



LINLO PROPERTIES

SUITE
402



PREMIUM CLASS A OFFICE SPACE

Rentable Building Area: 164,341 SF

Tenant Improvement Available

Parking (Garage): 4.5/1,000 SF



Call today for booking slots!

 **+717-307-2002**

 ttressler@linloproperties.com
Tracey J. Tressler

Rental Rate:

\$22.95 SF/YR

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

FEATURES

- Large Window with Natural Light
- Fitness Center / Walking Trail
- Facade Signage
- Secured Access
- On-Site Property Management
- High-End Finishes
- Local Ownership

**300 Corporate Center Drive
Camp Hill, PA 17011**



LINLO PROPERTIES



13,486 RSF / \$22.95 SF/YR

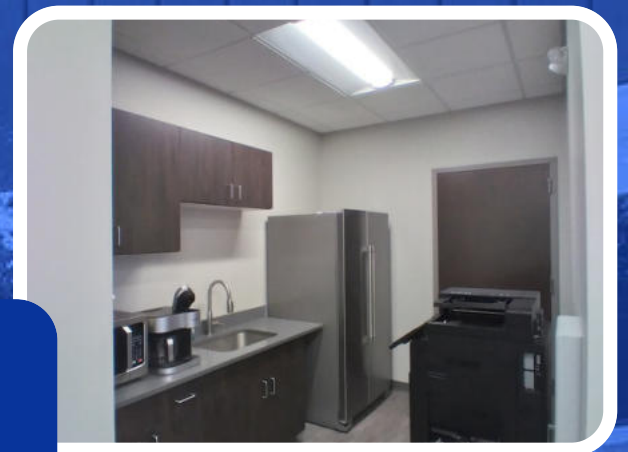
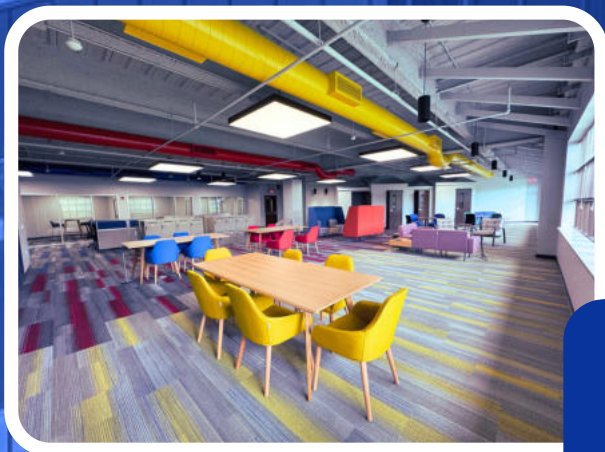
FOURTH FLOOR PLANS

