

FOR LEASE

5040 Louise Dr, Ste 104



MECHANICSBURG, PA 17055

PROPERTY HIGHLIGHTS:

- Modern & attractive building
- Negotiable lease terms to meet your business goals
- Flexible floor plans to suit your business needs
- Convenient access to major highways
- Ample parking for employees & visitors



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

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5040 Louise Drive



LEASE INFORMATION

Suite #:	104
Available SF:	2,814 SF
Lease Rate:	\$12.95/SF/Yr
Lease Type:	Triple Net
CAM Rate:	\$3.75 per SF
Total Building SF:	53,363 SF
County:	Cumberland
Municipality:	Upper Allen Twp

PROPERTY OVERVIEW

2,814 SF office space with an open floor plan that holds one large office, two small offices, a conference room, and two restrooms.

OFFERING SUMMARY

HVAC:	Electric heat pumps
Sprinklers:	Yes
Parking:	Approx. 112 spaces; 2/1,000 SF
Water:	CAM/Pennsylvania American Water Company
Sewer:	CAM/Upper Allen Township Authority
Zoning:	PO Professional Office

Lighting:	Fluorescent
Ceiling Height (ft):	9

ADDITIONAL COMMENTS

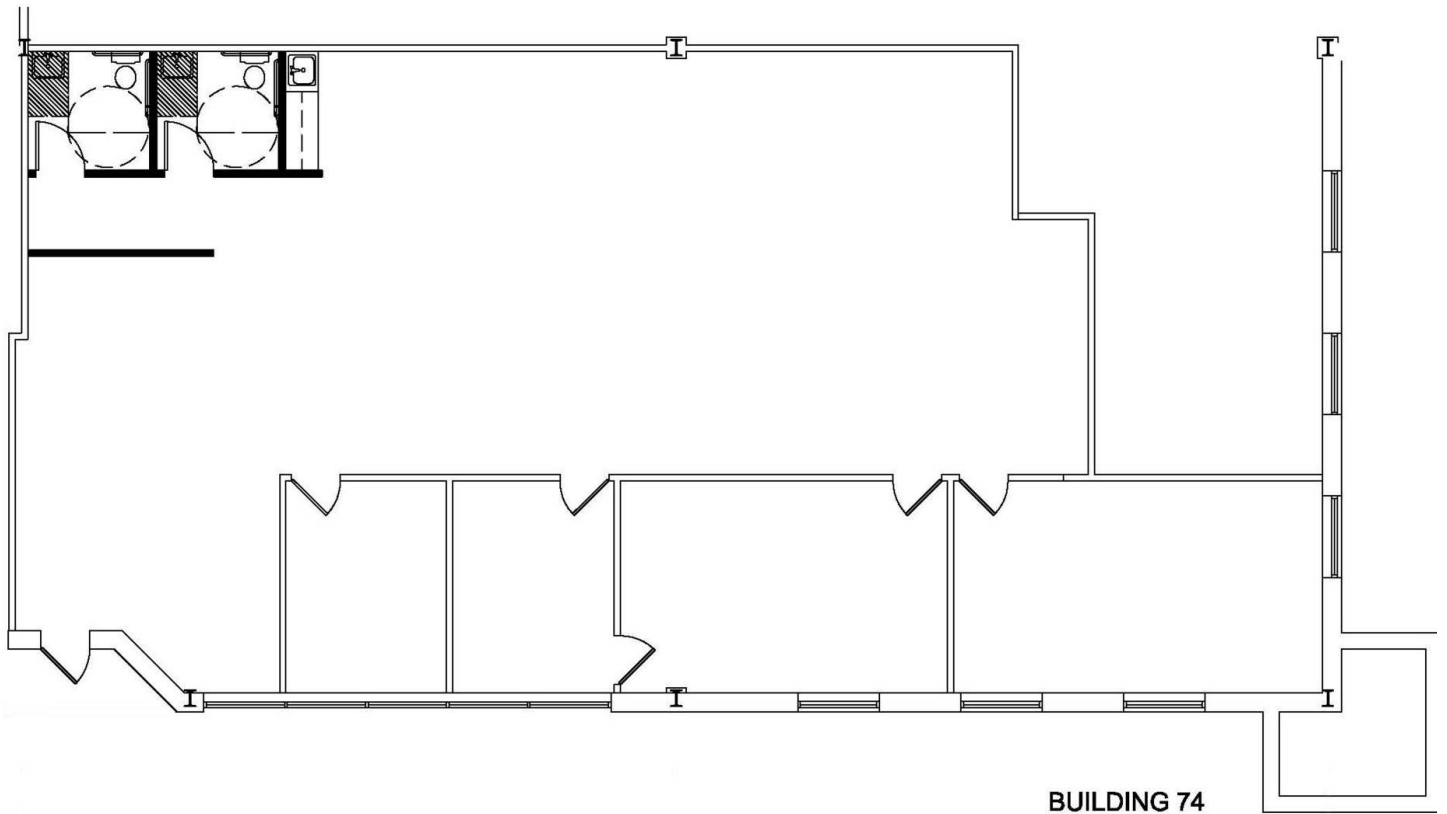
Neighboring companies include Siemens, Comparion Insurance, American Mint, Suzuki, Progressive, Schaedler Yesco, Erie Insurance and state and federal agencies. In park services include four hotels, six restaurants and two day-cares.



