



MEDICAL / PROFESSIONAL OFFICE SPACE

1000 N FRONT STREET | WORMLEYSBURG, PA



WWW.LANDMARKCR.COM
(717) 731.1990





EXECUTIVE SUMMARY

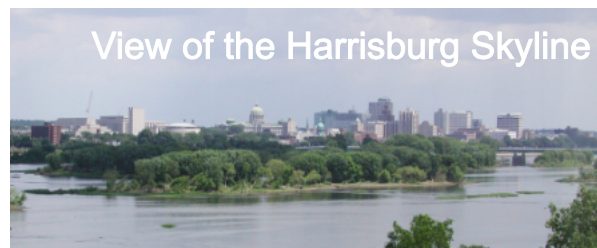
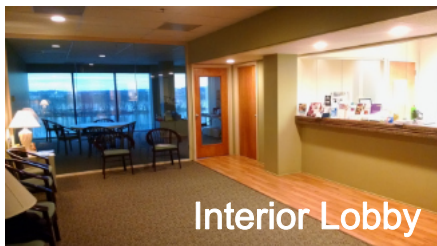
New Ownership to invest significant capital improvements into common areas & tenant fitouts. Opportunity to lease state of the art class-A outpatient medical or professional office space in upscale office building along North Front Street with sweeping views of the Susquehanna River and the Harrisburg city skyline. The convenient location between the Camp Hill and Harrisburg Business Districts make this an ideal space for any outpatient medical or professional office user.

OFFERING DETAILS

Available Space	Up to 21,000 SF
Building Size	45,000 SF
Floors	4
Lot Size	2 Acres
Built/Renovated	1980/2024
Submarket	Harrisburg West
County	Cumberland
Municipality	Wormleysburg Borough
Zoning	General Commercial

AVAILABLE SPACE		
FLOOR	SIZE	LEASE RATE
1st	3,246 - 6,544 SF	\$18.00 SF/yr (NNN)
2nd	1,024 - 7,116 SF	\$18.00 SF/yr (NNN)
3rd	8,010 SF	\$18.00 SF/yr (NNN)

