

# Office Suites For Lease

**282 Lowther St. Suite 204**  
**Lemoyne, PA 17043**

**LoopNet #:** 17859606  
**Property #:** 2836  
**Listing Broker's:** BM



## Building Description

**Building SF:** 8,000  
**Construction Status / Type:** Existing / Brick/Aluminum  
**Year Built / Year Refurbished:** 1987  
**Building Class:** "B"  
**# of Floor(s) / # of Unit(s):** 2  
**Roof Type / Age:** Rubber  
**Floor Type:** Carpet  
**Lighting:** Fluorescent  
**Sprinkler(s):** No  
**Heat:** Heat Pump  
**Air Conditioning:** Central  
**Ceiling Height (Min / Max):** 8' / 8'  
**Ceiling Type:** Drop  
**Handicapped Accessible:** No  
**Security:** No  
**Restroom(s):** Outside Suites  
**Signage:** Yes, on Monument  
**# of Parking Spaces:** 64

## Location/Site Description

**Municipality:** Lemoyne Borough  
**County:** Cumberland  
**Zoning:** Commercial  
**Tax Parcel:** 12-22-0822  
**Topography:** Flat  
**Cross Street:** I-83, Bridge St., New Cumberland  
**Access:** From Bridge (New Cumberland)  
**Frontage:** Lowther  
**Lot Size/ Dimensions (LxW):** 0.86 Acre(s) / 192 x 197 (LxW)

## Utilities Description

**Gas / Water / Sewer:** None / Public / Public  
**Supplier / Power:** PPL  
**Phone / Cable / BroadBand:** Available / Available / Available

## Listing Broker

**Bogumila "Bo" Mangam**, Realtor  
 717-731-1990  
 bmangam@landmarkcr.com

## Lease Description

Floor	Suite	Type	Space SF	Rate	Comments
	101	Office	915	\$11.50	1 large office, 2 private offices, file room
	102	Office	700	\$11.50	Large open space and reception
	103	Office	500	\$11.50	Small space
	104	Office	915	\$11.50	2 private offices and open space
	204	Office	950	\$11.50	Reception, file room, conference room, large open room

## Comments

**Property:** Ideal location for professional offices, next to Lemoyne Exit of I-83. 500 to 950 SF office suites in very well maintained building and very affordable rates. Office building is visible from I-83, with easy access and exit from parking lot.

**Tenant Pays:** In-suite janitorial and electric (lights, heating & A/C)

**Landlord Pays:** Taxes, water & sewer, snow removal, lanscape & lawn maintenance, trash removal, janitorial in public areas, window cleaning, HVAC maintenance and outside lighting.

**Parking:** 4 spaces per suite - plus overflow



ONCOR INTERNATIONAL  
 20 Erford Road, Lemoyne, PA 17043  
 P.O.Box 3004, Harrisburg, PA 17105-3004  
 www.landmarkcr.com  
 (717) 731-1990 1-800-722-1990

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