

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	10,000 - 70,025 SF
Lease Rate:	\$19.95 - \$22.95 SF/yr (Full Service)
Lot Size:	17.48 Acres
Building Size:	214,024 SF
Building Class:	A+
Year Built:	1981
Renovated:	2021
Sub Market:	Harrisburg West
Township:	East Pennsboro
Parking:	Surface & Covered Structure
Public Utilities:	Yes

PROPERTY OVERVIEW

Desirable Location - Camp Hill is located just three miles west of Harrisburg, the state's capital. Harrisburg continues to see job growth and benefits from its built-in base of government jobs. Additionally, Harrisburg is home to two Fortune 500 companies, Hershey and Rite Aid. The Property is in proximity to a large amount of housing, providing access to a labor base. 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 MSA. **Awarded "Best Architecture"** in Mid Atlantic Real Estate Journal's *Best of 2019*.

Easily Accessible to Surrounding Areas - The Property is located in the middle of the convergence of multiple highway systems, granting it easy access to neighboring cities. Camp Hill is located off of Route 15, which connects to Interstates 81 and 83. Interstate 81 is situated north of the Property, extending south into Maryland and connecting the Property with Carlisle, Chambersburg, and Greencastle. I-83 connects to I-76, the Pennsylvania Turnpike, which connects the Building with the eastern and western regions of Pennsylvania. The Property's excellent location provides potential tenants great access to the surrounding labor base.

PROPERTY HIGHLIGHTS

- Local, well capitalized and professional property ownership & management. Secure key card access.
- Unbelievable opportunity to locate in an established Class "A" master planned corporate campus with immediate access to West Shore business corridor.
- Hospitality options located nearby with conference center as well as onsite Avenue C micro market.
- Devisable to +/-10,000 SF for multi-tenant configurations. Below Market Full Service Rental Rates.
- Delivered 2021. See Video Here: <https://youtu.be/u5BXca53L8A>
- Garden level includes raised floor system allowing for easy IT cabling setup.
- Newly developed Camp Hill Commons (Starbucks, First Watch, etc.) provide convenient tenant amenities.
- New state-of-the-art HVAC system with individual tenant controls as well as new ultra violet lights & bipolar ionization technology to provide a clean air environment.
- On site backup power generation for computer data backup & emergency life safety equipment.



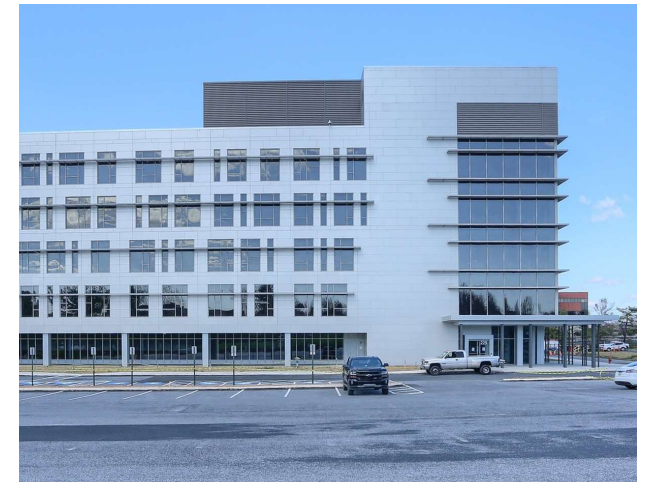
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425 N. 21st Street, Suite 302, Camp Hill, PA 17011

PROPERTY DETAILS

ADDRESS:	225 Grandview Avenue
COUNTY:	Cumberland
APN:	09-19-1592-037
ZONING:	OA - Office/Apartment
CLASS:	A+
CONSTRUCTION:	Steel Structure with Full Height Ribbon Glass
NUMBER OF FLOORS:	6
ELEVATORS:	5
CEILING HEIGHT/TYPE:	9'-10' / 2'x2' upgraded acoustical tile (tegar)
POWER:	1,000 AMPS, 480 Volts
LIGHTING:	LED
WATER:	Public
SEWER:	Public
HVAC:	Gas Fired (VAV)
SPRINKLERS:	Wet Sprinkler System
SECURITY:	Yes - Key Card Access
RESTROOMS:	Men's and Women's on each floor (2)
SIGNAGE:	Monument
PARKING:	4.5/1000 (expandable)



