

Available for Lease



**1700 Bent Creek Blvd
Mechanicsburg, PA 17050**

**Silver Spring Township
Cumberland County**

***Beautiful Bent Creek Office Park
1,375 SF first floor corner suite available
High end finishes, beautiful space!***

Leasing Information

Available Sq. Ft.:	1,375 SF
Price Per SF:	\$21.50 Full Service
Monthly Payment:	\$2,463.54
Lease Term:	3 year minimum
Options:	Negotiable
Escalations:	3%
Security Deposit:	One month's rent
Building Hours:	24/7/365
Availability:	June 1, 2016
Zoning:	C-2 Commercial - Permits office, medical, etc.
Parking:	Ample in common

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions.

Building Information

Total Building Size:	55,000 SF
Year Constructed:	2004
Construction Type:	Brick, Dryvit, Glass & Steel
Number of Floors:	Two
Restrooms:	In common
Heating/Cooling Type:	Ground water source heat pump
Ceiling Type:	2' x 4' acoustical tile
Lighting Type:	Parabolic
Walls:	Drywall
Sprinklered:	Yes
Elevator:	Yes
Business ID Sign:	Yes

Utilities

Water:	Public
Sewer:	Public

Demographics and Traffic Counts

<u>Miles</u>	<u>Population</u>	<u>Households</u>	<u>HH Income</u>
1	4,173	1,763	\$116,383
3	24,008	9,312	\$110,150
5	71,591	30,072	\$ 87,374

Traffic Counts: 19,055 ADT @ Route 114

Local Amenities

Close to I-81 and the Carlisle Pike with restaurants, banking and major retail.

Area Map