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Suite 104 Floor Plan



BUILDING 74
5040 LOUISE DRIVE
MECHANICSBURG, PA

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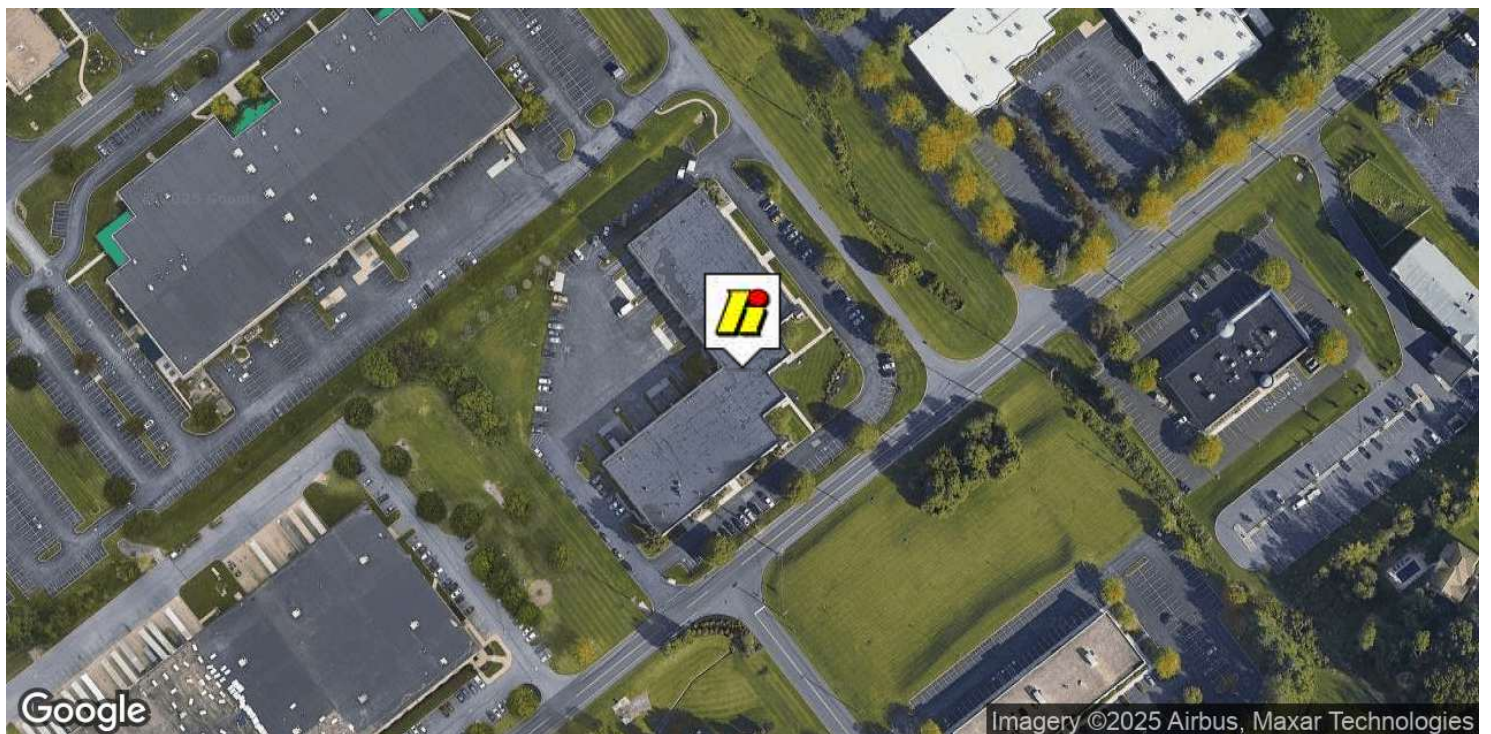
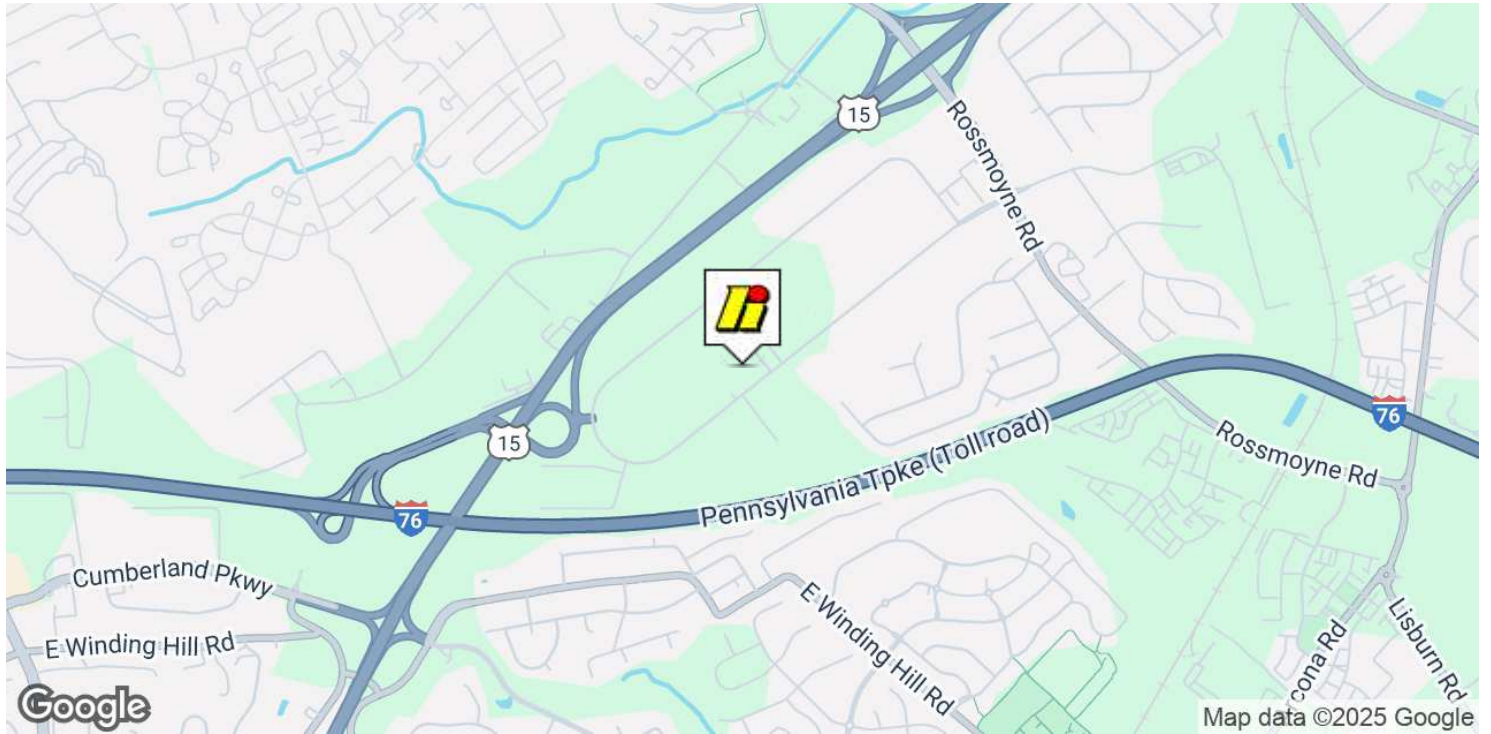
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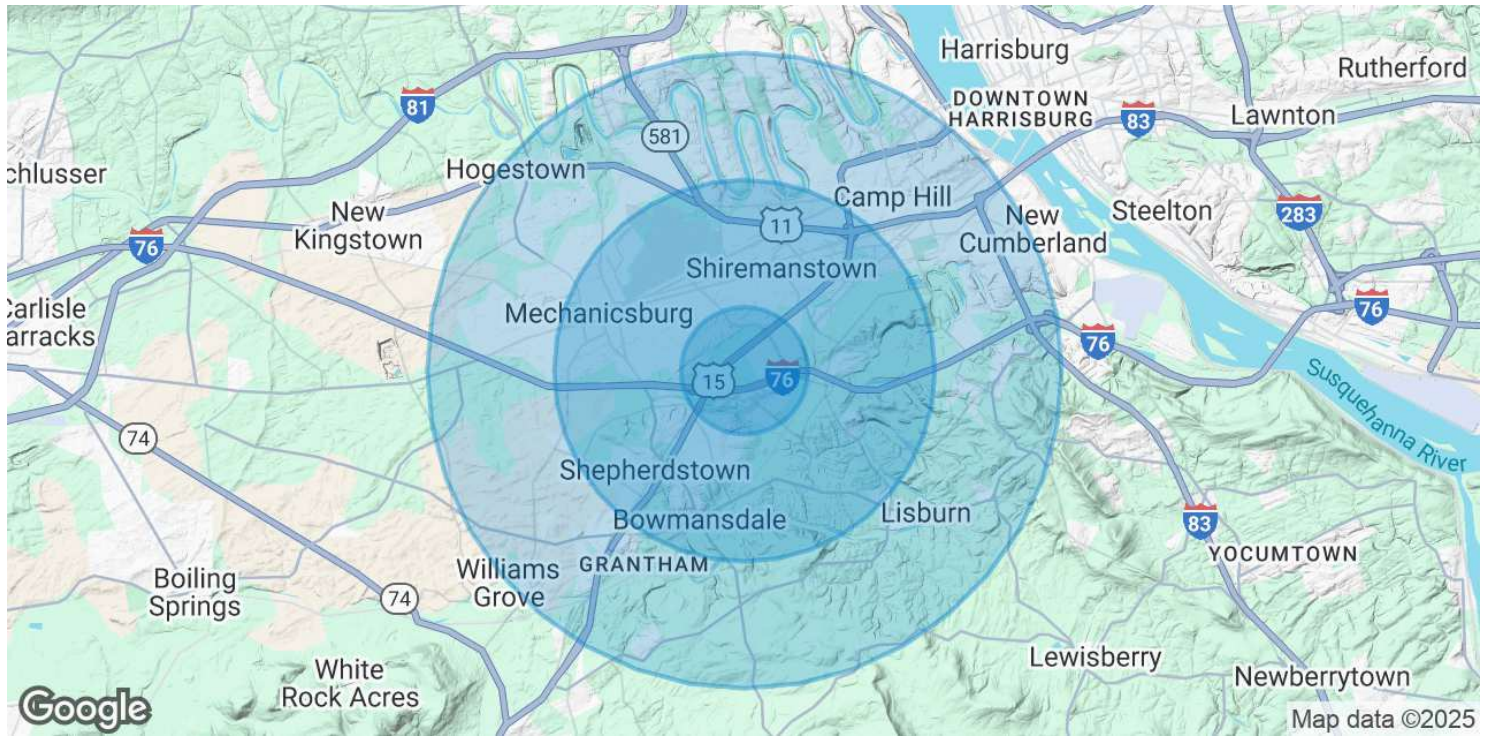


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,022	41,526	105,174
Average Age	46.6	43.4	41.7
Average Age (Male)	42.9	41.0	39.4
Average Age (Female)	50.3	45.2	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,412	18,356	43,125
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$62,031	\$70,575	\$79,414
Average House Value	\$167,966	\$202,716	\$216,950

* Demographic data derived from 2020 ACS - US Census

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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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