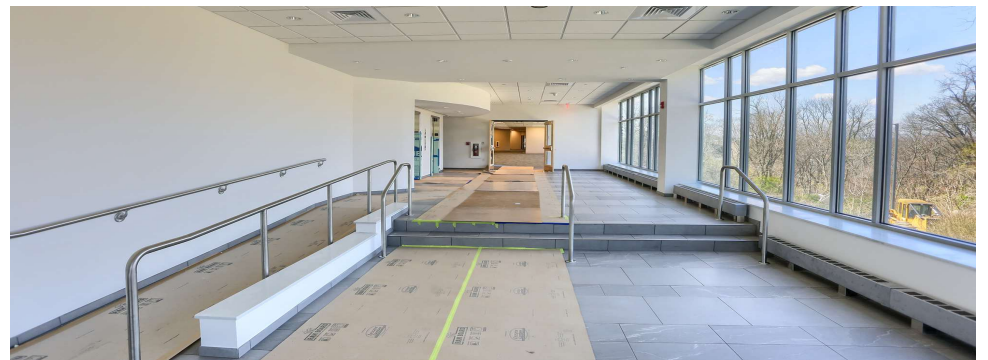
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ADDITIONAL PHOTOS



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AVAILABLE SPACES

Lease Rate: \$19.95 - 22.95 SF/YR (FULL SERVICE) **Total Space** 214,024 SF
Lease Type: Full Service **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Lower Level	Office Building	\$19.95 SF/YR	Full Service	45,964 SF	Negotiable	Available
First Floor - Suite 101	Office Building	\$22.95 SF/YR	Full Service	47,652 SF	Negotiable	Leased
Second Floor - Suite 201	Office Building	\$22.95 SF/YR	Full Service	8,296 SF	Negotiable	Leased
Second Floor - Suite 202	Office Building	\$22.95 SF/YR	Full Service	25,571 SF	Negotiable	Leased
Second Floor - Suite 203	Office Building	\$22.95 SF/YR	Full Service	15,765 SF	Negotiable	Available
Third Floor - Suite 301	Office Building	\$22.95 SF/YR	Full Service	11,896 SF	Negotiable	Leased
Third Floor - Suite 302	Office Building	\$22.95 SF/YR	Full Service	11,896 - 12,500 SF	Negotiable	Leased
Fourth Floor - Suite 401	Office Building	\$22.95 SF/YR	Full Service	12,223 SF	Negotiable	Leased
Fourth Floor - Suite 402	Office Building	\$22.95 SF/YR	Full Service	11,369 SF	Negotiable	Leased
Fifth Floor - Suite 501	Office Building	\$22.95 SF/YR	Full Service	23,392 SF	Negotiable	Leased

