



OFFICE SPACE FOR LEASE

4900 RITTER ROAD | MECHANICSBURG, PA



WWW.LANDMARKCR.COM
(717) 731.1990





EXECUTIVE SUMMARY

Opportunity to lease newly renovated office suites available for immediate lease with banded glass windows offering ample natural light. The property offers ample parking with two electric car charging stations on site. Excellent location in Rossmoyne Business Center which is just off US-15 and I-76 PA Turnpike and features many hotel and restaurant amenities.

OFFERING DETAILS

Address:	4900 Ritter Rd, Mechanicsburg, PA
Availability:	817 - 8,183 SF
Lease Rate:	\$18.75 SF/yr (MG)
Building Size:	39,401 SF
Lot Size:	5.43 Acres
Year Built/Renovated:	1988/2021
County:	Cumberland
Municipality:	Lower Allen Twp

HIGHLIGHTS

- Newly renovated small office suites available for immediate lease with banded glass windows offering ample natural light
- Ample parking with two electric car charging stations on site
- Newly installed HVAC bipolar ionization system and newly renovated lobby and restrooms with upgraded LED lighting throughout
- Located in Rossmoyne Business Park just off US-15 and I-76 PA Turnpike with easy access to PA-581, I-81 and I-83

PROPERTY PHOTO



AVAILABILITY



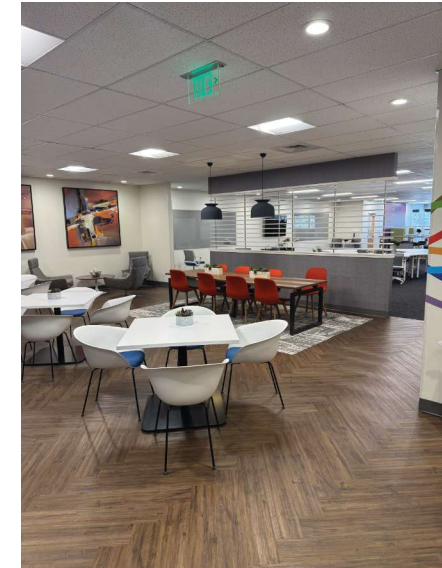
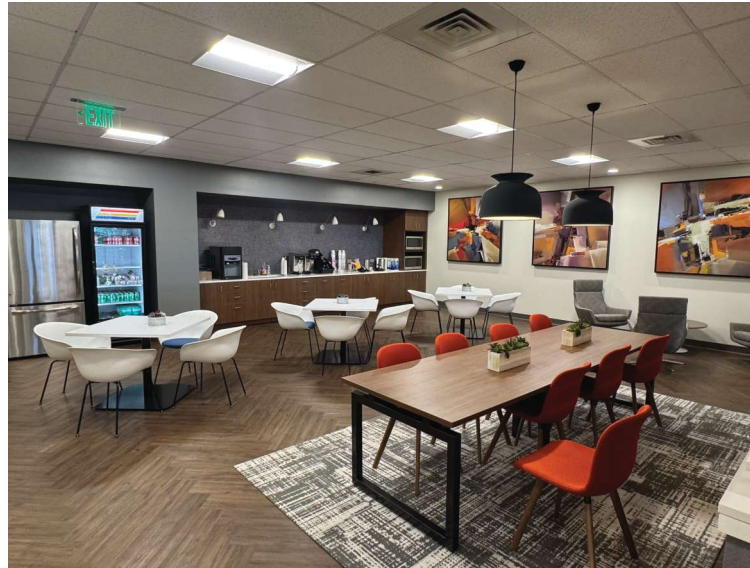
LEASE INFORMATION

Suite	Floor	Available SF	Max Contiguous	Lease Rate
200	2 nd Floor	8,183 SF	8,183 SF	\$18.75 SF/yr (MG)
215	2 nd Floor	817 SF	817 SF	\$18.75 SF/yr (MG)

