



355 N 21<sup>st</sup> STREET, CAMP HILL, PA 17011  
OFFICE PROPERTY INVESTMENT





**OFFERING MEMORANDUM**

**355 N 21<sup>ST</sup> STREET  
CAMP HILL, PA**

**EXCLUSIVELY LISTED BY**



**BOGUMILA 'Bo' MANGAM**  
**BMANGAM@LANDMARKCR.COM**

**JESSICA LILLY**  
**JLILLY@LANDMARKCR.COM**

**(717) 731.1990**





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### PROPERTY DETAILS

Sale Price	\$4,550,000
Building Size	29,300 SF
Lot Size	1.4 AC
Price / SF	\$155.29
Year Built	2007
Last Renovated	2019-2021
County	Cumberland
Municipality	Camp Hill Borough
Zoning	Professional Office Permitted

**Financial information shall be provided upon signing  
a Confidentiality Agreement.**



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

**BO MANGAM, DIRECTOR OF SALES & LEASING**  
**BMANGAM@LandmarkCR.com**  
P : 717.731.1990 C: 717.805-4166

**JESSICA LILLY, SENIOR ASSOCIATE**  
**JLILLY@LandmarkCR.com**  
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### EXECUTIVE SUMMARY

Landmark Commercial Realty is pleased to present a hard-to-find multi-tenant office investment property in Camp Hill. Located 3 miles from Harrisburg and the State Capitol Complex, this property is easily accessible to many of the area's transportation routes. Originally built in 2007, the property has undergone many capital improvement projects. The property will be sold as fully leased, or with owner-occupancy which will generate positive income from existing long-term tenants.

### LOCATION OVERVIEW

**PENN STATE HOLY SPIRIT HOSPITAL CAMPUS:** 307-bed community hospital, established in 1963, that provides outpatient and inpatient diagnostic, medical, urgent care and surgical services.

**STRONG PROFESSIONAL DEMOGRAPHICS:** The subject property is located in a dense professional area, with over 16,000 employees daily. More 1,125 companies have corporate headquarters within 1-mile.

**CENTRALLY LOCATED:** Just off the Camp Hill Bypass, at the N 21st Street intersection, the property provides direct access to US-15 (Gettysburg-Washington, D.C.) and connects to the PA Turnpike (Philadelphia-Pittsburgh), I-81 (Carlisle-Hagerstown), and I-83 (York-Baltimore).



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### PROPERTY DESCRIPTION

- Total Building Frontage = 909 SF
- Total Building Size = 29,300 SF
- Total Floors = 3
- Hydraulic passenger elevator with 2,000 lb capacity
- 1.4 AC in Camp Hill Borough
- (CO) Commercial Office Zoning
- Building Class B
- Contemporary architecture with large windows
- Onsite, private, covered parking (102 spaces)
- Value Add: Few suites are available for lease
- Ideal for medical, professional, or association users
- Built in 2007. Most recent renovations in 2019-2021
- 2016 renovations included steel-framed stairwell replacement, updating common hallway areas
- Additional renovations included various capital improvement projects.
- Roof: metal deck supported by steel columns, beams, & joists. Covered by single-ply thermoset membrane, which was replaced in 2007
- Interior Walls: painted drywall, wood trim and drop panel acoustic ceiling tile
- Flooring: commercial grade carpet throughout
- Restrooms: one set of common public restrooms on each floor
- HVAC (12 packaged roof units) are in good condition and undergo routine professional maintenance. Two units were replaced in 2019 (older units date 2005-2013)
- Fire Suppression system: Heat detectors, pull stations, alarm strobes, monitored by local company