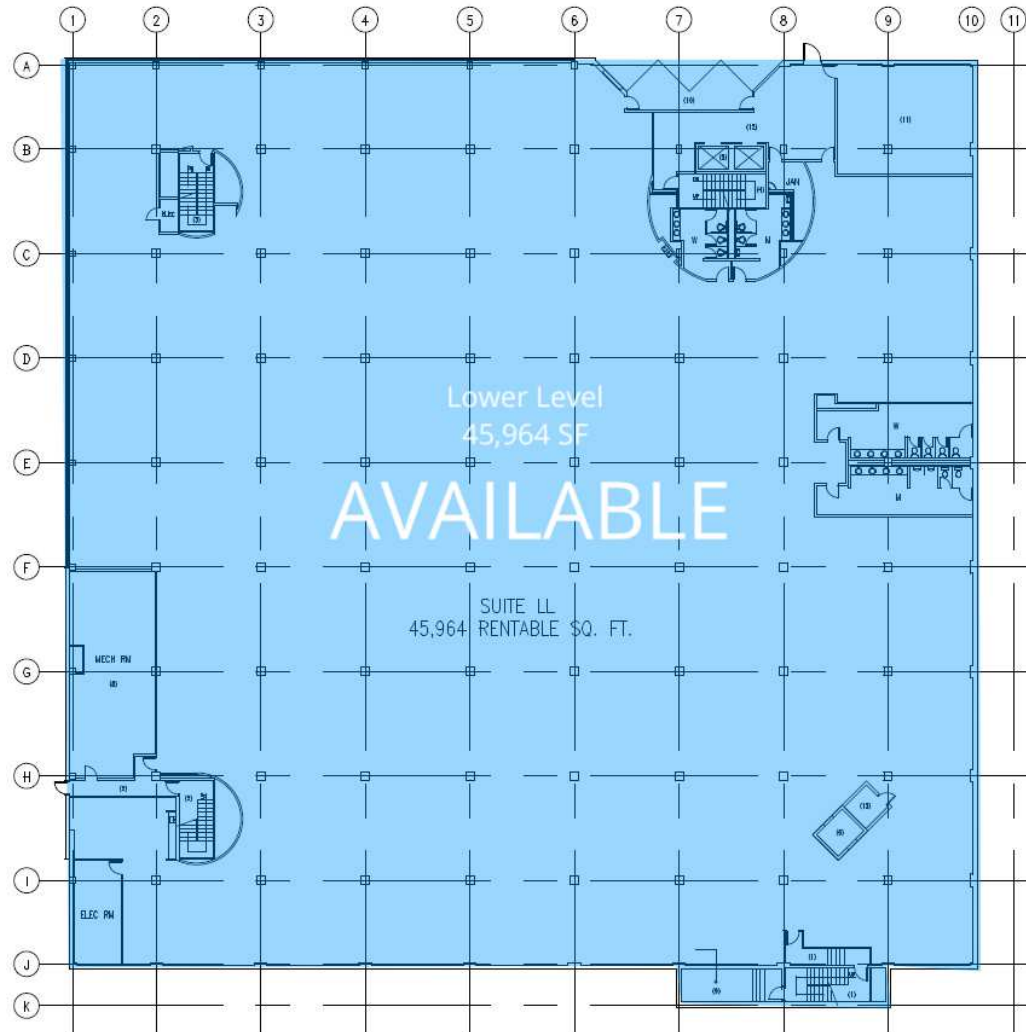


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LOWER LEVEL FLOOR PLAN



LOWER LEVEL PLAN
NOT TO SCALE

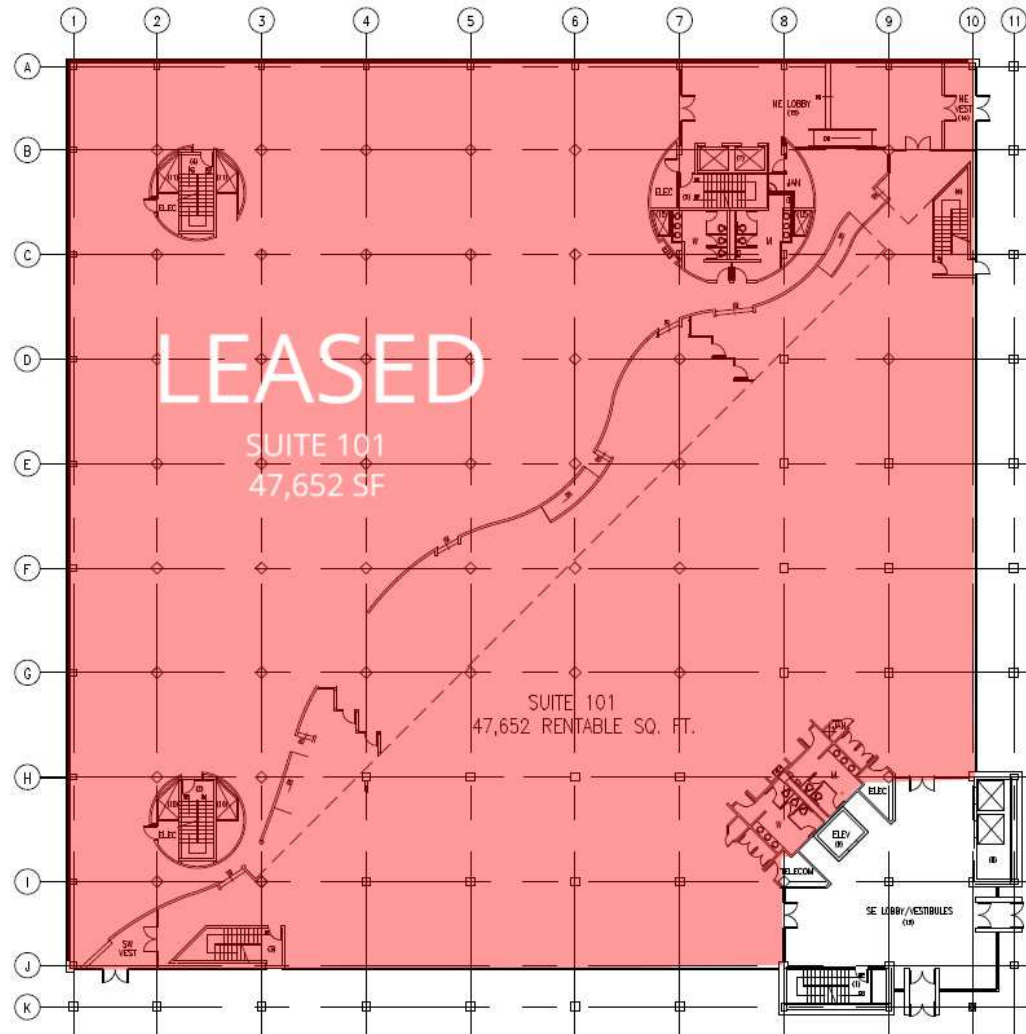


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1ST FLOOR PLAN



FIRST FLOOR PLAN
