

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Camp Hill is located just three miles west of Harrisburg, the state's capital. The property is perfect for businesses that serve Harrisburg and West Shore customers. There is direct visibility and highway access from Route 11/15. Very convenient location with 3 minutes drive to Downtown Harrisburg, and within a very short drive to major Interstates 81 & 83. Well maintained office property situated within proximity to Penn State Hospital and numerous medical and other professional offices. Camp Hill is home to a significant concentration of businesses within the healthcare industry, with education and health services being the third largest economic sector in the Harrisburg-Carlisle area.

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (Gross)
Available SF:	850 - 2,100 SF
Lot Size:	1.4 Acres
Building Size:	29,300 SF
Township:	Borough of Camp Hill
County:	Cumberland County
Zoning:	Professional Office Permitted



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Building has undergone many capital improvements and has ongoing upgrades and renovations in the last few years.
- Suites are leasing quickly with Gross Rates in place
- Unique and contemporary three-story building with large windows and ample surface and undercover parking (102 spaces)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,610	33,324	74,147
Total Population	10,449	75,677	175,376
Average HH Income	\$78,382	\$65,886	\$63,861



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

355 N. 21st Street

OFFICE SUITES FOR LEASE

355 N. 21st Street Camp Hill, PA 17011

ADDITIONAL PHOTOS



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

355 N. 21st Street

OFFICE PROPERTY FOR LEASE

355 N. OFFICE SUITES FOR LEASE 21st Street Camp Hill, PA 17011

INTERIOR PHOTOS



TCN
WORLDWIDE
REAL ESTATE SERVICES

Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

355 N. 21st Street

OFFICE SUITES FOR LEASE

355 N. 21st Street Camp Hill, PA 17011

INTERIOR PHOTOS



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

355 N. 21st Street

OFFICE SUITES FOR LEASE

355 N. 21st Street Camp Hill, PA 17011

LEASE SPACES

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	850 - 2,100 SF	Lease Rate:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	1,500 SF	Gross	\$17.50 SF/yr	-
Suite 302	Available	950 SF	Gross	\$17.50 SF/yr	-
Suite 303	Available	850 SF	Gross	\$17.50 SF/yr	-
Suite 304	Available	2,100 SF	Gross	\$17.50 SF/yr	-
Suite 305	Available	1,850 SF	Gross	\$17.50 SF/yr	-



