

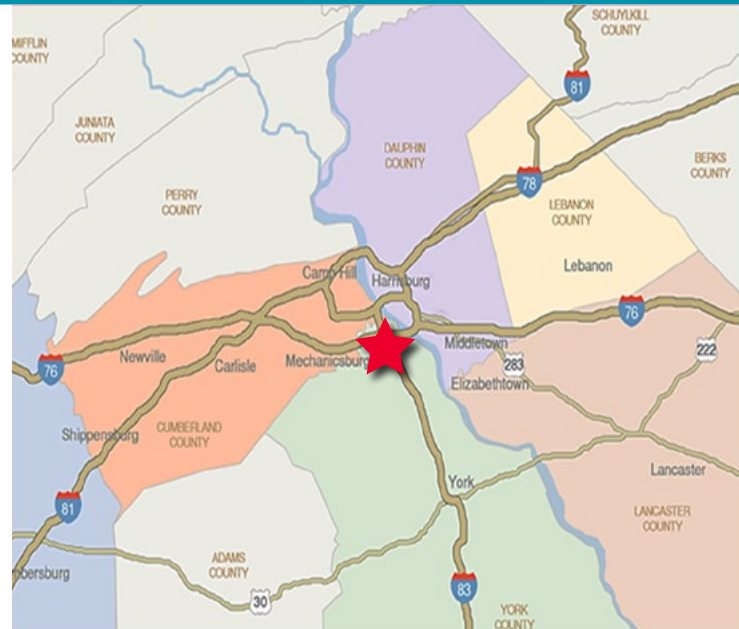


FOR LEASE

4,420 SF AVAILABLE

PROPERTY FEATURES

- 4,420 SF former physical therapy suite for lease in Class B+ professional/medical office building
- Single-story building with great window line and private entrance for each suite
- Join current tenants — Foot & Ankle Specialists, CAIU, Children's Dental Health, and more
- Outstanding location with great access to numerous retail and restaurant amenities along the Carlisle Pike
- In close proximity to Route 114, Interstate 81 and the Carlisle Pike



For more information, please contact:

JASON C. SOURBEER

Director

+1 717 231 7451

jason.sourbeer@cushwake.com

CUSHMAN & WAKEFIELD OF PENNSYLVANIA, LLC

4423 North Front Street

Harrisburg, PA 17110 | USA

+1 717 231 7290

cushmanwakefield.com

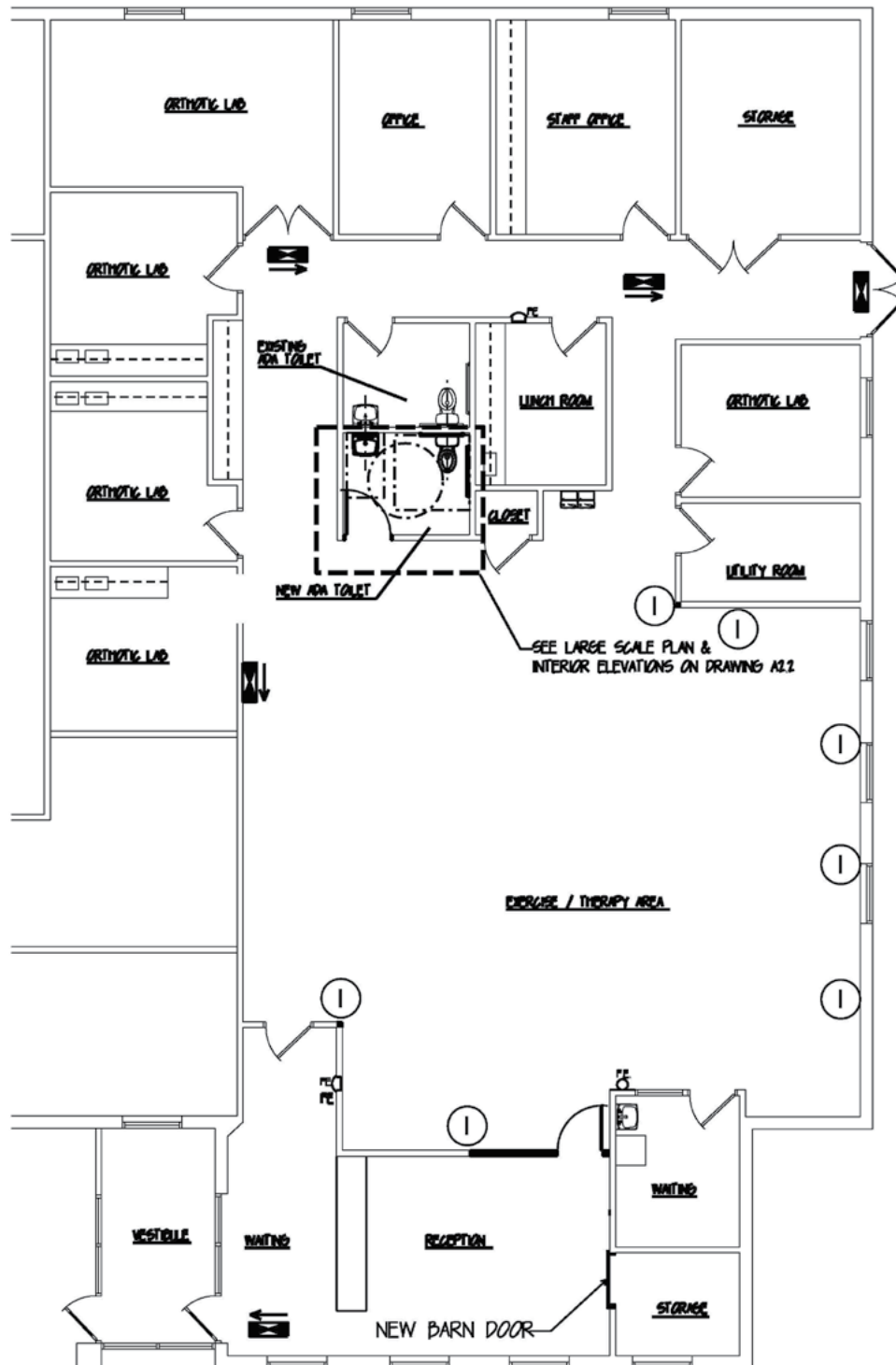
PROPERTY DATA

ADDRESS	4 Flowers Drive Mechanicsburg, Pa 17050	CLASS	Class B+ Office
COUNTY	Cumberland County	CONSTRUCTION	Masonry
MUNICIPALITY	Silver Spring Township	NO. OF FLOORS	One
TAX PARCEL NO.	38-17-1025-028H	CEILING HEIGHT	9' - 10'
PARCEL SIZE	1.51 acres	SPRINKLERS	Yes
TOPOGRAPHY	Level	WATER/SEWER	Public water/Public sewer
ZONING	Professional Office	PARKING	60 spaces (3.53 spaces per 1,000 SF)
TOTAL BUILDING SF	17,000 SF	RESTROOMS	Two within the suite
AVAILABLE SF	4,420 SF	SIGNAGE	Monument, Building, and Entrance
YEAR BUILT	2006	RENTAL RATE	\$19.95/SF Gross excluding in-suite janitorial



FLOOR PLAN

4,420 SF Available



AERIAL MAP



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