

# CAMPBELL

Commercial Partners LLC

99 NOVEMBER DRIVE, CAMP HILL

OFFICE BUILDING

**FOR LEASE**



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## OFFERING SUMMARY

**Street Address:** 99 November Drive  
**City, State, Zip:** Camp Hill, PA 17011  
**Municipality:** Camp Hill Borough  
**County:** Cumberland

Positioned among well-known national retailers, this highly visible location offers outstanding potential for a wide range of uses. Previously occupied by OIP and a dental practice, the space is well-suited for both medical and general office purposes. Ellie Mental Health, an outpatient clinic, currently occupies part of the second floor.



## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	LEASE TYPE	LEASE TERM
<b>Floor 1</b>	3,750 +/-	\$19.00-\$19.50/SF	Plus Electric & Janitorial	Negotiable
<b>Floor 2</b>	1,830+/-	\$16.50-\$18.50/SF	Plus Electric & Janitorial	Negotiable
* <b>Floor 3 - Suite A</b>	1,920 +/-	\$16.50-\$18.50/SF	Plus Electric & Janitorial	Negotiable
* <b>Floor 3 - Suite B</b>	1,830 +/-	\$16.50-\$18.50/SF	Plus Electric & Janitorial	Negotiable

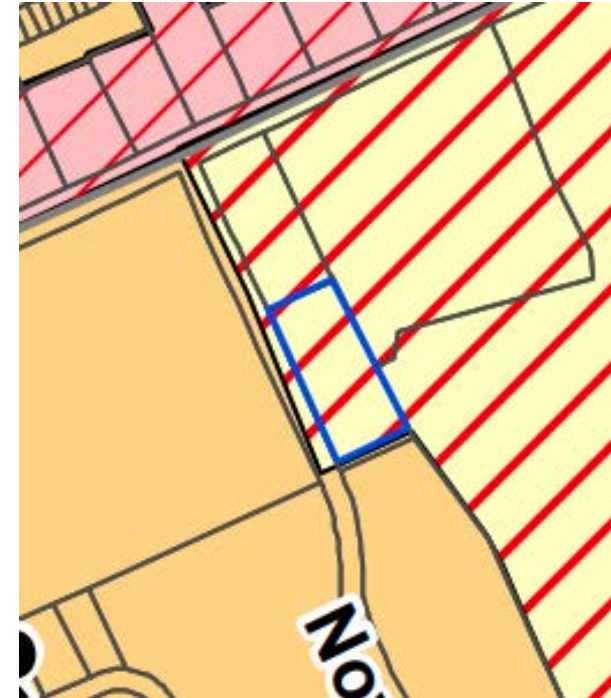
\*Can be combined for 3,750+/- SF

# PROPERTY DETAILS

<b>Building SF:</b>	11,250+/-
<b>Available SF:</b>	1 <sup>st</sup> floor - 3,750+/- SF
	2 <sup>nd</sup> floor - 1,830+/- SF
	3 <sup>rd</sup> floor - Suite A - 1,920+/- SF
	Suite B - 1,830+/- SF
	(can be combined for 3,750+/- SF)
<b>Space Type:</b>	Office
<b>Construction:</b>	Masonry
<b># Of Floors:</b>	Three
<b>Elevators:</b>	One
<b>Flooring:</b>	Carpet, Laminate, Tile
<b>Lighting:</b>	Flourescent
<b>Sprinklers:</b>	No
<b>HVAC:</b>	Electric
<b>Ceiling Type:</b>	2x4 accoustic tile
<b>Restrooms:</b>	6 (2 per floor)
<b>Signage:</b>	Monument signage available
<b>Parking:</b>	40+/- spaces
<b>Internet:</b>	Verizon