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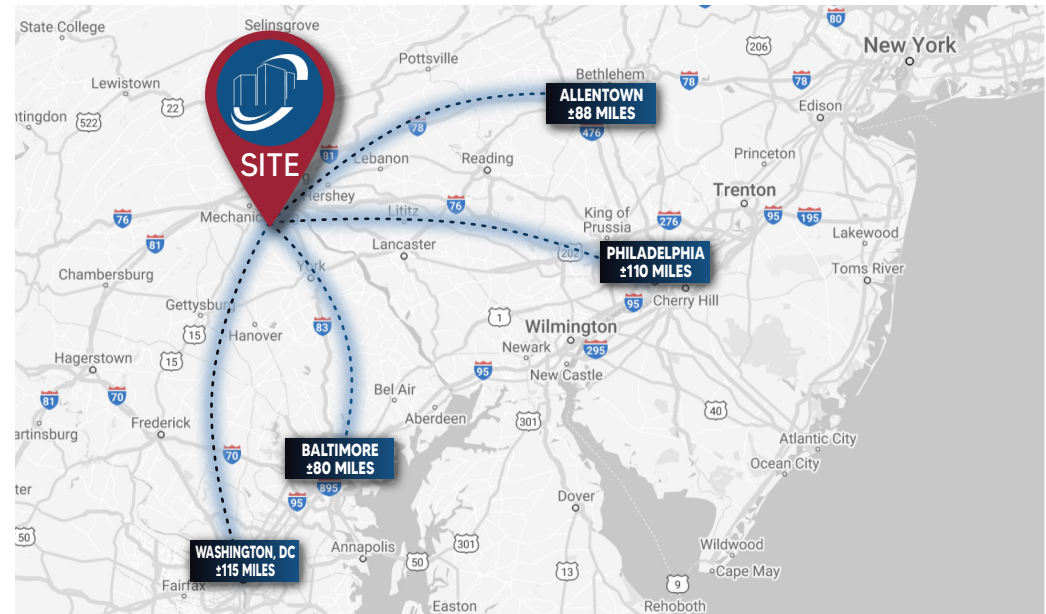


### AREA OVERVIEW

**CAMP HILL BOROUGH:** Camp Hill Borough is located just 3-miles southwest of downtown Harrisburg and the State Capital Complex. Camp Hill has a population of 7,926 and a median household income over \$90,000, well over the national average.

Camp Hill offers a sparse suburban feel, close to city living. Most of the Borough is walkable, with coffee shops, eateries, and local retail establishments lining Market Street. Many young professionals and retirees live in Camp Hill.

Camp Hill, and it's surrounding municipalities are home to many large corporations. The Warrell Corporation, a top contract confectionery manufacturing company and Ames True Temper, a multinational corporation, are both based in Camp Hill, while Rite Aid has its national headquarters in nearby East Pennsboro Township and uses a Camp Hill postal address.



  
**POPULATION**  
10,082

  
**AVG FAMILY INCOME**  
\$143,828

  
**BUSINESSES**  
825

  
**EMPLOYEES**  
16,493

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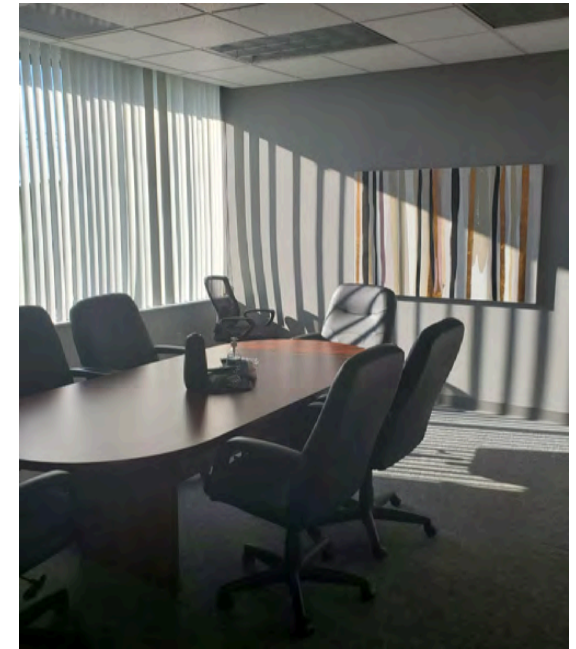


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### ADDITIONAL PHOTOS



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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