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2ND FLOOR PLAN



SECOND FLOOR PLAN
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3RD FLOOR PLAN



THIRD FLOOR PLAN
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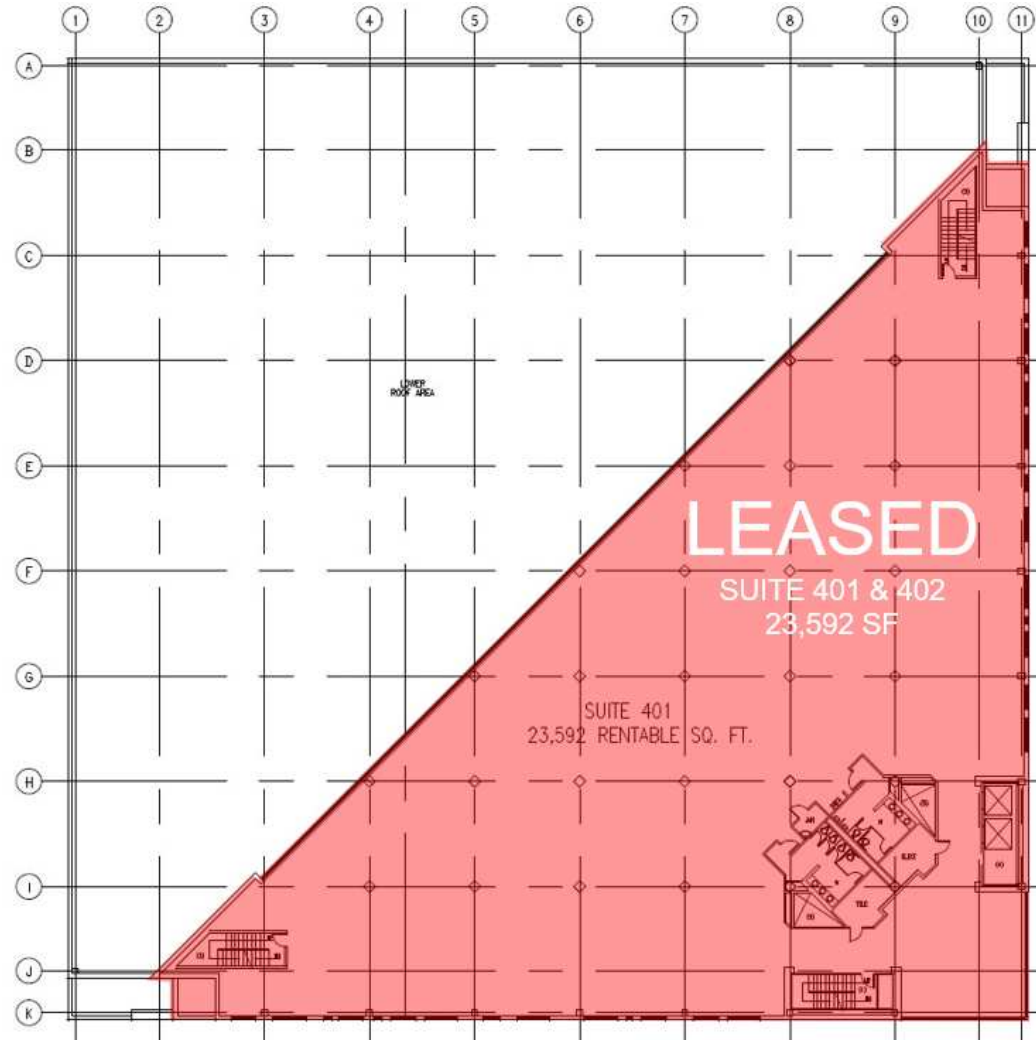