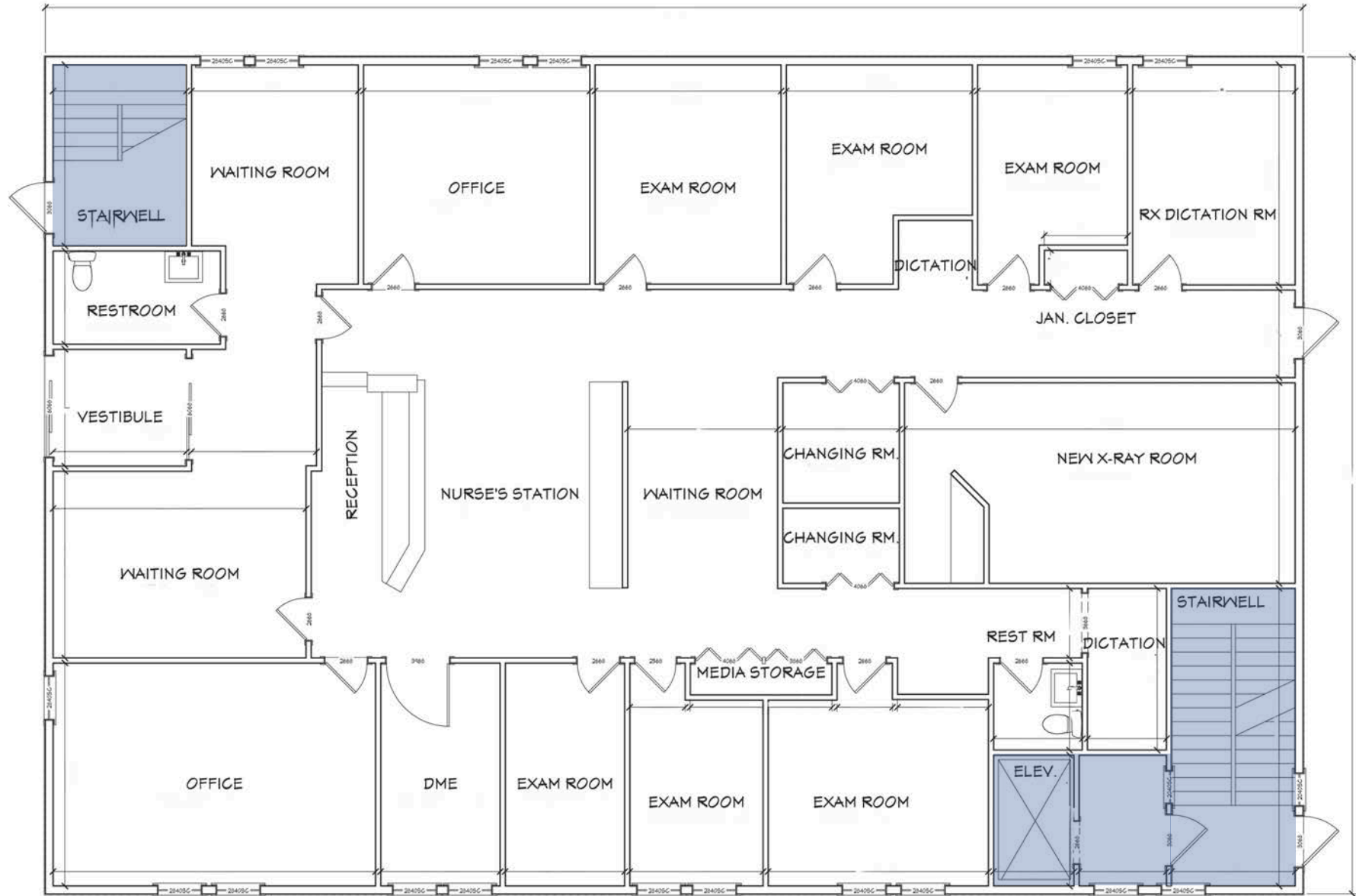
# ZONING

**CS: Regional Shopping Center**



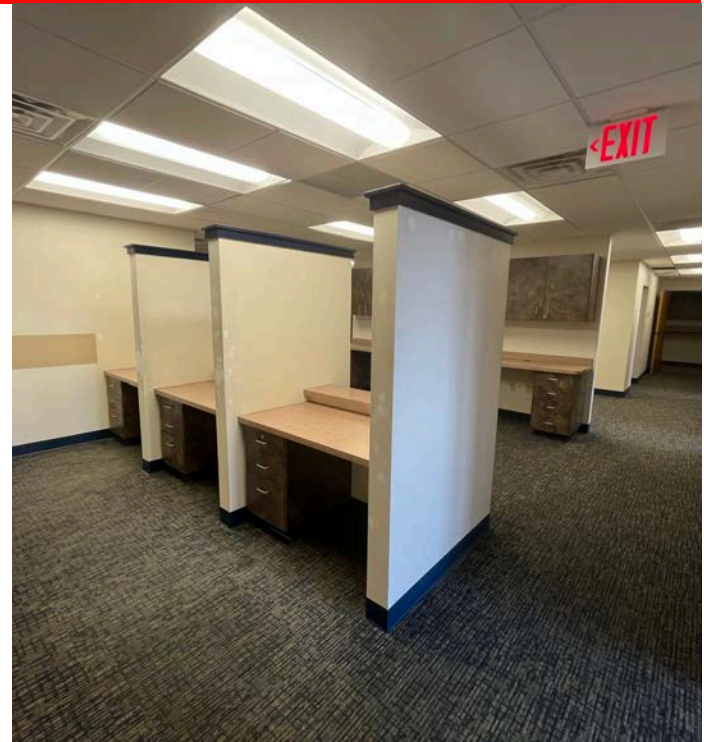
<b>LDR</b> Low Density Residential	<b>DT</b> Downtown
<b>MDR</b> Medium Density Residential	<b>CS</b> Regional Shopping Center
<b>MDRO</b> Medium Density Residential Office	<b>CG</b> General Commercial
<b>MDRO1</b> Medium Density Residential Office 1	<b>LN</b> Light Industrial
<b>CN</b> Commercial Neighborhood	<b>Park</b>

