

400

Sterling Parkway



CBRE

BUILD-TO-SUIT CLASS A OFFICE SPACE
36,239 RSF AVAILABLE FOR SALE & LEASE

The Opportunity

PROPERTY HIGHLIGHTS



Fully-entitled land development and building construction plans



Located in the only premier class A office park in the area



Easily accessible to nearby amenities and highways



Offers an abundance of high-end standard building finishes



SALE PRICE	\$4,950,000
LIST PRICE	\$33.95/SF/Year - NNN
ADDRESS	400 Sterling Parkway, Mechanicsburg, PA 17050
MUNICIPALITY	Silver Spring Township
BUILDING SIZE	36,239 RSF
ZONING	Commercial (C-3)
ACREAGE	5.4
PARKING	5.0/1,000

The Campus

STERLING PLACE CORPORATE CENTER

- 52 acres of premier class A office park in the fastest growing county in Pennsylvania
- Home to Deloitte, Gannett Fleming, Dewberry, Modjeski & Masters, Erdman Anthony, Mass Mutual
- Proximate to I-81, Capital Beltway, and an abundance of local amenities



Local Amenities and Demographics

1 | 3 | 5 MILE

POPULATION

2024 Population	6,428 43,776 94,076
2029 Five-Year Projection	6,739 45,308 97,339
2024-2029 Annual Growth Rate	0.95% 0.69% 0.68%

HOUSEHOLDS

2024 Households	2,387 17,301 39,101
2029 Five-Year Projection	2,515 18,034 40,793
2024-2029 Annual Growth Rate	1.05% 0.83% 0.85%

INCOME

2024 Households	\$150,874 \$134,859 \$128,820
2029 Five-Year Projection	\$174,290 \$154,627 \$147,488
2024-2029 Annual Growth Rate	3.1% 2.9% 1.6%



400

Sterling Parkway



CONTACT

Jeremy S. Shyk
Senior Vice President
T +1 717 540 2701
jeremy.shyk@cbre.com

CBRE, Inc.
5 Capital Drive, Suite 201
Harrisburg, PA 17110
cbre.us/harrisburg

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE