

For Lease

717.697.2422



**THE ROSSMOYNE BUSINESS CENTER**  
5000 RITTER ROAD, SUITE 203-205  
MECHANICSBURG, PA 17055



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- Property Information Sheet
- Floor Plan
- Location Maps

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► Office Space



High Associates Ltd.  
717.697.2422 or 800.213.0094

*The Rossmoyne Business Center  
5000 Ritter Road, Suite 203-205  
Mechanicsburg, PA 17055*

**Available Square Feet:**  
2,835-14,549 SF

**Lease Price:**  
\$18.50 SF (\$3 T.I./SF)

**Terms:**  
3 years minimum, 3% annual escalations

**Security Deposit:**  
One Month

**Date Available:**  
6,178 SF Immediately; 8,371 SF May 1, 2018  
Or upon completion of additional tenant  
improvements

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**PROPERTY INFORMATION**

Total Building Square Feet Available	59,477 SF
Know As	Rossmoyne Building #52
Zoning	Planned Business District
Construction	Masonry Façade/Glass
Year Constructed	1988
Number of Floors	Two
Condition	Excellent
Ceiling Height	9'
Lighting	Fluorescent

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HVAC Gas Fired/Elec. VAV's  
Sprinklers Common areas only

## **Geographic Information**

Municipality Lower Allen Township  
County Cumberland  
Location Strategically located at the convergence of PA Turnpike, PA Route 15 in The Rossmoyne Business Center  
Local Amenities In-park services include three hotels (Hampton Inn, Towne Place Suites & Homewood Suites), Isaac's Restaurant, a credit union with ATM facilities, two day-care centers, a convenient retail strip center – The Shoppes at Rossmoyne and within walking distance a full service restaurant Marzoni's Brick Oven & Brewery Co. with private party rooms.  
Distance to Highway Access ½ mile to route 15  
Distance to Airports 12-14 miles to Harrisburg International Airport  
Security System Provided by tenant  
Road Frontage/Access Rt. 15 and Rossmoyne Road to Ritter Road for access

## **Site Information**

Tax map parcel number 13-10-0256-002C  
Parking Approx. 350 spaces; 5/1,000 SF  
Topography Level Site  
Restrictions Per zoning/development's restrictive covenants  
Signage Monument signage, lobby signage, tenant signage on door of suite entrance

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**Utilities**

Sewer	CAM/Lower Allen Township Authority
Water	CAM/Pennsylvania American Water Company
Gas	CAM/UGI
Electric	CAM/PPL

**Traffic Counts**

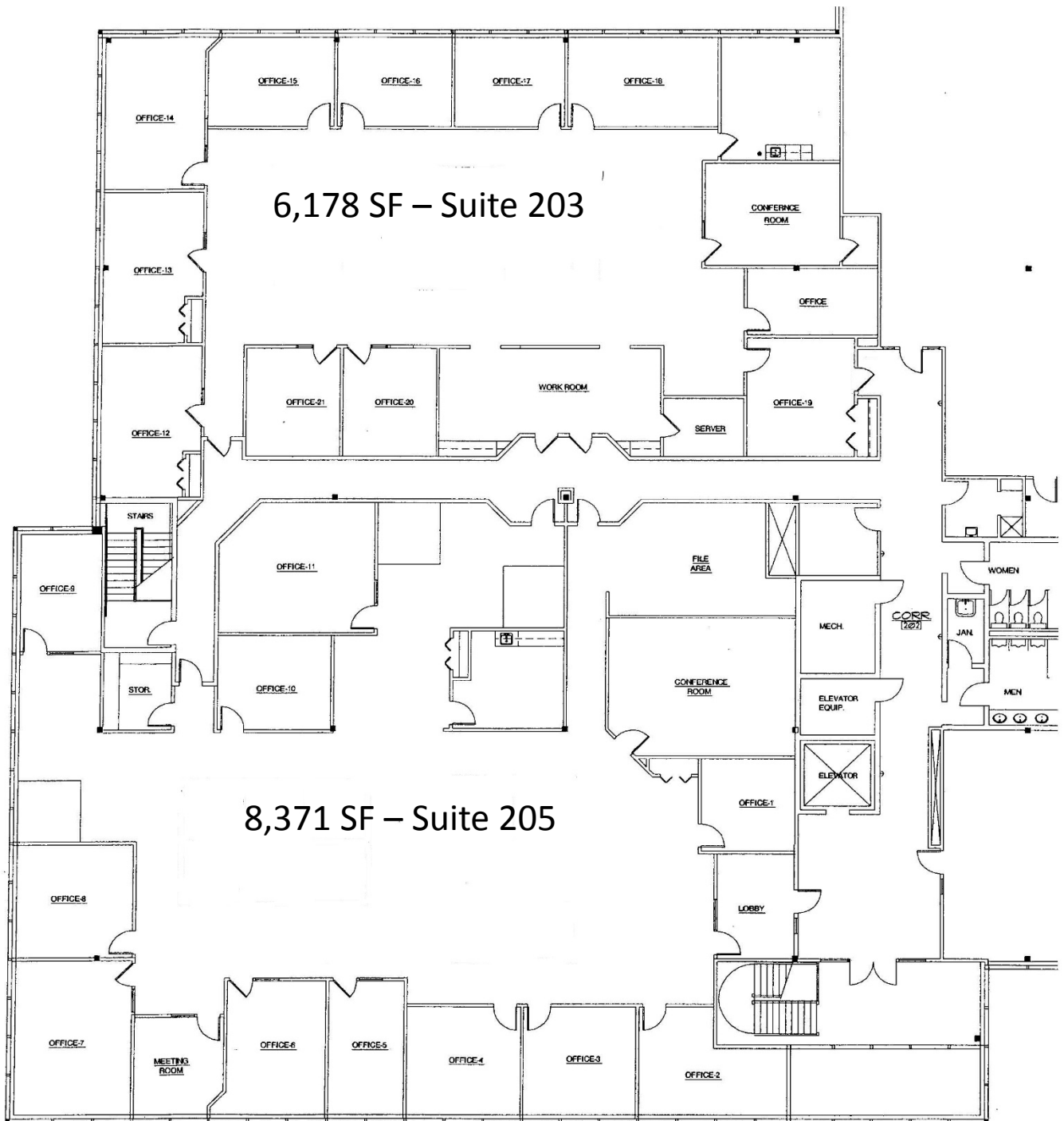
Both Directions	28,829 AADT @ PA Turnpike Exit
Both Directions	73,041 AADT @ PA Route 15
Both Directions	5,387 AADT @ Rossmoyne Road

**Demographics**

	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	5,769	48,144	123,047
Households	2,844	20,346	50,187
Avg. HH Income	\$69,771	\$81,244	\$93,139

# Floor Plan

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**SECOND FLOOR PLAN**  
NOT TO SCALE

**BUILDING 52**

5000 RITTER ROAD  
MECHANICSBURG, PA  
SUITES 203-205

**2,835-14,549 SF**

# Maps

5000 Ritter Road, Suite 203-205  
Mechanicsburg, PA 17055



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An Affiliate of High Real Estate Group LLC  
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