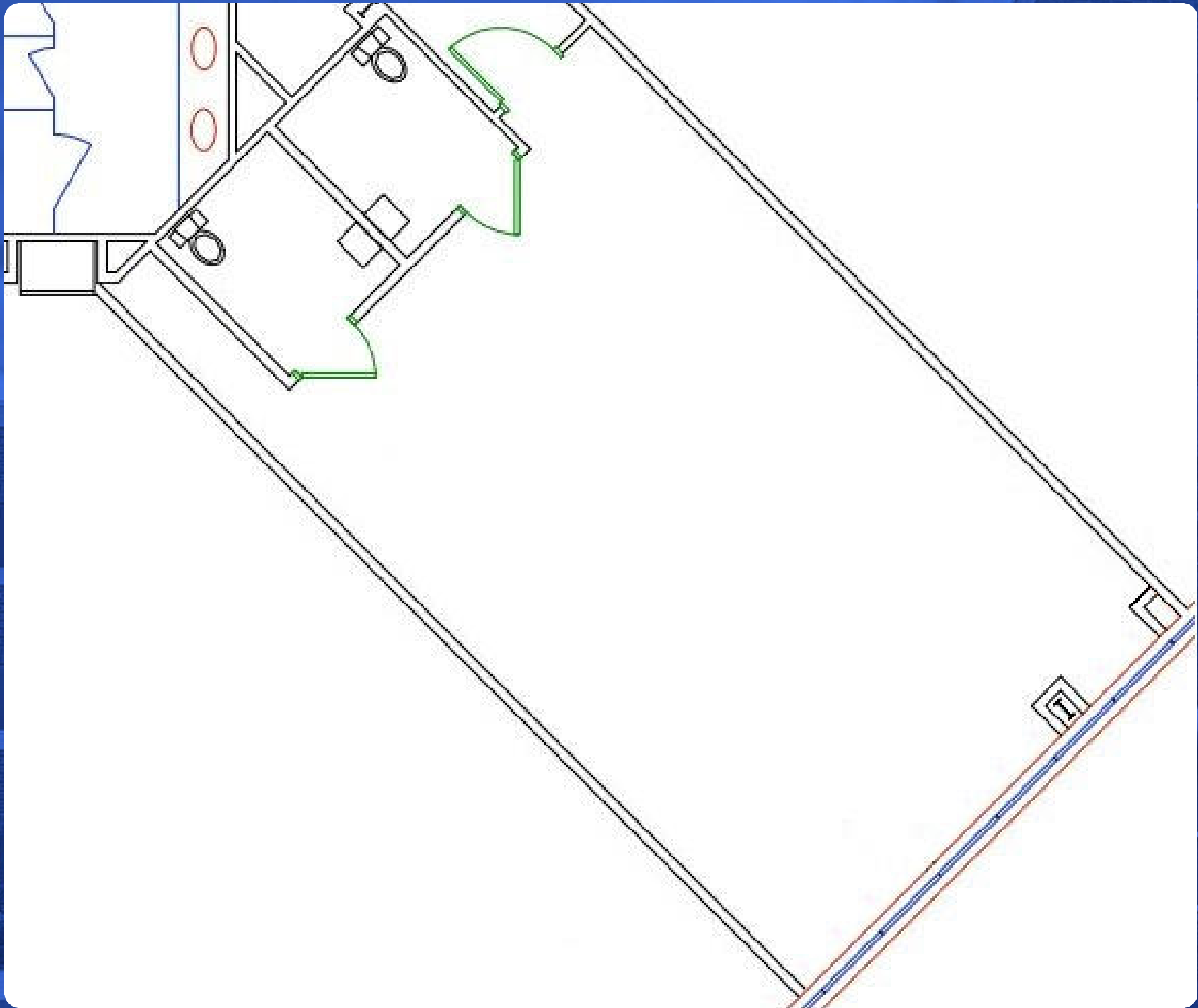
### FEATURES

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

**Rossmoyne Business Center**  
**4999 Louise Drive**  
**Mechanicsburg, PA 17055**



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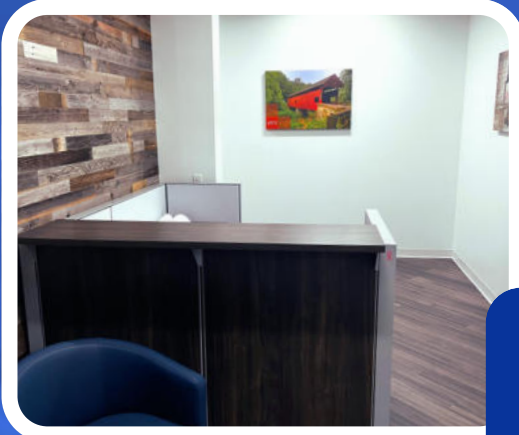
1,225 RSF - \$20.95 SF/YR

