

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	854 - 3,695 SF
Lease Rate:	\$15.50 SF/yr (Full Service)
Building Size:	49,939 SF
Lot Size:	4.17 Acres
Building Built:	1978
County:	Cumberland
Township / Municipality:	Carlisle Borough
Zoning:	Neighborhood Commercial

### PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present office space for lease in the Belvedere Professional Center. The Property is easily accessible and visible from I-81, just off of Exit 45 (College Street Exit) in Carlisle, PA, Cumberland County. The Center is strategically located, is well constructed, very well maintained, and nicely landscaped.

The building includes multiple public entrances with double glass doors with steel frames. The building is laid out with numerous office suites which have typical medical office layouts with reception desk and waiting area, perimeter exam rooms, operation rooms, doctor's offices, lounges or offices in the central area.



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# 850 Walnut Bottom Road

## BELVEDERE PROFESSIONAL CENTER

850 Walnut Bottom Road Carlisle, PA 17013

### PROPERTY AERIAL



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## PROPERTY HIGHLIGHTS



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- 49,939 SF of space (Net rentable area is 35,033 SF) on 4.17 acres
- The building contains two levels and a partially finished basement
- Class B building - Neighborhood Commercial District (C-4) zoning
- ADA compliant elevator (2,000 lb passenger) and a chair lift (floors 1 & 2)
- Ample parking
- Topography is generally level at street
- Masonry construction
- Interior Finish: Painted drywall, wood paneling and vinyl clad paneling
- Flooring is commercial grade carpeting and ceramic tile in the kitchens, bathrooms and other areas.
- Ceilings are 8-9 feet with acoustic tile
- Restrooms: The building has two sets of common public restrooms. Each office suite contains numerous restrooms.
- Electric: 21,000 Amp, 3 Phase Electrical System
- Overhead fluorescent lighting
- No sprinkler
- Fire Alarm: Yes



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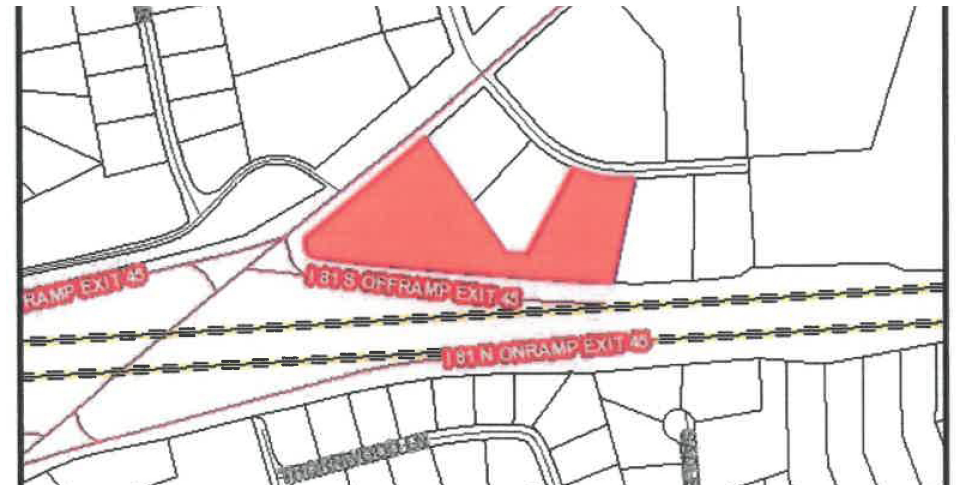
## CITY/COUNTY INFORMATION

### ABOUT CARLISLE, PA

Carlisle is located in the heart of South Central Pennsylvania, in Cumberland County, which is known for its strategic location, mix of industrial, a thriving economy and a high quality of life. Cumberland County was ranked the number one county to live in and is also the fastest growing county in the state.

### CUMBERLAND COUNTY

- \* Access to five major ports (Philadelphia, Newark, Baltimore, New York, New Port)
- \* Cumberland County is within a three hour drive of Washington D.C., Baltimore, New York, Philadelphia, and Pittsburgh.
- \* Proximity to major East Coast markets and regional seaports, and access to multiple air, rail and highway systems accelerates connections between businesses, suppliers, and customers.
- \* Carlisle is known for Dickinson College, War College, US Army Heritage and Education Center, Cumberland County Government facilities, car shows, unique award winning gourmet and ethnic restaurants
- \* Cumberland Valley, which encompasses Cumberland County and the surrounding area, thrives from the approximately 6,000 businesses that employ about 116,000 people.
- \* According to the PA Center for Workforce Information & Analysis' November 2018 Report, Cumberland County's unemployment rate is one of the lowest in the state - 3.7% versus the statewide rate of 4.2%. This positive employment climate is partially due to major employers in the government, healthcare, retail, transportation and warehousing industries that are located, and in many cases, headquartered within Cumberland County.