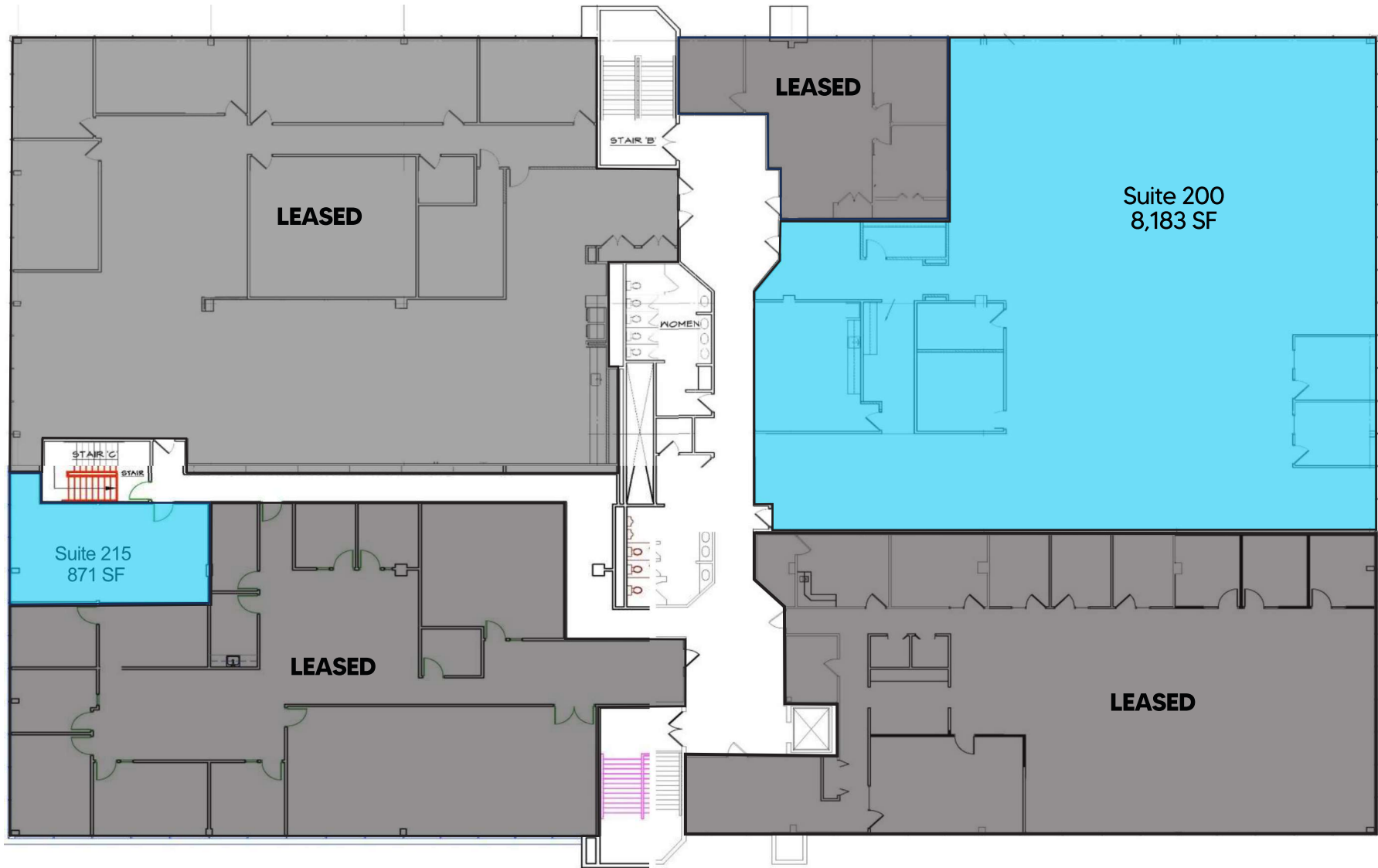
BUILDING PHOTOS



PHOTOS



SECOND FLOOR PLAN

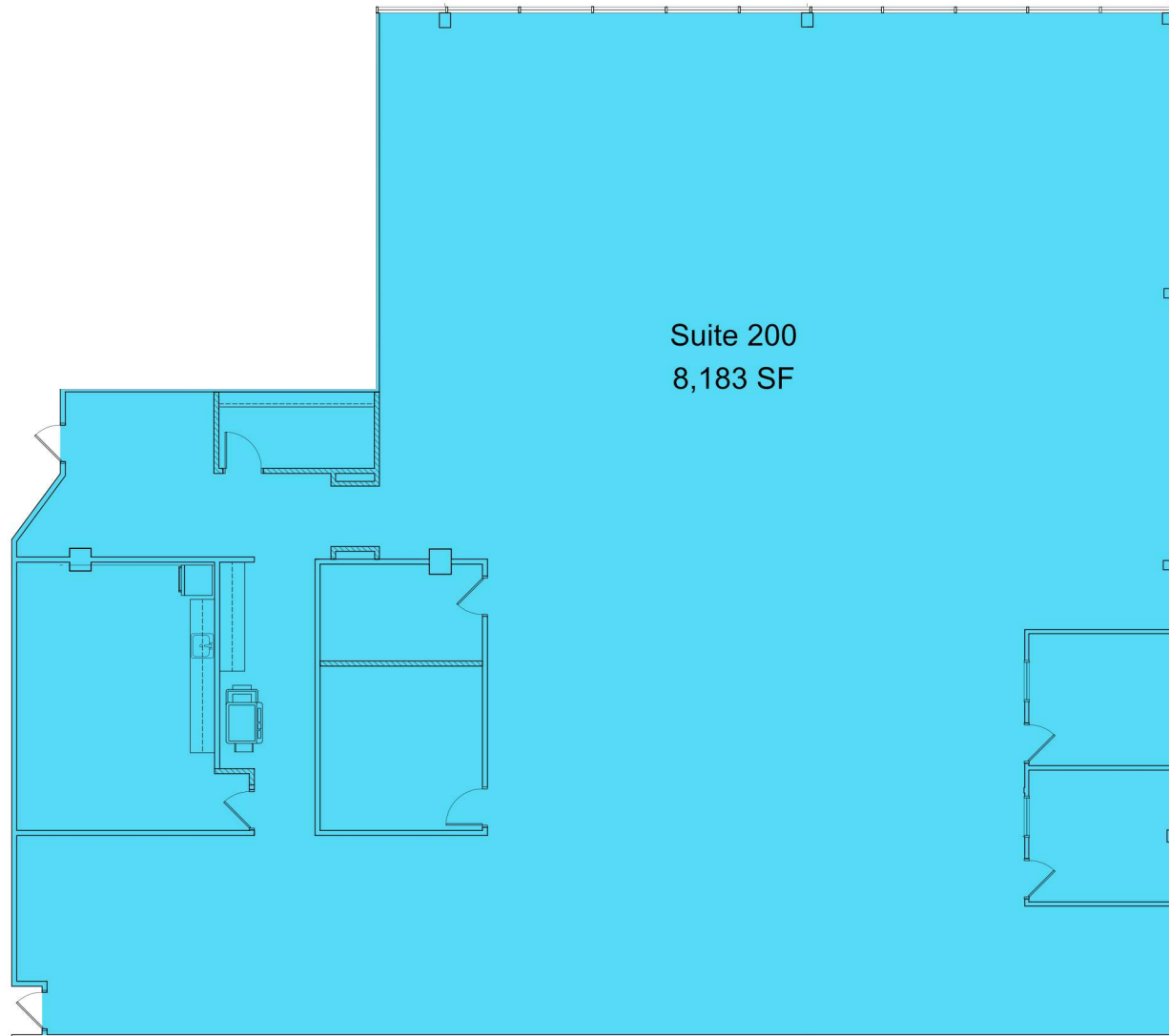




OFFICE SPACE AVAILABLE

4900 RITTER RD
MECHANICSBURG PA

FLOORPLAN - SUITE 200



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

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OFFICE SPACE AVAILABLE

4900 RITTER RD
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FLOORPLAN - SUITE 215



LANDMARK COMMERCIAL REALTY
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TRADE AREA MAP



AREA OVERVIEW

HARRISBURG 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 walkable and shopable neighborhood concept is the catalyst for economic prosperity and community connection.

HARRISBURG 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
263,782



AVG FAMILY INCOME
\$92,318



TRAVEL TO WORK
19.2 Minutes



EMPLOYEES
122,215



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MECHANICSBURG PA

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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.



**PROFESSIONAL
OFFICE FOR LEASE**

For More Information Contact:

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