# FIRST FLOOR



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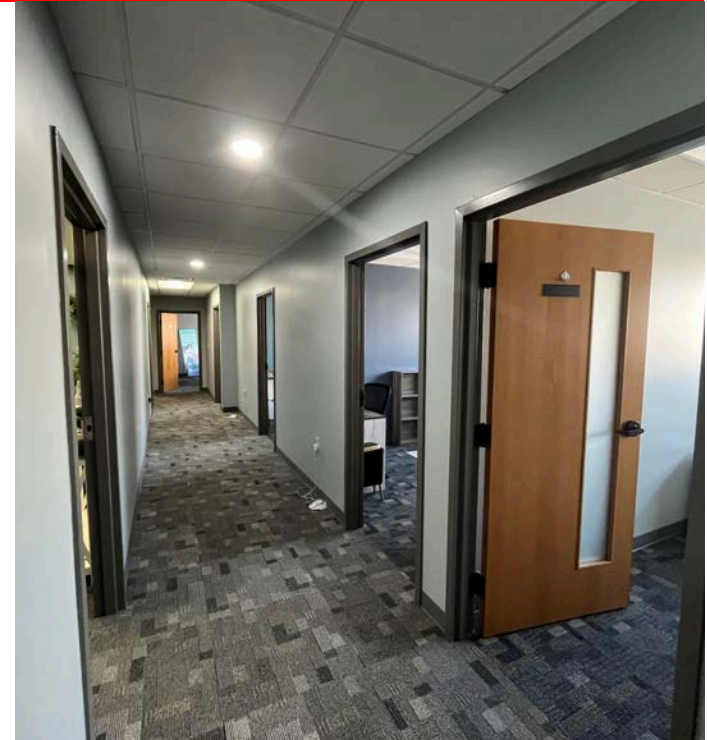
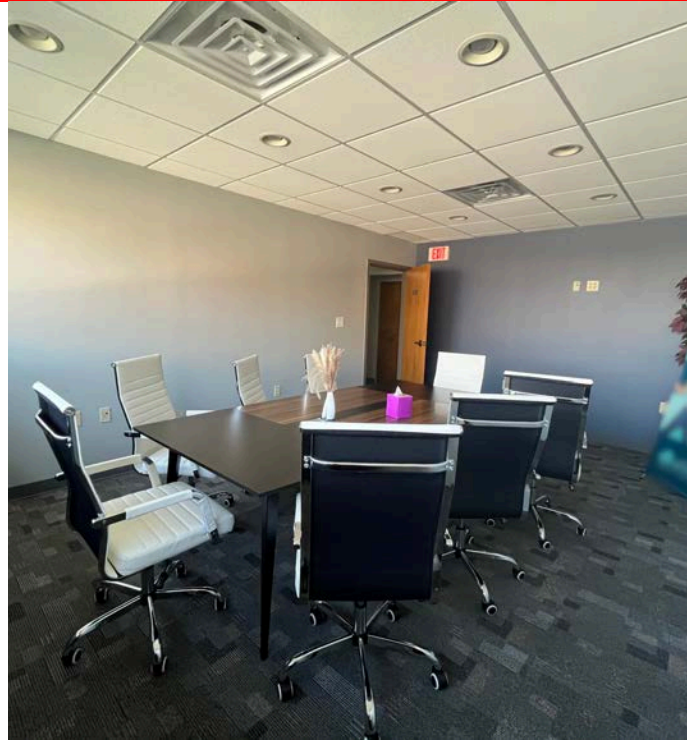
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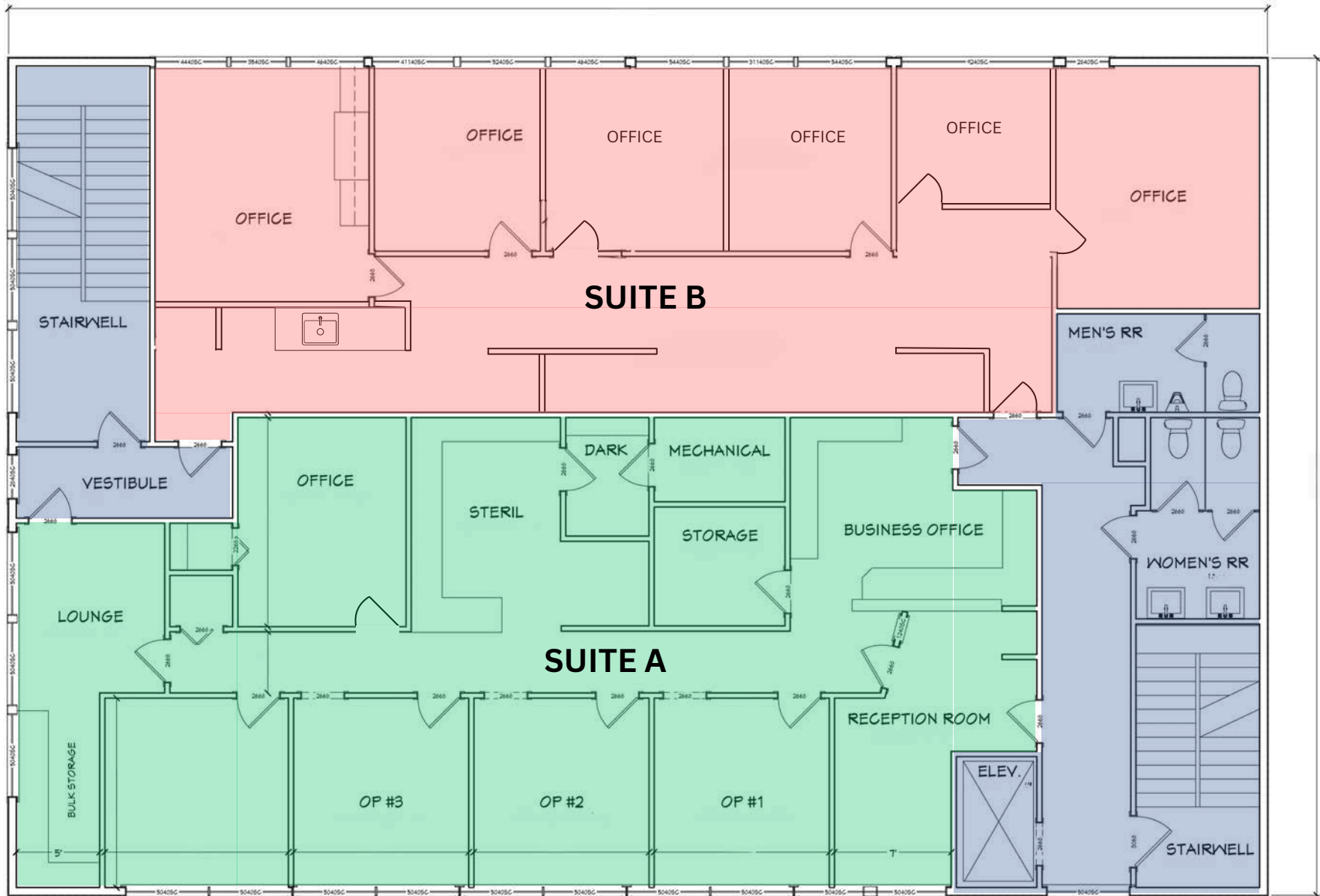
**LEASED**

# SECOND FLOOR

99 NOVEMBER DRIVE, CAMP HILL

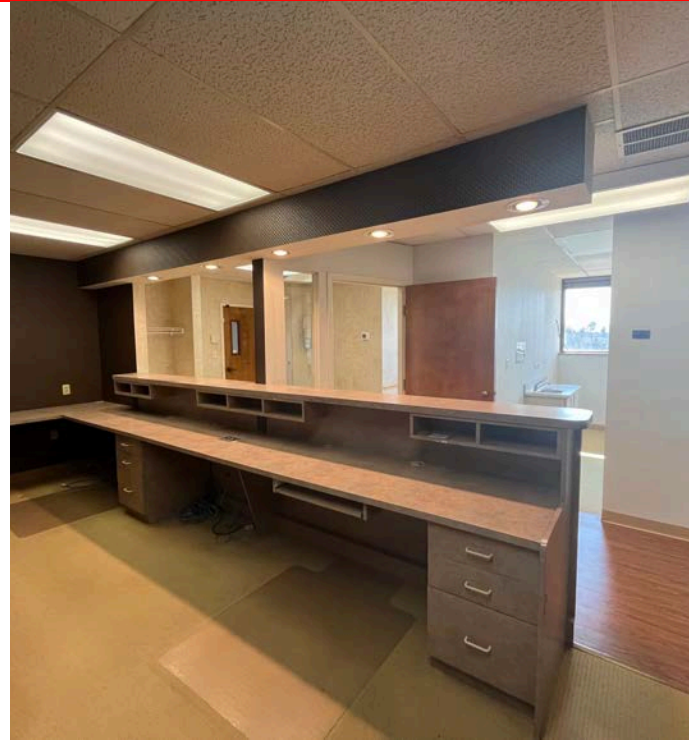


# THIRD FLOOR



# THIRD FLOOR

99 NOVEMBER DRIVE, CAMP HILL





Rte 11/Hwy 581

N. 32nd Street