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	854 - 3,695 SF	Lease Rate:	\$15.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	3,564 SF	Full Service	\$15.50 SF/yr	Medical Buildout
Suite 102	Available	3,695 SF	Full Service	\$15.50 SF/yr	-
Suite 105	Available	3,481 SF	Full Service	\$15.50 SF/yr	Medical Buildout
Suite 104	Available	865 SF	Full Service	\$15.50 SF/yr	-
Suite 301	Available	854 SF	Full Service	\$15.50 SF/yr	-



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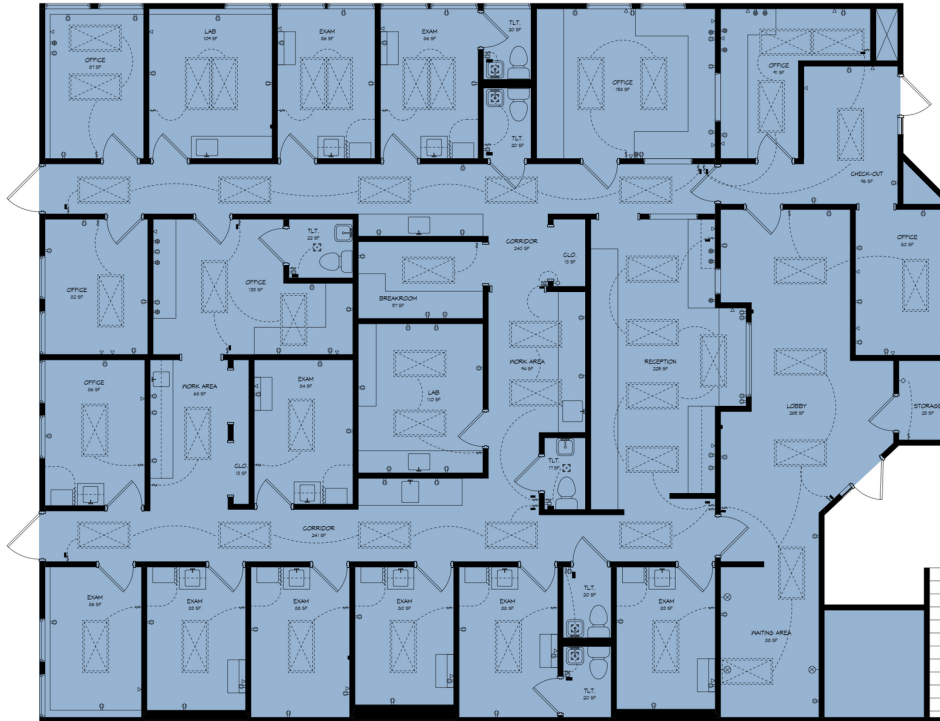
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### FLOOR PLANS



