

LEASE OPPORTUNITY

825 5TH AVENUE

Chambersburg, PA 17201



Up to 8,000 SF “Class A” Medical Office Space with Various Suites Available

SITE HIGHLIGHTS:

- Class A space
- Multi-tenant professional building
- 5 minutes from Downtown Chambersburg
- Within one mile of I-81
- Strategically located by WellSpan Health Campus and shopping center
- Located in the heart of a rapidly expanding medical and retail community



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BUILDING SPECIFICATIONS

- Professional office and medical suites
- Space between +/- 8,000 SF of space available
- 3.38 acres
- Large windows for natural light
- High-end finishes
- Steel construction
- Elevator
- +/-150 parking spaces with ample lighting in a secured lot
- Utilities: Public water, public sewer, gas, and heat

5 year minimum term

\$40.00 TI allowance

\$4.97/PSF CAM

SUITES AVAILABLE

Suite	Size	Price	Condition
103	2,286	\$23.95	Custom build
202	1,201	\$22.95	Custom build
203	2,286	\$22.95	Custom build
204	1,414	\$21.95	Move-in ready

LOCATION HIGHLIGHTS

- 1.2 miles to US Route 30
- .6 miles to Route 11
- 2 miles to I-81
- 2.5 miles to Franklin County Regional Airport
- Hospitals, medical offices/facilities, professional offices, hotels, restaurants, retail



