



Commercial Spaces at E-Town Business Center

31 N Spruce St, Elizabethtown, PA 17022



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Commercial Spaces at E-Town Business Center

Upon Request

Exceptional opportunity to have a commercial space in newly renovated building in Elizabethtown PA! This is a beautifully renovated professional commercial building that was once the Simon's Candy Factory. Choosing to maintain the special nostalgia of the factory, CGA Architects incorporated the name Candy Factory on the building in a fun whimsical way! The Simon's candy factory was a special place to Elizabethtown residents and now the commercial spaces will be as well! It is strategically located and close to the Elizabethtown businesses including nearby candy factories! The spaces can also be reconfigured or combined if additional square footage is required for your business!...

- Beautifully Renovated Building with New Spaces!
- Great Location Near Elizabethtown College!
- Centrally Located Near Elizabethtown Businesses!
- On-Premise Parking!
- Office/Retail Uses!



Rental Rate: Upon Request

Property Type: Office

Property Subtype: Office/Residential

Building Class: B

Rentable Building Area: 18,513 SF

Year Built: 1949

Walk Score ®: 79 (Very Walkable)

Rental Rate Mo: Upon Request

1st Floor Ste 201

1

Space Available	480 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	1 Years

WOW! Everything included at \$995 per month! This 480 sq ft suite is brand new and is decorated in neutral colors with wood flooring. It is an end unit with lots of windows which brightens the space nicely. Because it is new, you will be able to tailor it to your business needs. You will have access to a conference room, a workout room, and a common area kitchenette complete with a microwave and coffee maker. The lease price for this suite is \$995 per month which includes ALL utilities and WI-FI. Parking is on-premise. Call 717-656-7511 to arrange a showing!

1st Floor Ste 202

2

Space Available	520 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	1 Years

WOW! Everything included at \$995 per month! This 520 sq ft suite is brand new and is decorated in neutral colors with wood flooring. There are lots of windows for wonderful natural lighting! It has easy access to a furnished conference room, a workout room, and a common area kitchenette complete with a microwave and coffee maker. The lease price for this suite is \$995 per month which includes ALL utilities and WIFI. Parking is on-premise! Call PPA Realty Group today at 717-656-7511 to schedule a showing!

1st Floor Ste 206

3

Space Available	445 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

WOW! Everything included at \$925 per month. This 445 sq ft suite is brand new and is decorated in neutral colors with wood flooring. Perfect for a small business! It has easy access to a furnished conference room, a workout room, and a common area kitchen complete with a microwave and coffee maker. The lease price for this suite is \$925 per month which includes ALL utilities and WIFI. Call 717-656-7511 to schedule a showing!

1st Floor Ste 213

4

Space Available	400 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

WOW! Everything included at \$795 per month. This 400 sq ft suite is brand new and is decorated in neutral colors with wood flooring. It has easy access to a furnished conference room, a workout room, and a common area kitchenette complete with a microwave and coffee maker. The lease price for this suite is \$795 per month which includes ALL utilities, trash, property maintenance and WI-FI. Call 717-656-7511 to schedule a showing!

2nd Floor Ste 203

5

Space Available	375 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

WOW! Everything included at \$895 per month. This 375 sq ft suite is brand new and is decorated in neutral colors with wood flooring. It has easy access to a furnished conference room, a workout room, and a common area kitchenette complete with a microwave and coffee maker. The lease price for this suite is \$895 per month which includes ALL utilities, trash, property maintenance and WI-FI. Call 717-656-7511 to schedule a showing!