Suite 101 | 3,564 SF



Suite 102 | 3,695 SF



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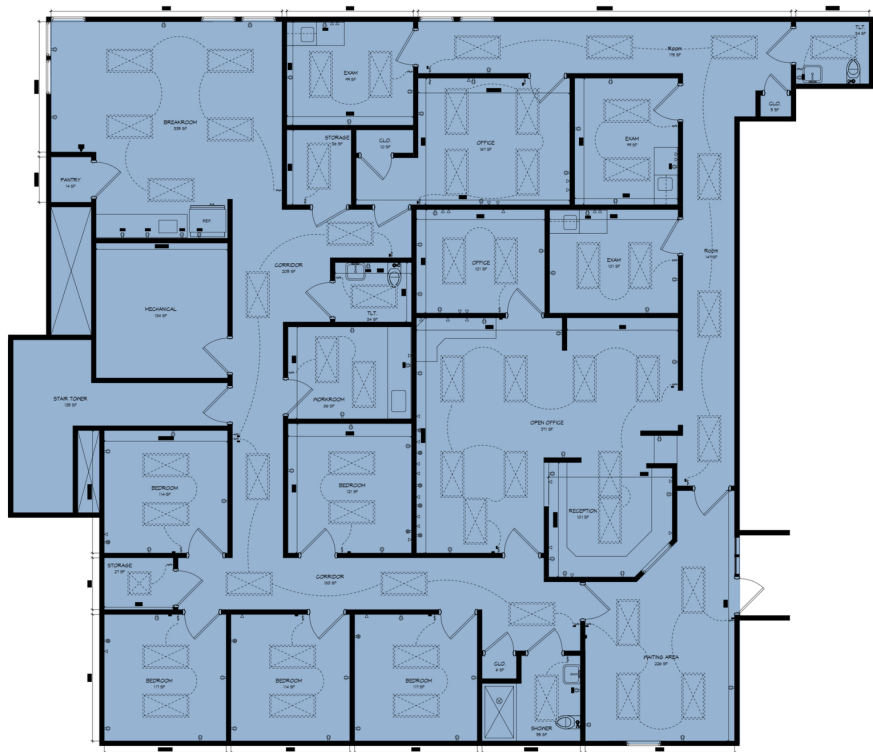
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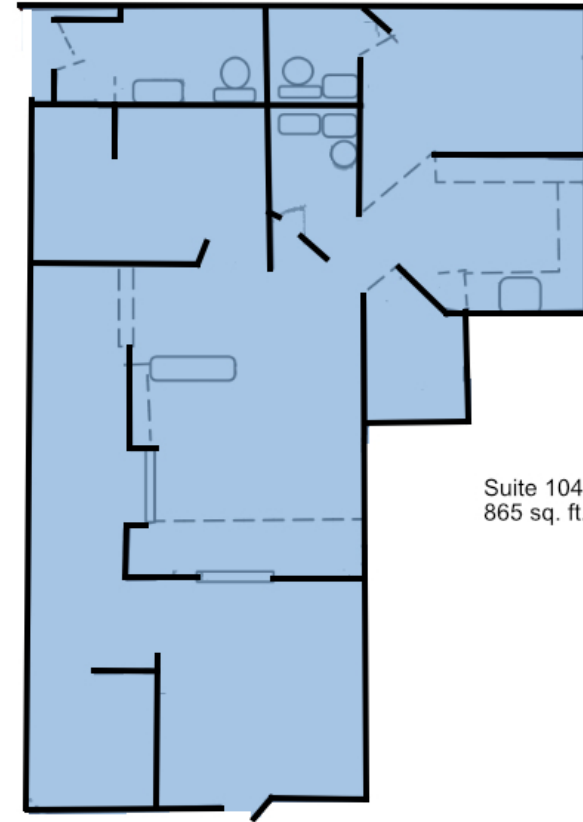
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### FLOOR PLANS



Suite 105 | 3,564 SF



Suite 104  
865 sq. ft.

Suite 104 | 865 SF



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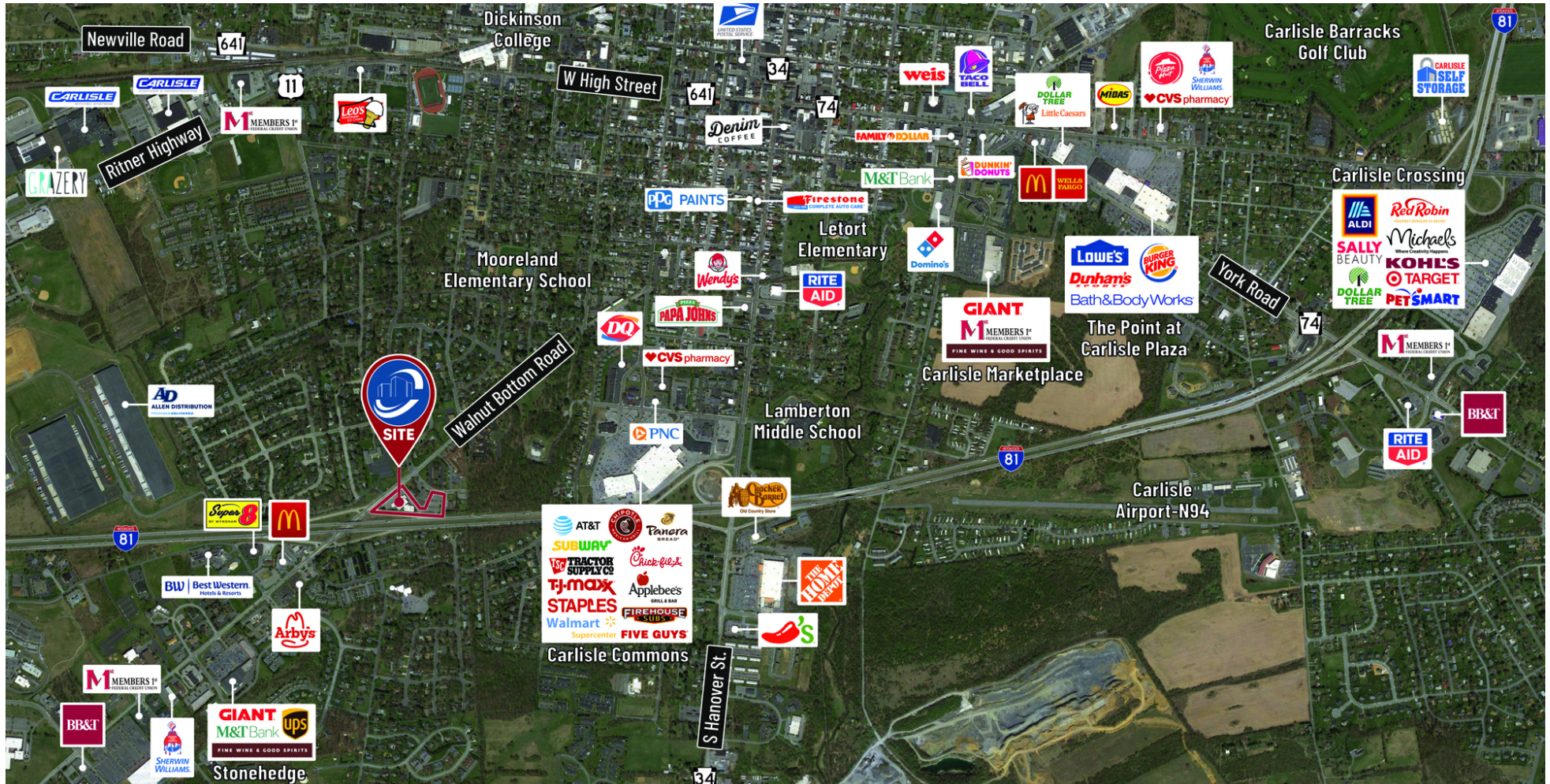