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

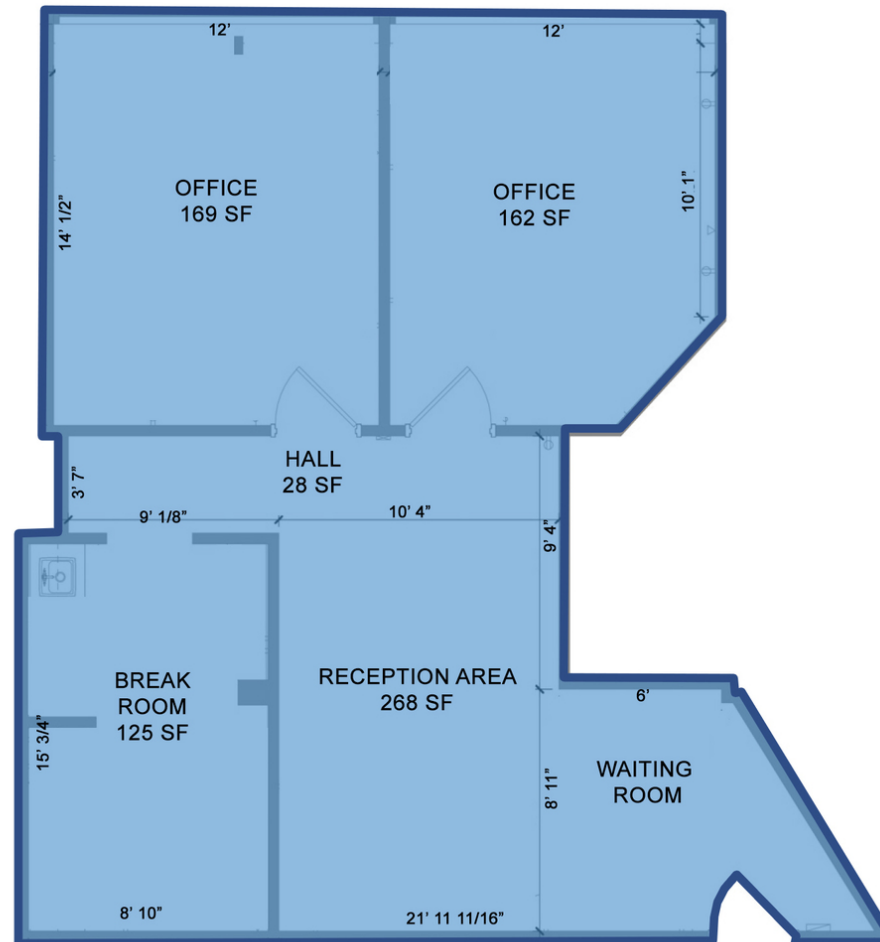
LANDMARKCR.com

355 N. 21st Street

OFFICE SUITES FOR LEASE

355 N. 21st Street Camp Hill, PA 17011

FLOOR PLANS



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com

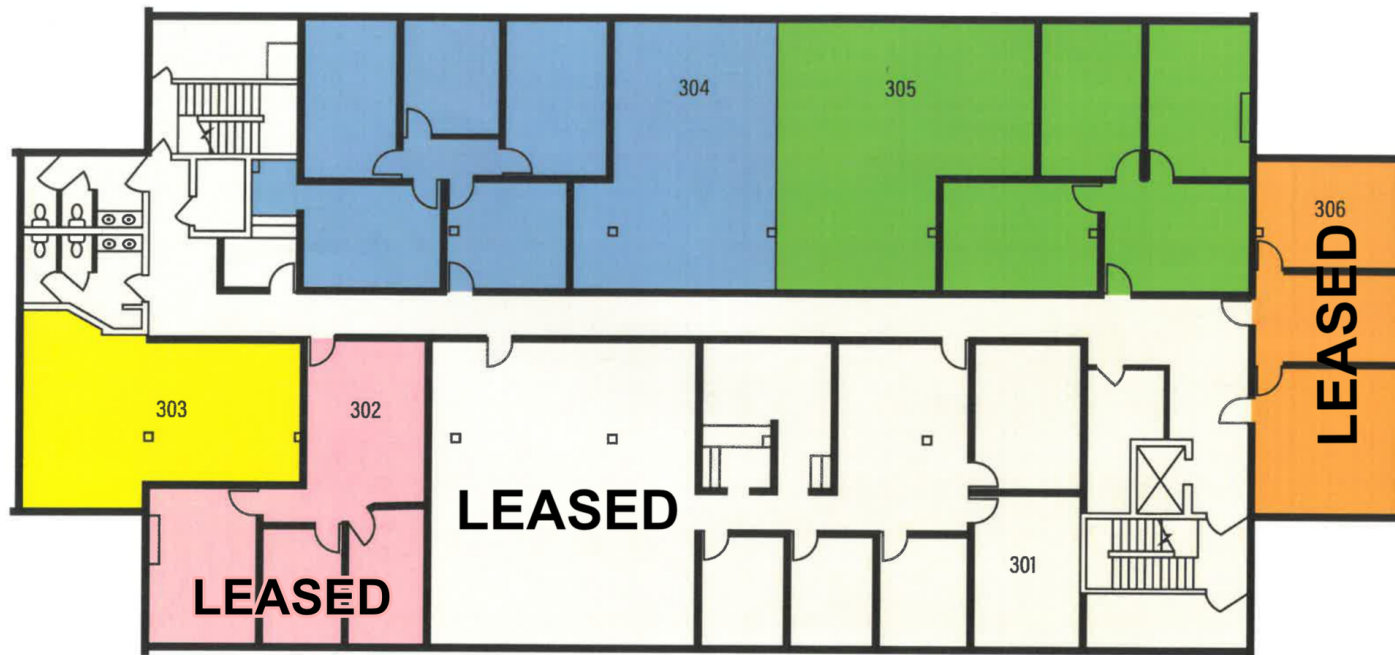
355 N. 21st Street

OFFICE SUITES FOR LEASE

355 N. 21st Street Camp Hill, PA 17011

3RD FLOOR PLAN

THRID FLOOR



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

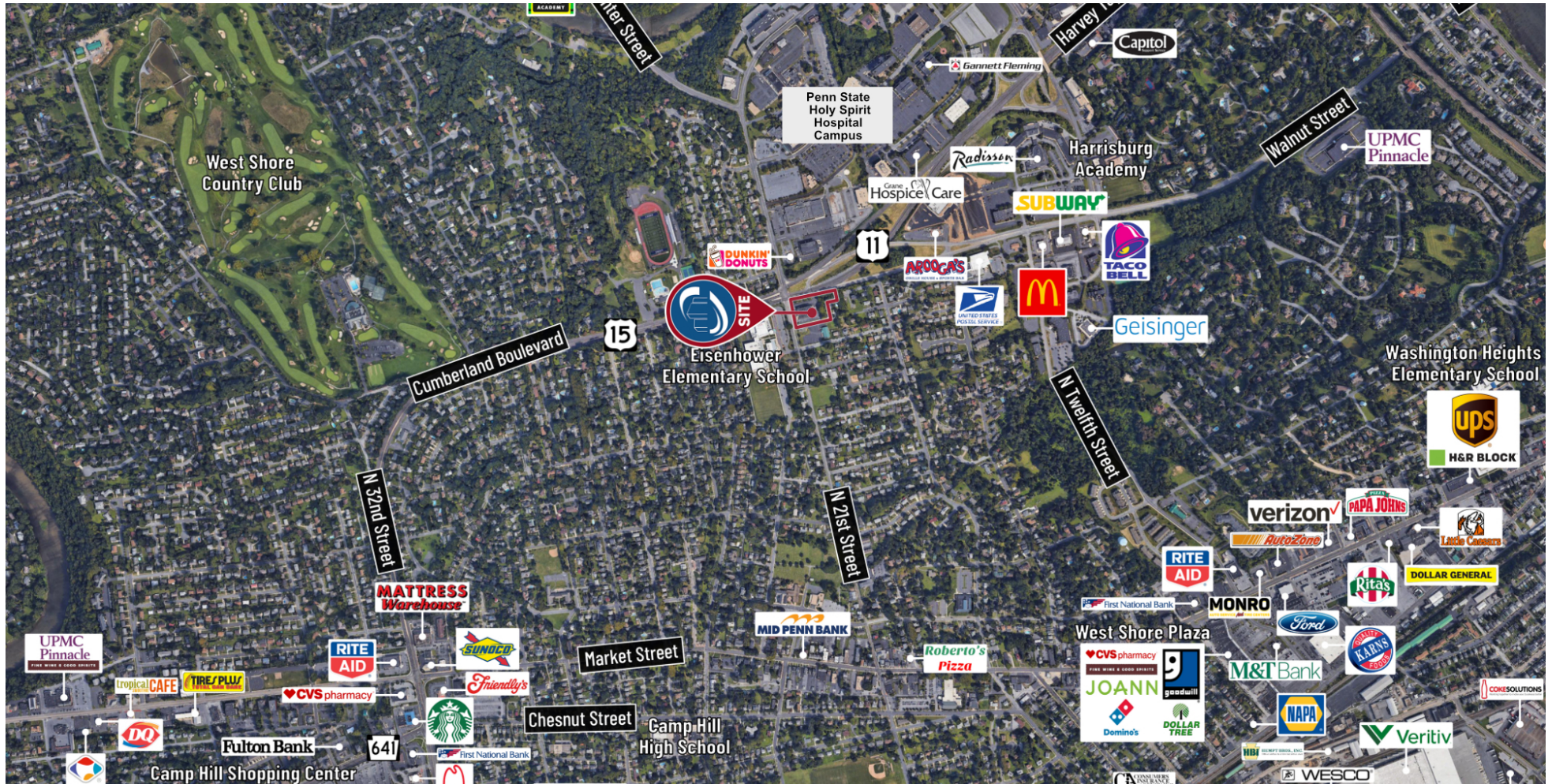
LANDMARKCR.com

355 N. 21st Street

OFFICE SUITES FOR LEASE

355 N. 21st Street Camp Hill, PA 17011

ADDITIONAL PHOTOS



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

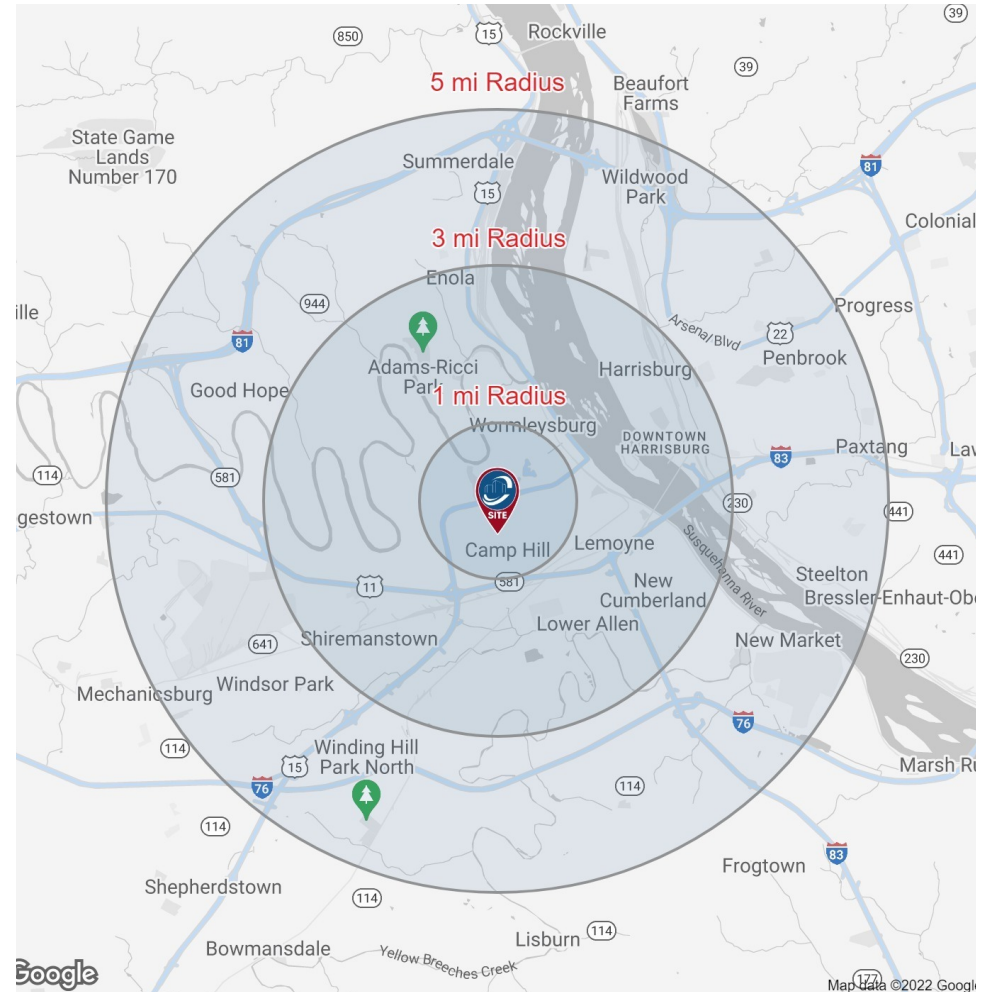
LANDMARKCR.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,449	75,677	175,376
Average Age	42.4	40.2	38.2
Average Age (Male)	40.3	38.0	35.9
Average Age (Female)	44.2	40.6	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,610	33,324	74,147
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$78,382	\$65,886	\$63,861
Average House Value	\$219,499	\$186,482	\$164,533

* Demographic data derived from 2020 ACS - US Census



Bo Mangam, Associate Broker
Director - Sales & Leasing
717.731.1990 x3010
bmangam@landmarkcr.com

Jessica B. Lilly
Senior Associate
717.731.1990
jlilly@landmarkcr.com

425 N. 21st Street, Suite 302, Camp Hill, PA 17011

LANDMARKCR.com