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4TH FLOOR PLAN



FOURTH FLOOR PLAN
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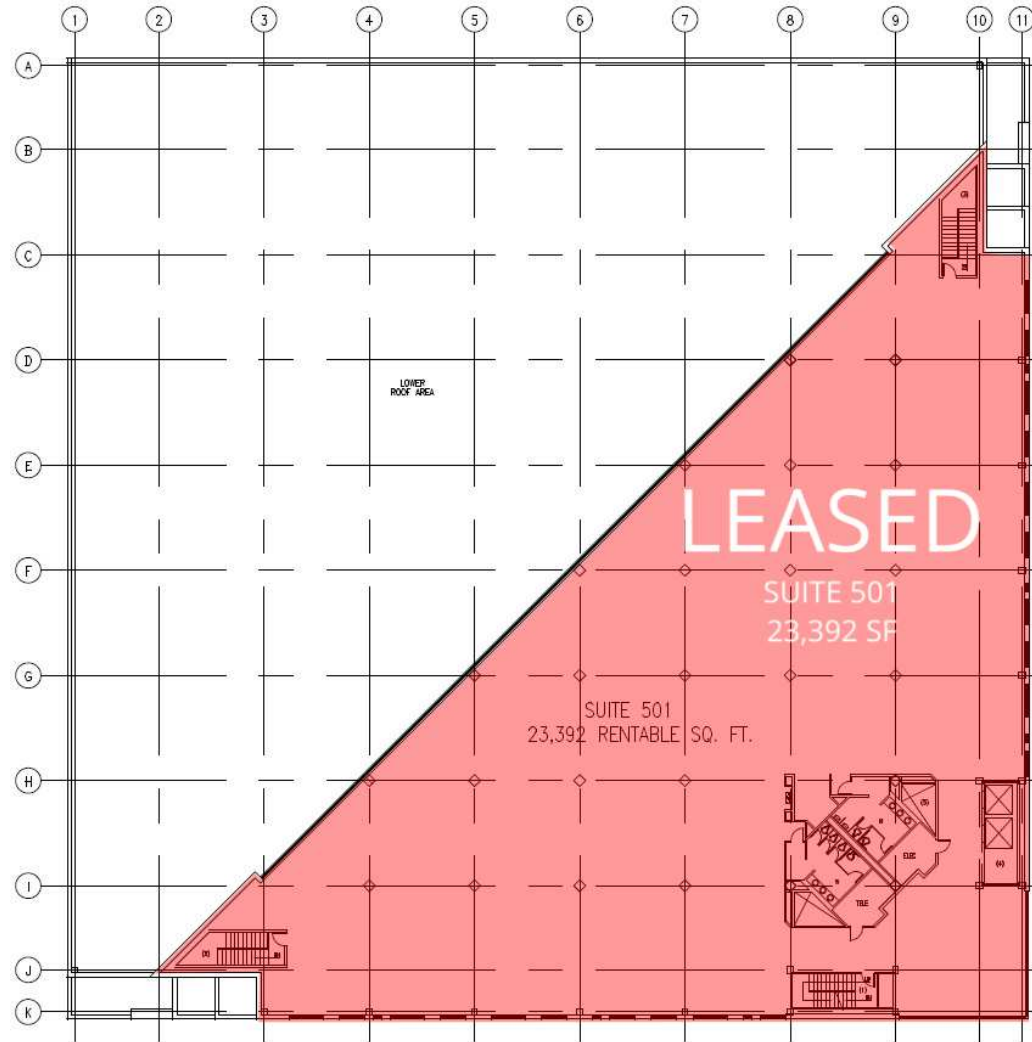


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5TH FLOOR PLAN



FIFTH FLOOR PLAN
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CUSTOM PAGE

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