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### LOCATION MAP



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### INTERIOR



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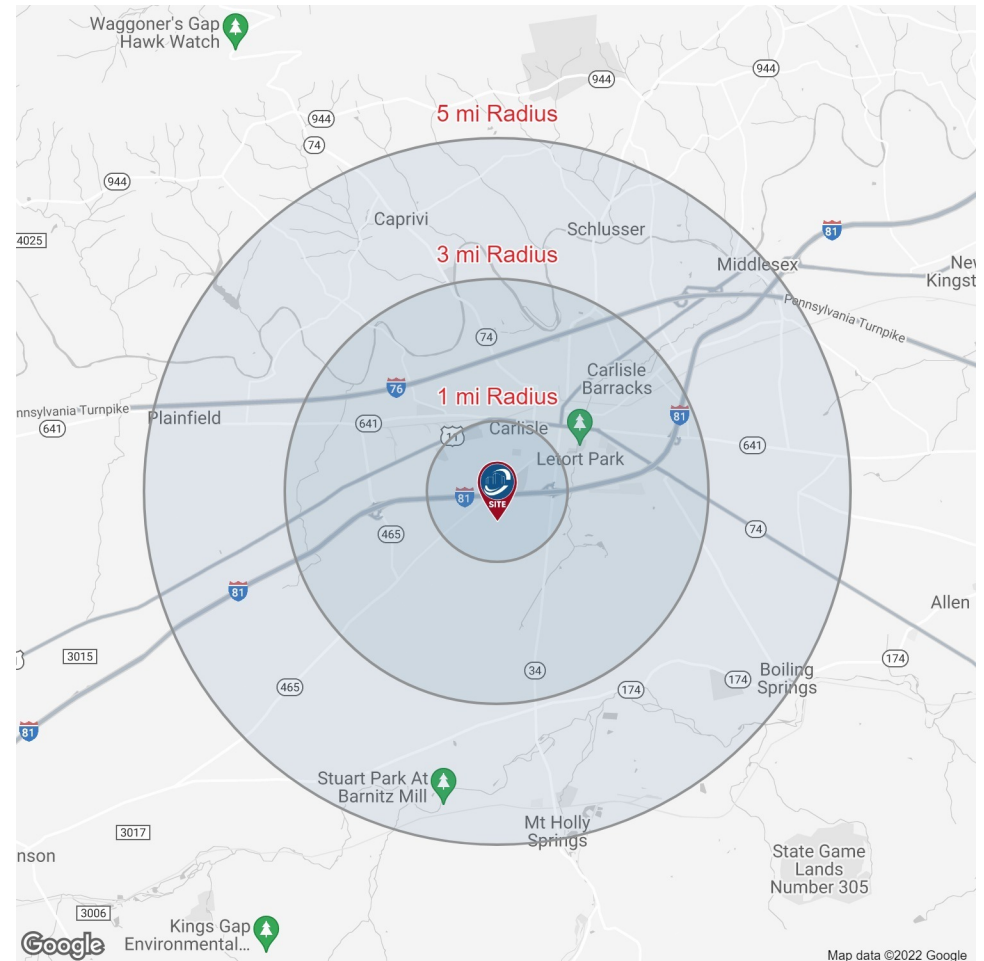
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,734	32,388	49,869
Average Age	44.8	38.0	39.7
Average Age (Male)	44.3	38.5	39.8
Average Age (Female)	45.9	38.7	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,943	13,449	20,449
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,506	\$61,111	\$65,409
Average House Value		\$218,581	\$204,420

\* Demographic data derived from 2020 ACS - US Census



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