*Plans Not To Scale



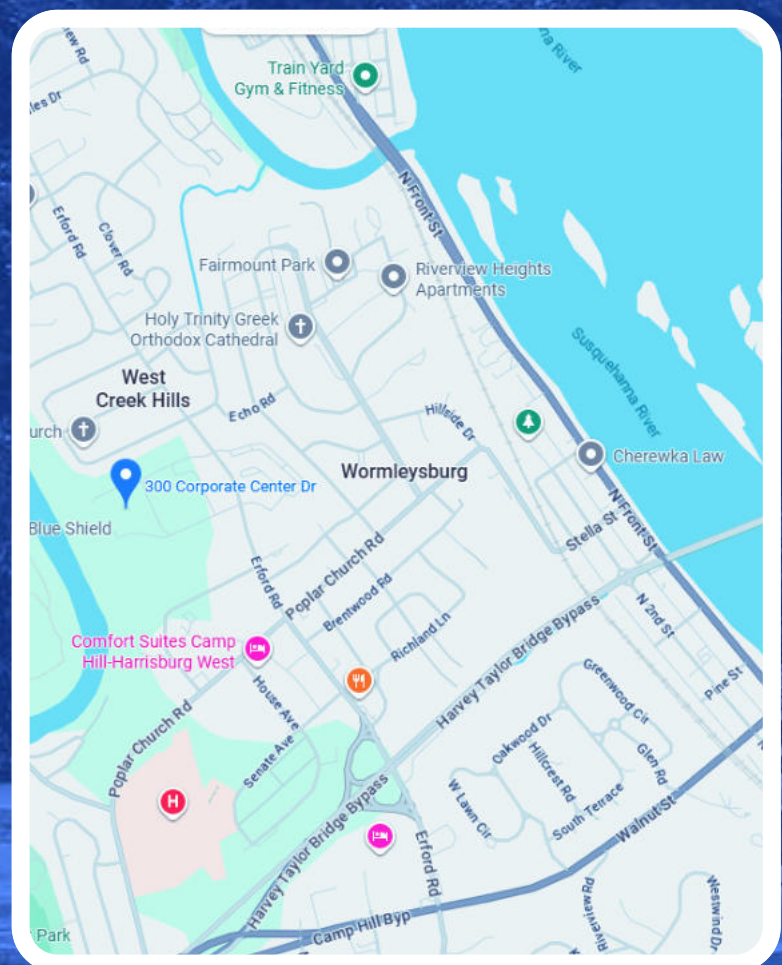
LINLO PROPERTIES

300 Corporate Center Drive at Camp Hill Corporate Center offers businesses a modernized, Class A work environment with up to 26,000 square feet of flexible space available. These three and six-story office buildings feature high ceilings, extensive natural light, and stunning views from the top floors. 300 Corporate Center Drive had full renovations of the second floor completed in 2023, with the first floor scheduled for completion in fall 2025.. Single suites to full floor opportunities are available.



BUILDING INTERIOR

Camp Hill Corporate Center is a locally owned and locally managed office, both of which are located within the business park. Conveniently located about a mile from Route 11 and Route 15, the office is easily accessible. Interstates 81 and 83 are about ten minutes from the office. Camp Hill Corporate Center is centrally located less than three miles from Downtown Harrisburg and about 30 miles to Hershey, York, and Carlisle. Local and national retailers are minutes away, including Starbucks, Olive Oil Grille, Sheetz, First Watch, and Camp Hill Café. Convenience and flexible office space make Camp Hill Corporate Center an ideal place to grow a successful business.