PROPERTY PHOTOS

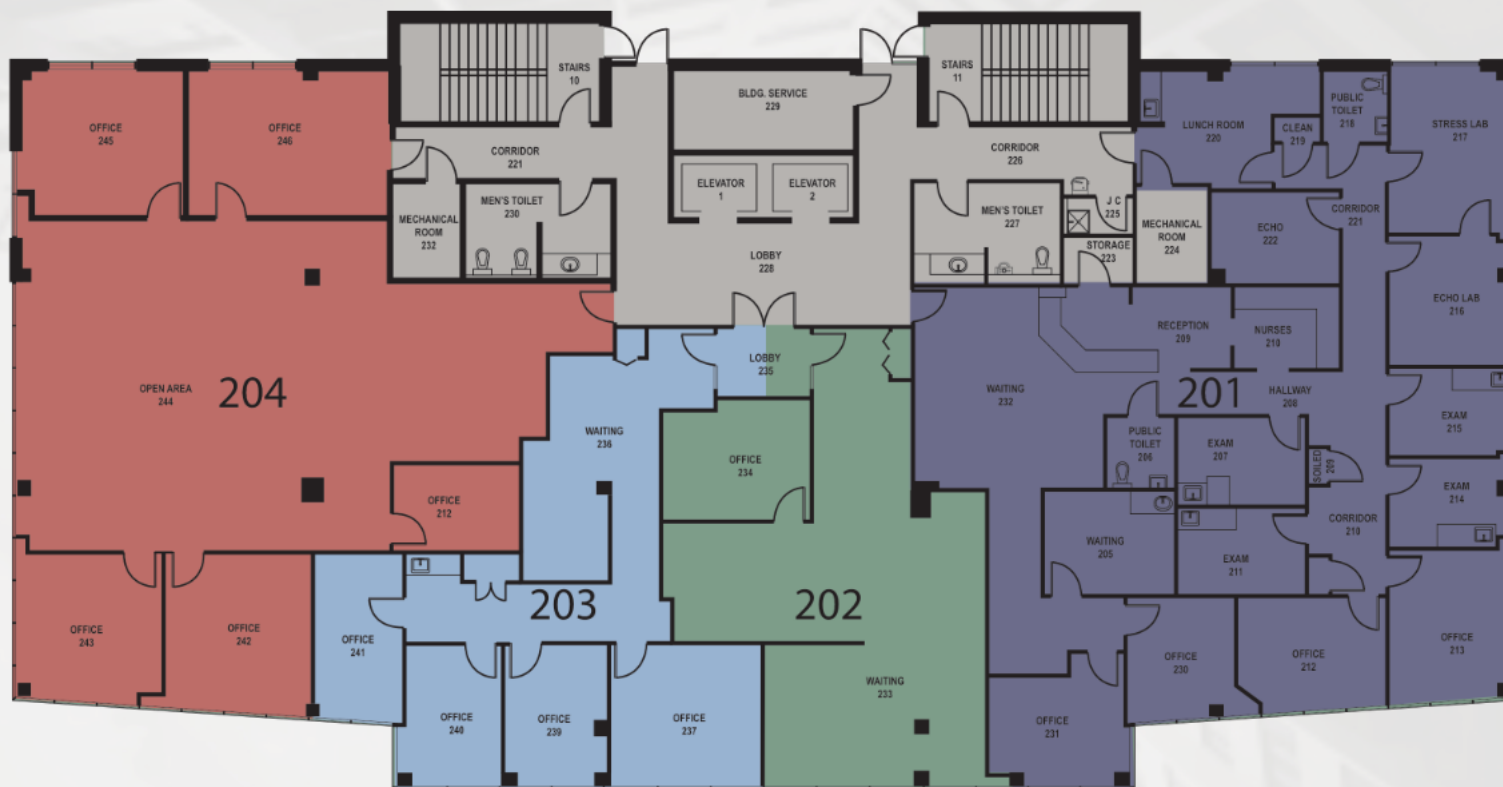


FIRST FLOOR LEASE AVAILABILITY



LEASE INFORMATION		
SUITE	FLOOR	SIZE
101	1 st Floor	3,246 SF
102	1 st Floor	3,298 SF

SECOND FLOOR LEASE AVAILABILITY



LEASE INFORMATION

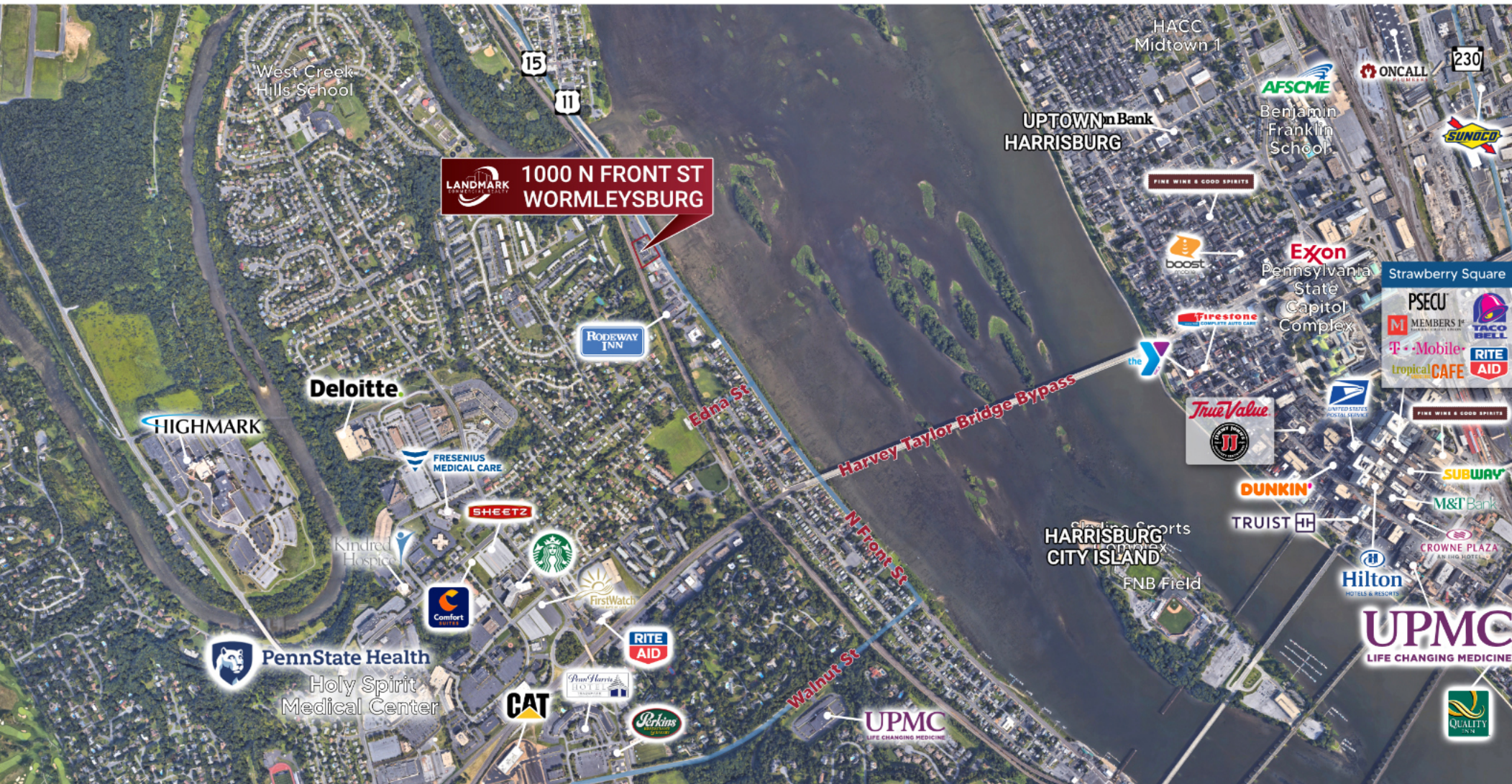
SUITE	FLOOR	SIZE	MAX CONTIGUOUS
201	2 nd Floor	2,918 SF	7,116 SF
202	2 nd Floor	1,024 SF	7,116 SF
203	2 nd Floor	1,131 SF	7,116 SF
204	2 nd Floor	2,043	7,116 SF

THIRD FLOOR LEASE AVAILABILITY



LEASE INFORMATION		
SUITE	FLOOR	SIZE
300	3 rd Floor	8,010 SF

SITE AERIAL



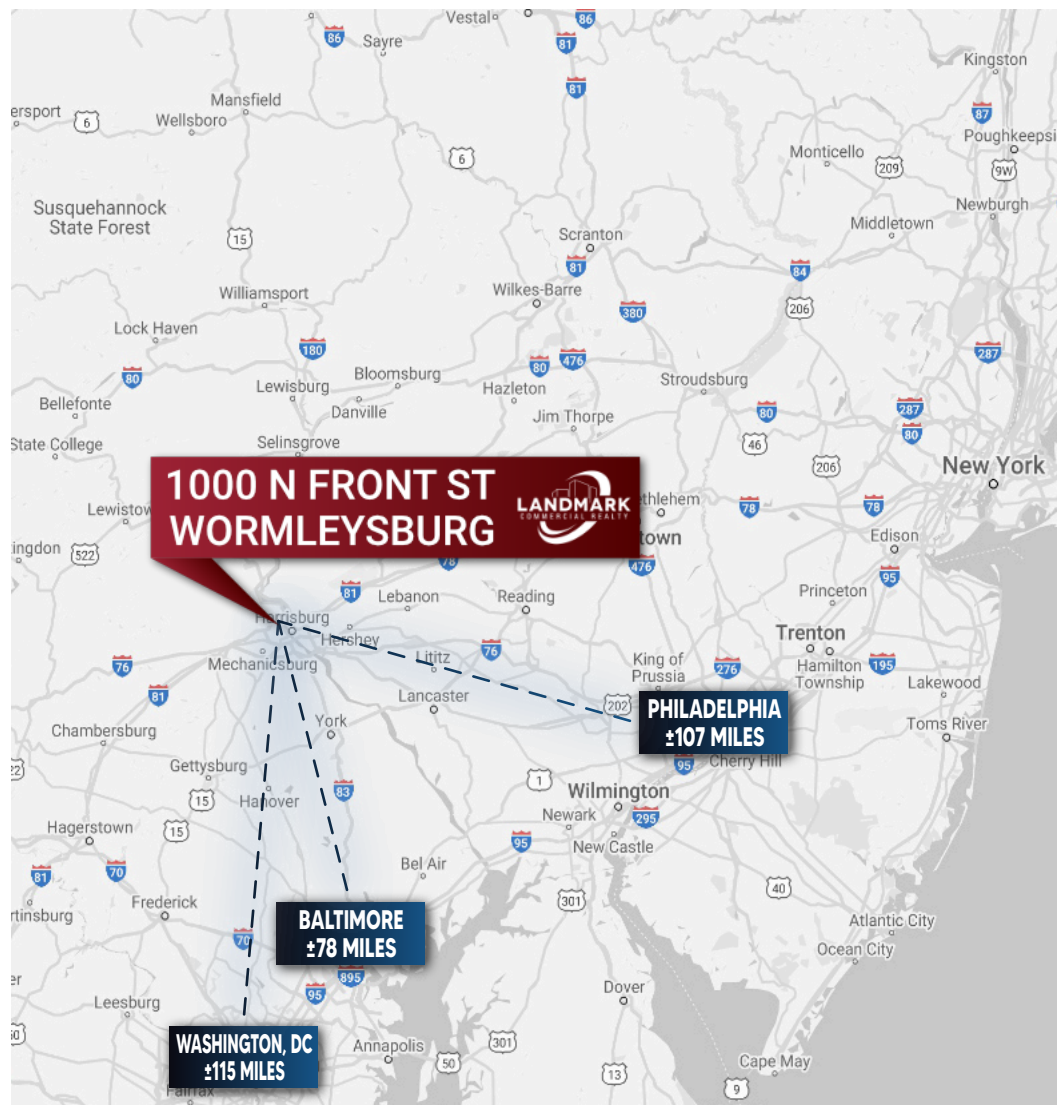
AREA OVERVIEW

WEST SHORE: The town of Camp Hill is located in the lively West Shore area of Cumberland Valley and is just two miles from the state capital of Harrisburg. The town is as lovely as it is historical and includes a great local shopping scene. More than 55% of the small businesses in town are women-owned.

The Downtown Camp Hill Association supports the Downtown Business District by collaborating with local government and building a strong enterprise ecosystem. The walk-able and shop-able neighborhood concept is the catalyst for economic prosperity and community connection.

EAST SHORE: Downtown Harrisburg is the central core neighborhood, business and government center which surrounds the focal point of Market Square, and serves as the regional center for the greater metropolitan area of Harrisburg, Pennsylvania, United States.

Harrisburg's Central Business District includes the Pennsylvania State Capitol Complex and other state government offices, the Dauphin County Courthouse and other county government offices, City of Harrisburg offices, Pennsylvania State Museum, federal government offices, and other, non-government related commercial retail and office development.




POPULATION
88,174


AVG FAMILY INCOME
\$82,109


BUSINESSES
7,506


EMPLOYEES
101,060



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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.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

MICHAEL CURRAN, SIOR
PRESIDENT & EXEC MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.802.9577

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LandmarkCR.com
C: 717.571.4324

NICK MARTIN
SENIOR ASSOCIATE
E: NMARTIN@LandmarkCR.com
C: 717.317.8481



LANDMARKCR.COM



MEDICAL & PROFESSIONAL OFFICE SPACE

For More Information Contact:

MICHAEL CURRAN, SIOR

President & Executive Managing Director

E: MCURRAN@LANDMARKCR.COM

C: 717.805.9277

JESSICA LILLY, MBA

Senior Associate

E: JLILLY@LANDMARKCR.COM

C: 717.571.4324

NICK MARTIN

Senior Associate

E: NMARTIN@LANDMARKCR.COM

C: 717.317.8481

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