2nd Floor Ste 205

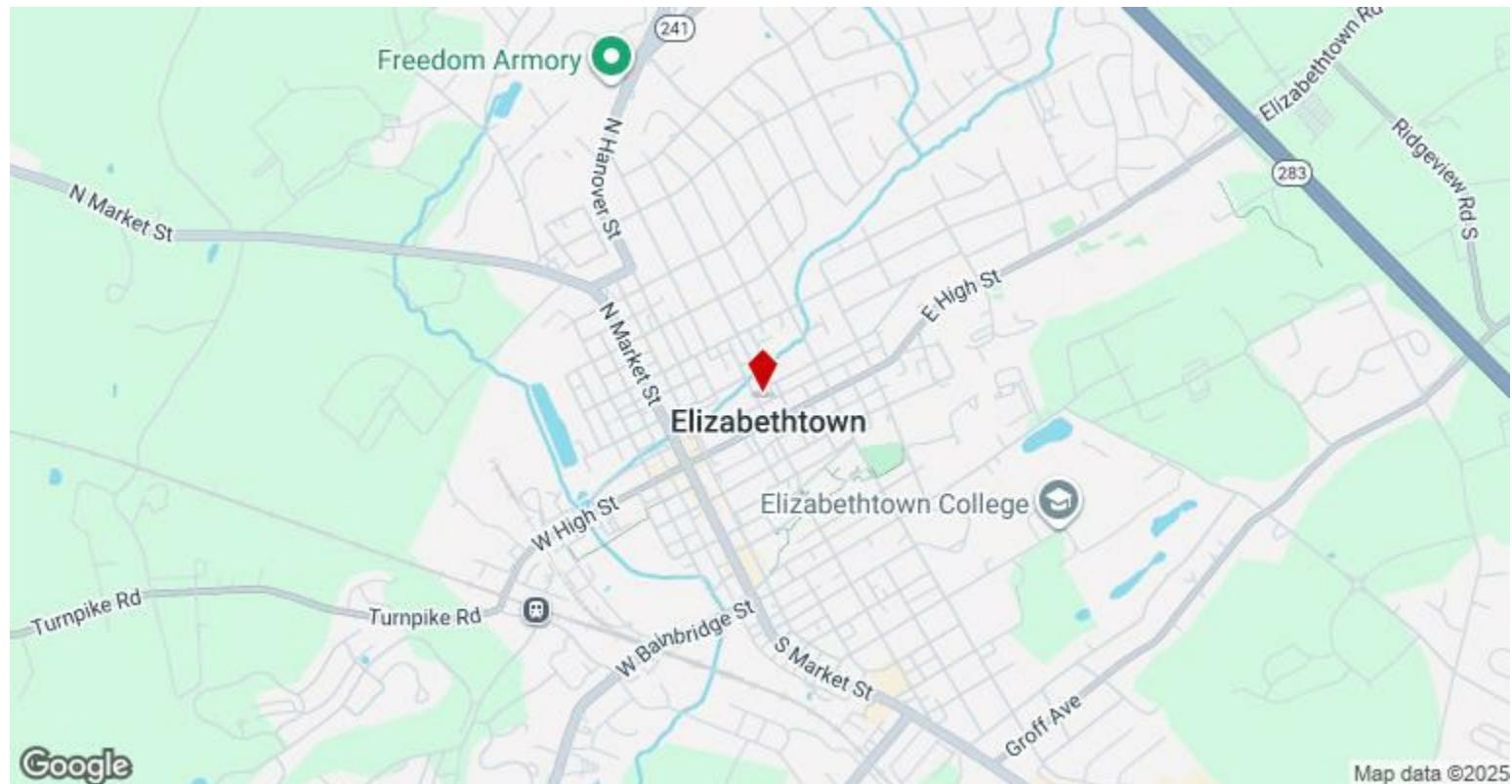
6

Space Available	600 SF
Rental Rate	Upon Request
Date Available	December 29, 2025
Service Type	Full Service
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

WOW! Everything included at \$995 per month. This 600 sq ft suite is brand new and is decorated in neutral colors with wood flooring. It has three windows and is on a corner which brightens the space nicely. Because it is new, you will be able to tailor it to your business needs. You will have access to a conference room, a workout room, and a common area kitchenette complete with a microwave and coffee maker. The lease price for this suite is \$995 per month rent which includes ALL utilities and WI-FI. Parking is on-premise. Call 717-656-7511 to arrange a showing!