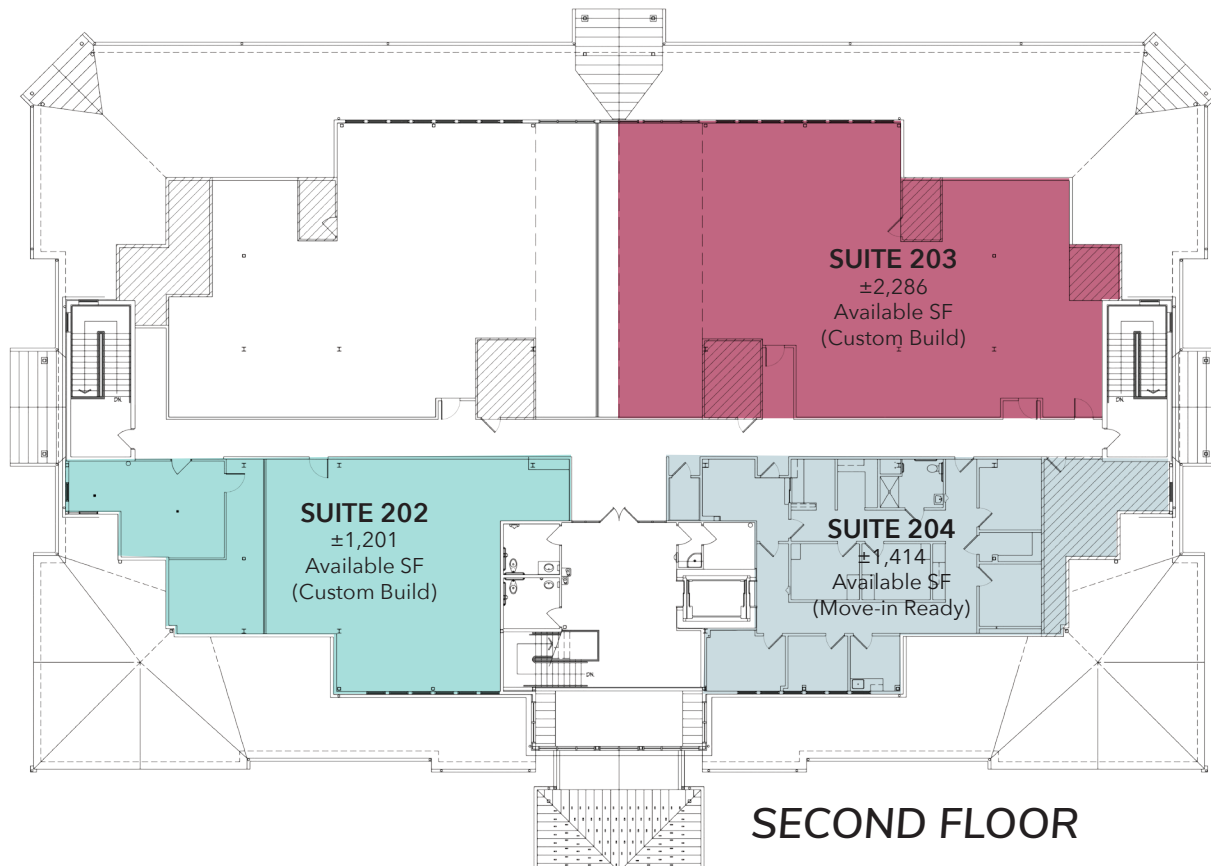
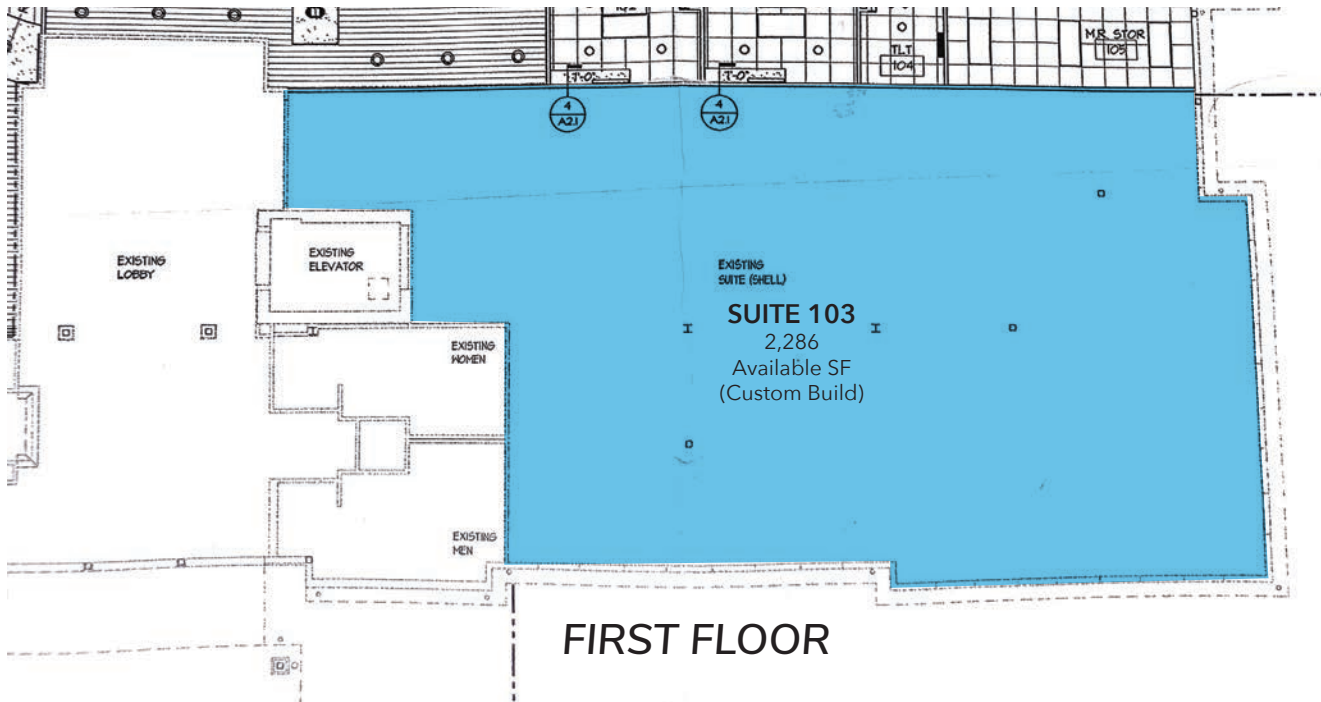
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FLOOR PLANS



