

# OFFICE LEASE—PRIME TECPORT AREA LOCATION



- ❑ 441 Friendship Road adjacent to TecPort complex, Swatara Township
- ❑ 1,000 SF to 12,000SF available space with multiple configurations
- ❑ \$13.00 SF—Will Not Last Long!
- ❑ Highly visible location-access to I-83, I-81, PA Turnpike, downtown Hbg.
- ❑ Modify to suit
- ❑ Separate entrances-ADA compliant
- ❑ Ideal perimeter/corner offices with natural light
- ❑ Open area for workstations/cubicles
- ❑ Ample free off street parking
- ❑ Fully-equipped training room option
- ❑ Security system, well lighted grounds
- ❑ Excellent surrounding amenities-restaurants/hotels/mall within walking
- ❑ Nearby walking trail
- ❑ Public transportation
- ❑ Kitchen/lunch room
- ❑ Modern lobby with waterfall feature, reception, conference rooms, storage
- ❑ Available building signage-outside/inside
- ❑ Located in state-designated Enterprise Zone

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