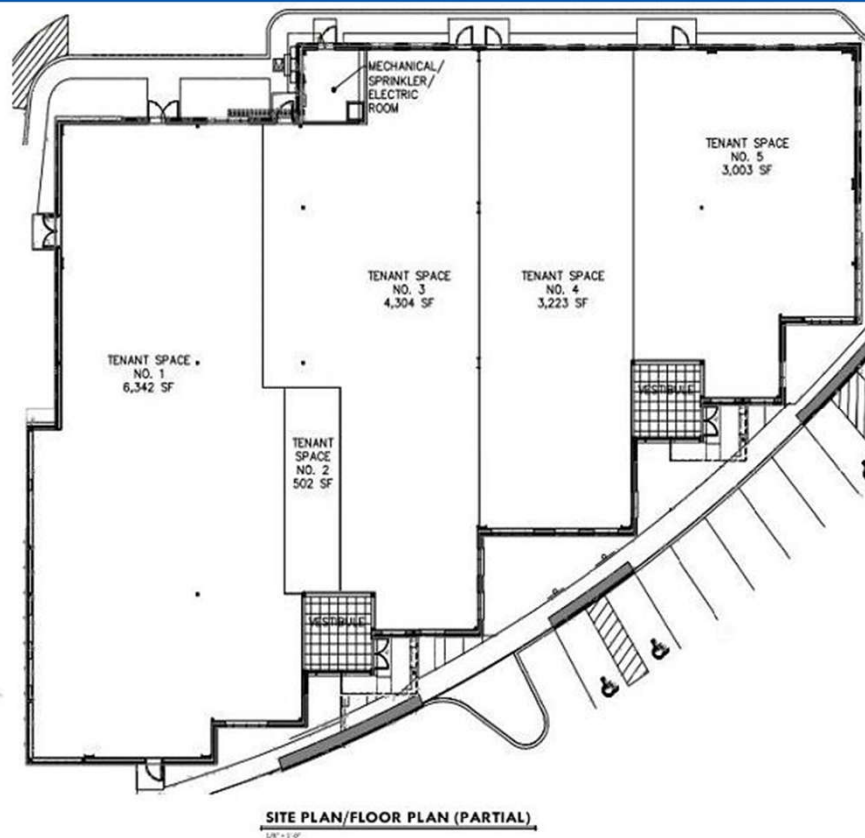


200 BENT CREEK BLVD.
MECHANICSBURG, PA 17050
PRELIMINARY SKETCH PLANS



200 BENT CREEK BOULEVARD, MECHANICSBURG, PA 17050
FRONT ENTRANCE

200 Bent Creek Boulevard Mechanicsburg, PA 17050



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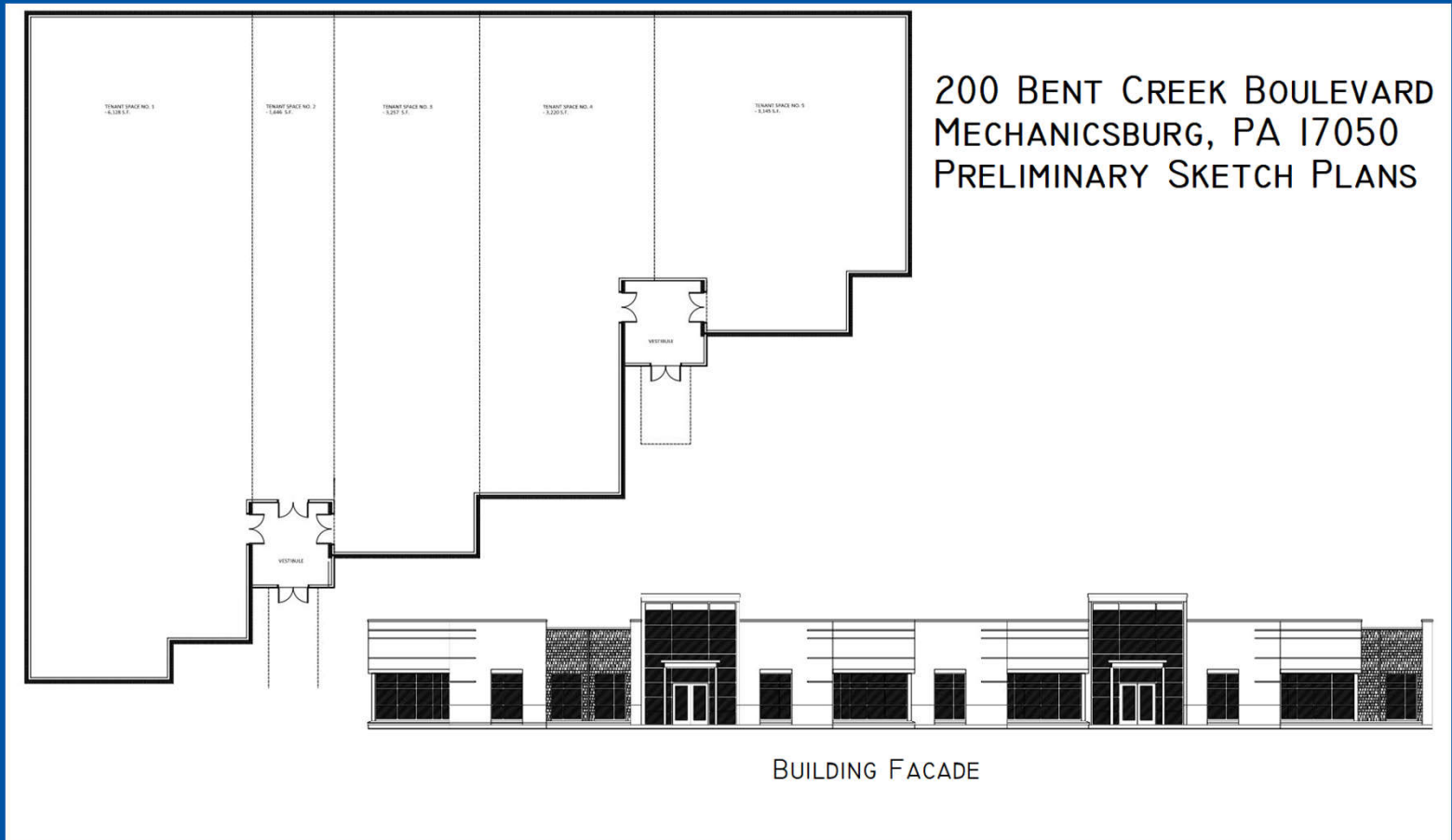
LOCATION, LOCATION, LOCATION

An old real estate cliché says, the three most important factors in determining the desirability of real estate are location, location, location. 200 Bent Creek Boulevard certainly meets this criteria as it is conveniently situated just off of Interstate 81, US Route 11, and the Conodoguinet Parkway (PA Route 114) in the heart of Silver Spring Township, one of the fastest growing communities in Pennsylvania. Silver Spring Township's location in the Cumberland Valley and its proximity to Harrisburg, the Capital Beltway, and Harrisburg International Airport make travel to and from the office extremely convenient for commuters, as well as clients, customers, guests, vendors, or visiting off-site employees and executives. Both Penn State Hershey Medical and UPMC are building hospitals within a mile of 200 Bent Creek Boulevard, providing quick and easy access to the best medical care. Whether it's lodging, shopping, great cuisine, arts or entertainment, all of your needs can be met in the immediate vicinity. Below are just some of the nearby local amenities, all within a couple of miles.



BUILDING INFORMATION

Although office space has already been reserved, there is still room available in this Class A Office Building. The remaining spaces are completely customizable to suit your needs and the building shell construction is scheduled for completion by the end of 2020.



* Plan not to scale

Property Type:	Office	Year Built:	2020
Property Sub-type:	Medical Office	Construction:	Masonry/Steel
Building Class:	A	Parking:	5.0/1,000 SF (90)
Lot Size:	2.02 Acres	Utilities:	Public Sewer/Water
Rentable Building Area:	18,000 SF	Major Roadway(s) Access:	
Available Space:	11,500 SF		PA Rt. 114, US Rt. 11, US Rt. 581, I-81, I-83, I-76 PA Turnpike

THANK YOU

Thank you for your interest in this office space and Linlo Properties. If you would like additional information on this project please visit our website, www.linloproperties.com, or contact a member of our leasing team.

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