SUITE 303 FLOOR PLAN

\*Plans Not To Scale

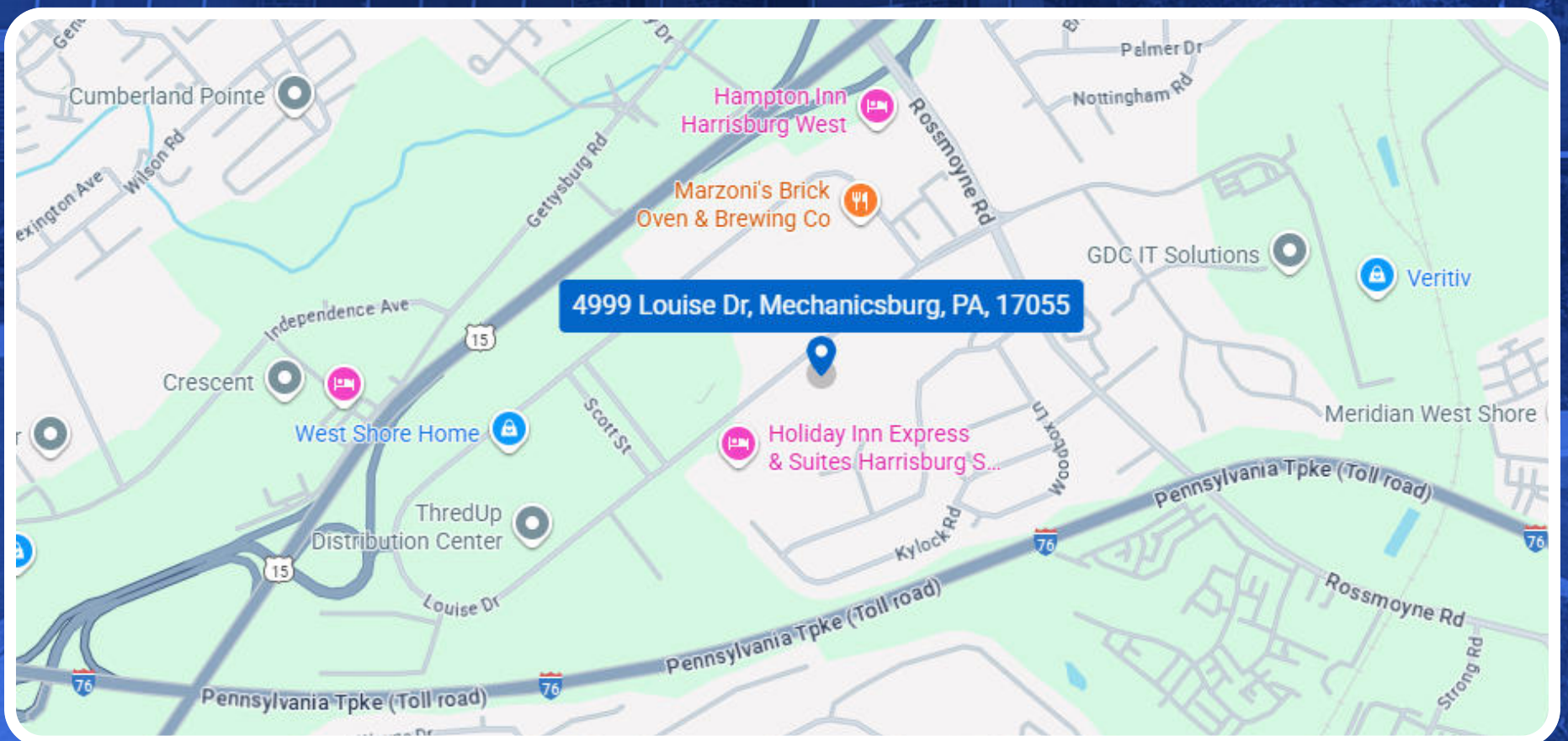


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### BUILDING INTERIOR

Nestled in Mechanicsburg, Rossmoyne Business Center is in an area encompassing Harrisburg's western suburb communities, providing a small-town feel with all the amenities and convenience of a bustling city. Easy commutes, vibrant shopping centers, and peaceful residential neighborhoods characterize Mechanicsburg. Commuting is a breeze with quick highway access to the PA Turnpike (I-76), Interstates 81 and 83, and Route 15. Out-of-town travel is easy, with the Harrisburg International Airport less than 30 minutes away. With desirable amenities, a robust local workforce, and a highly connective road network with ease of access throughout the East Coast make Rossmoyne Business Center a sought-out office destination.

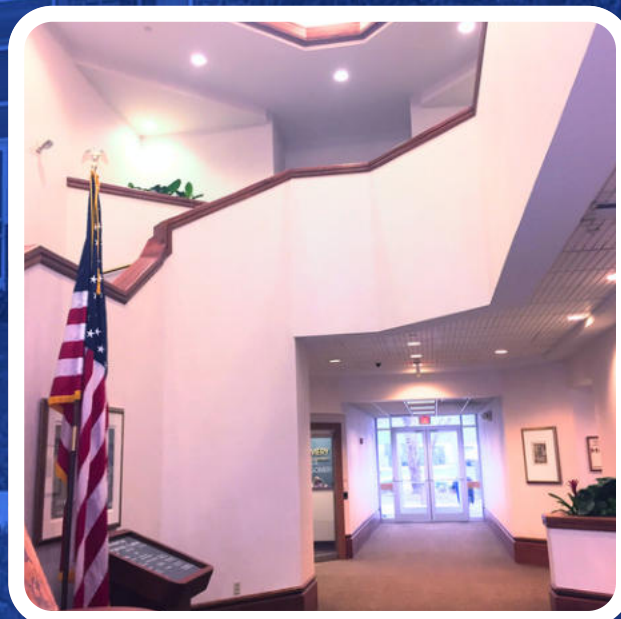


## CORPORATE CONVENIENCE



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Featuring a brick façade accented with expansive windows, this three-story property offers refined finishes and floor-to-ceiling glass that floods the interiors with natural light. Multiple turnkey office suites of varying sizes are available, perfectly suited for a wide range of professional uses.



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**



## LINLO PROPERTIES

### THANK YOU

- Thank you for considering Linlo Properties—where your business can thrive. Rossmoyne Business Center 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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