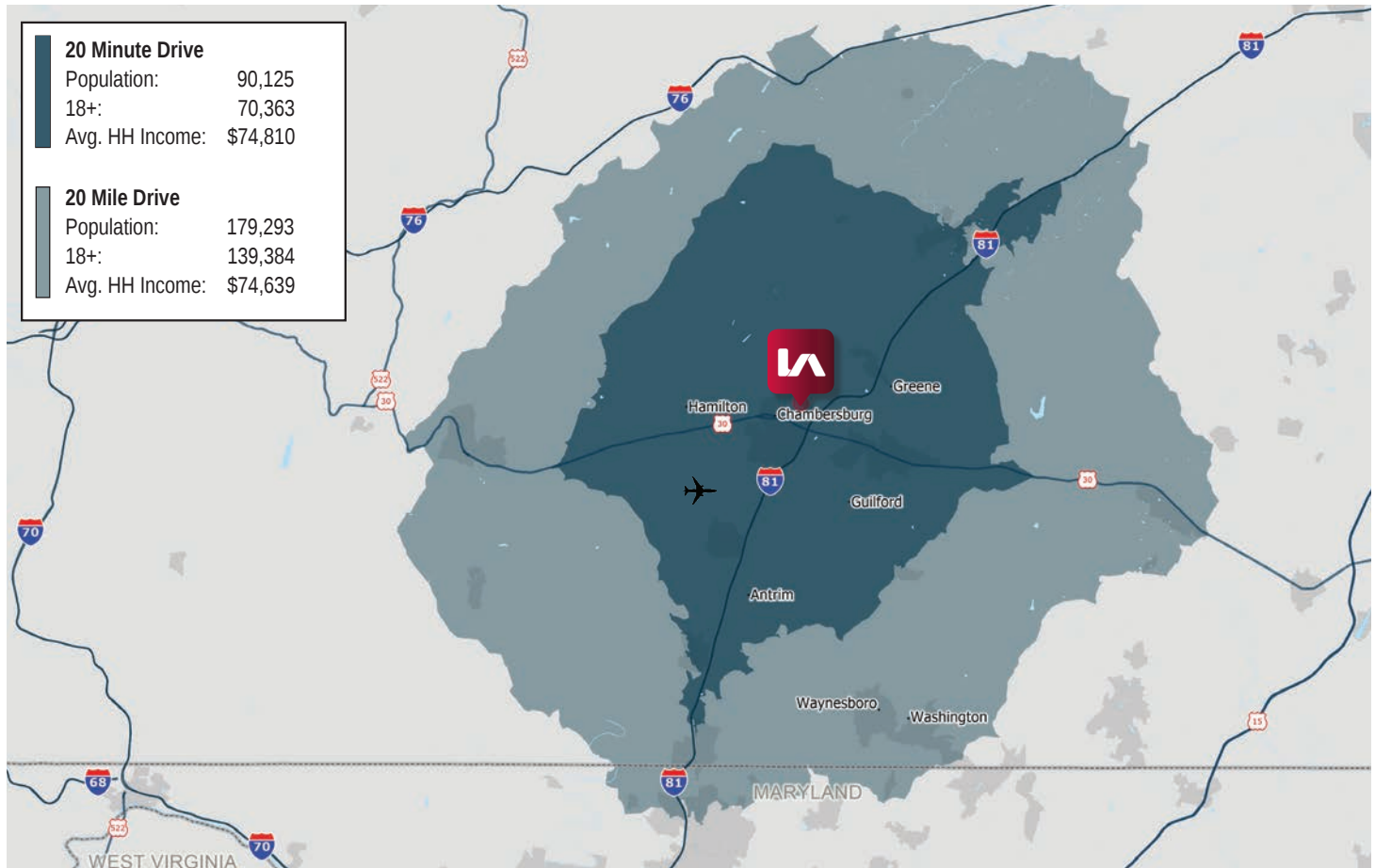
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DEMOGRAPHICS



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