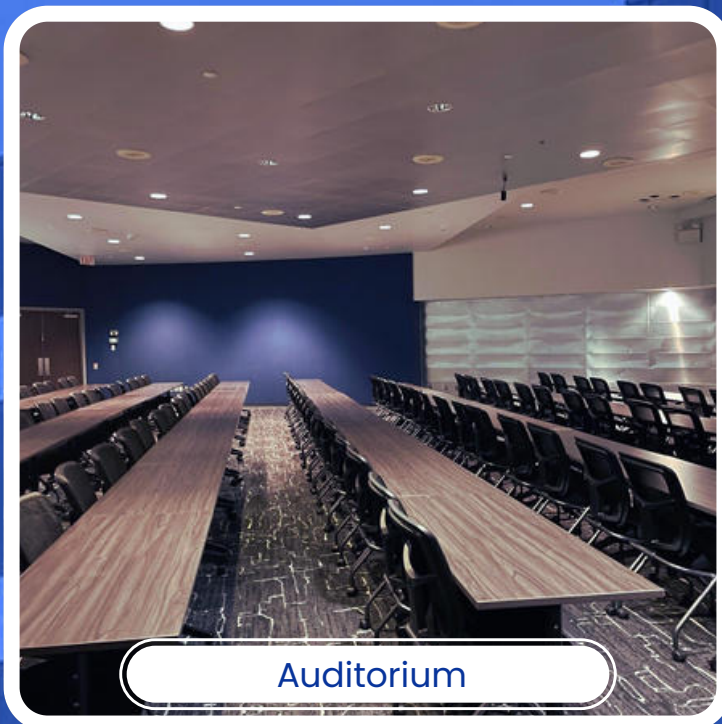


CORPORATE CONVENIENCE

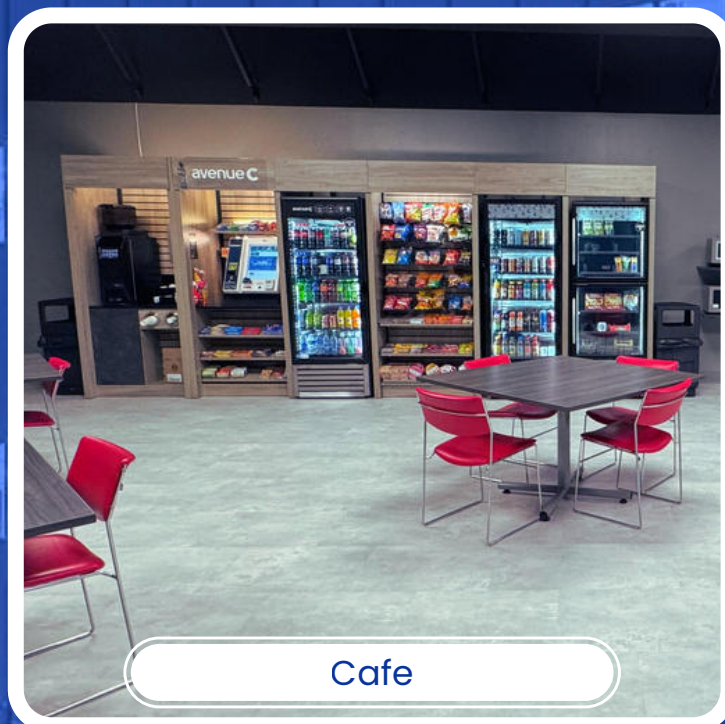


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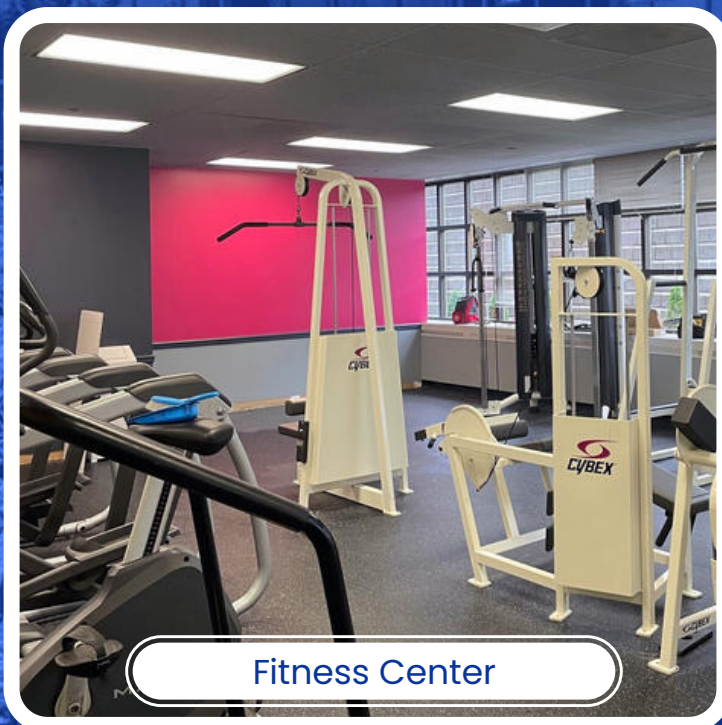
300 Corporate Center has amenities that are available to all our tenants. Those amenities include; Fitness Center with showers, 220 Person Auditorium, 2-Level Parking Garage, common sitting areas, 1-Mile walking Trail, Picnic areas, Two (2) loading docks, 132-Person Catering and Event Space, Self-Service Cafeteria, and Executive Suites as well as a Compass Co-working.



Auditorium



Cafe



Fitness Center



Conference Center

BUILDING AMENITIES



LINLO PROPERTIES

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.

SELECT TENANTS AT THIS PROPERTY

- Linlo Properties - Real Estate
- Piper Sandler - Finance and Insurance
- Prudential Financial - Finance and Insurance
- UPMC Pinnacle - Health Care and Social Assistance
- Van Allen LLC - Professional, Scientific, and Technical Services

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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