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Amplisource	-	
Desmond	-	
Peerstar	-	
Shelley Koch	-	
Two Currents Counseling, LLC	-	
Van Briggle	-	



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Property Photos



Office Suite Entrance



Office Suite 2

Property Photos



Office Suite Entrance



Office Suite 2

Property Photos



Office Suite Conference Room (1)

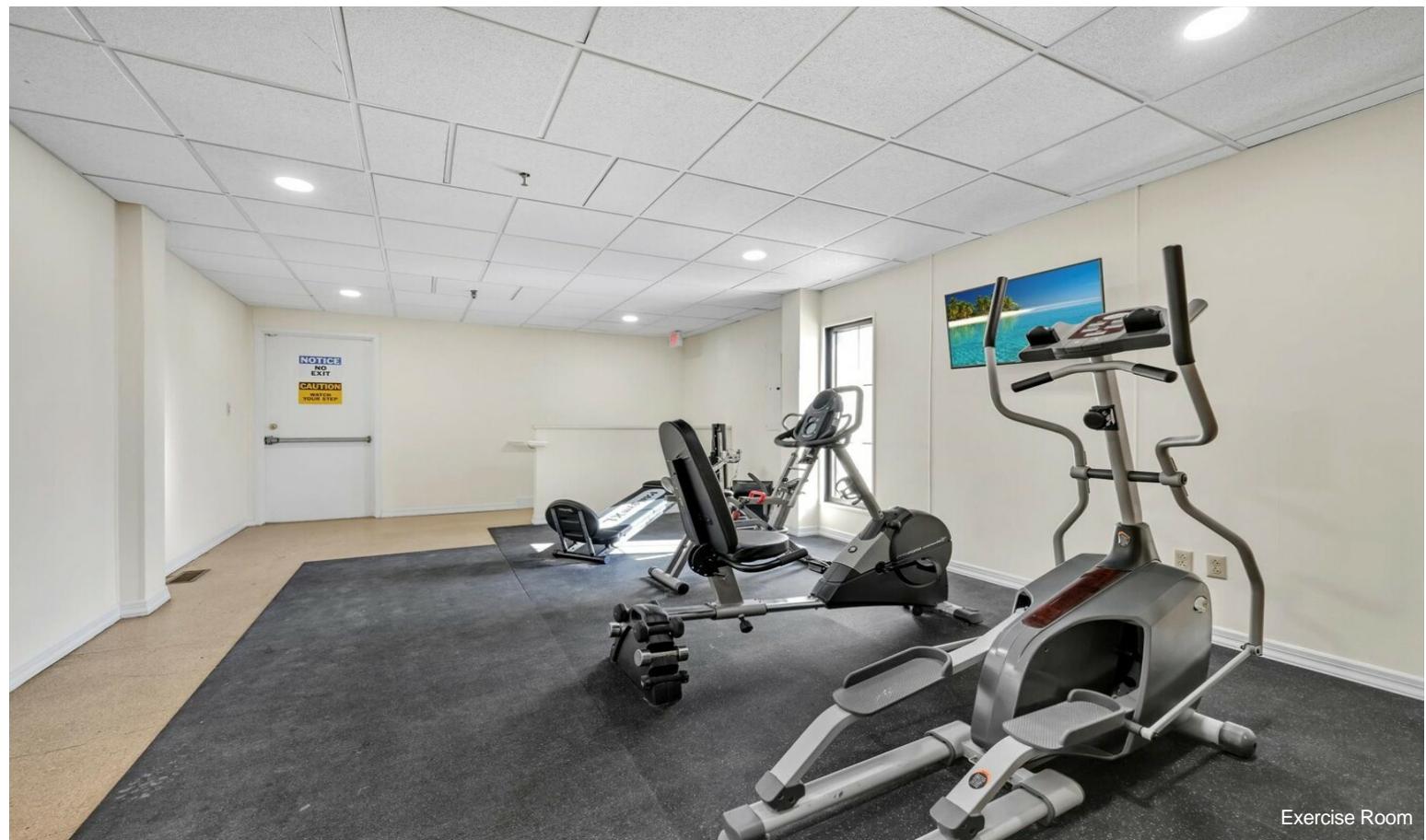


Office Suite Conference Room

Property Photos

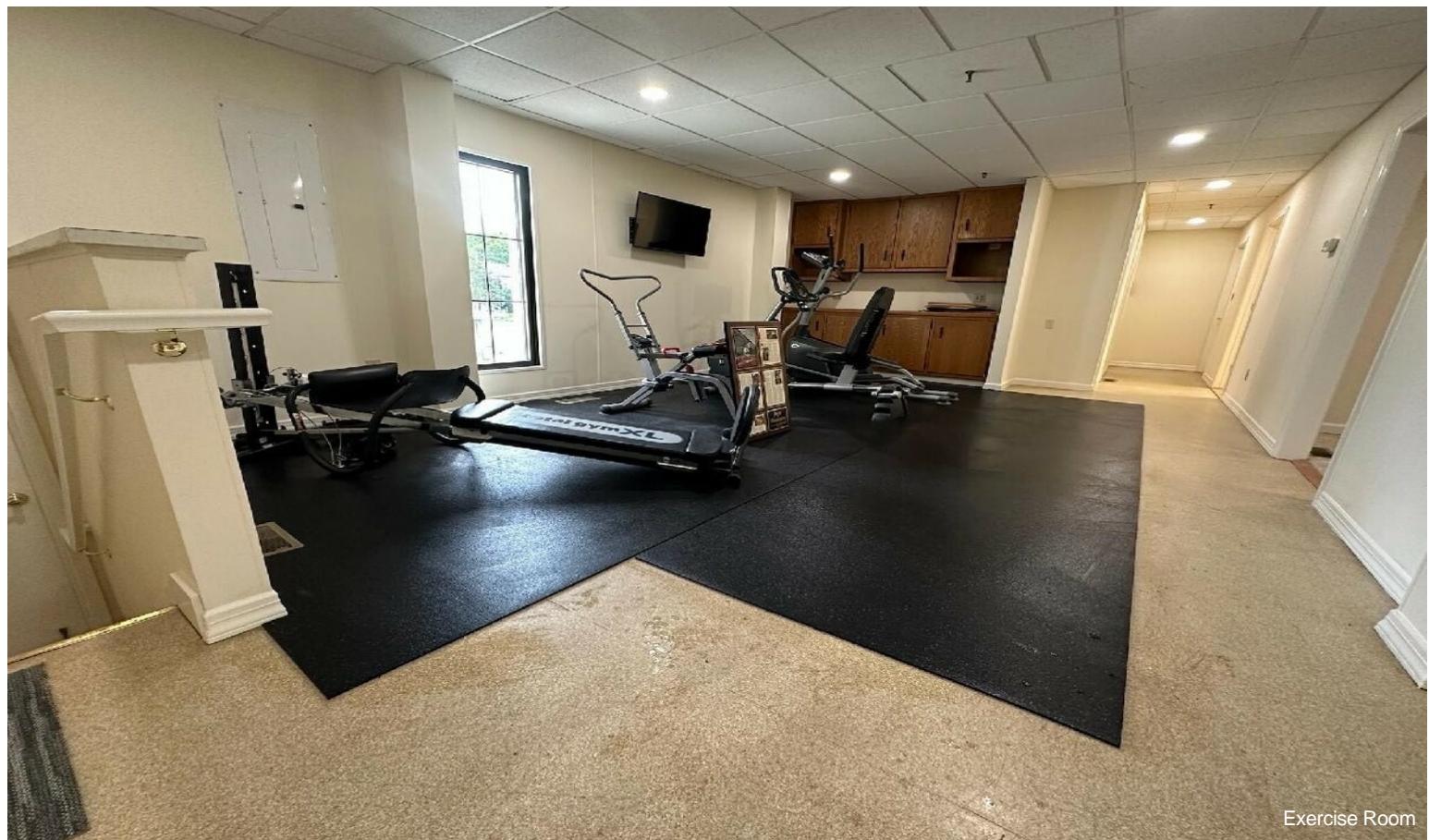


Office Suite Conference Room



Exercise Room

Property Photos



Exercise Room



Kitchen

Property Photos



Fully Equipped Kitchen