



# OFFICE SPACE FOR LEASE

## 4900 RITTER ROAD | MECHANICSBURG, PA



[WWW.LANDMARKCR.COM](http://WWW.LANDMARKCR.COM)  
(717) 731.1990

**TCN**  
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## PROPERTY PHOTO



## 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

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



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## AVAILABILITY



### LEASE INFORMATION

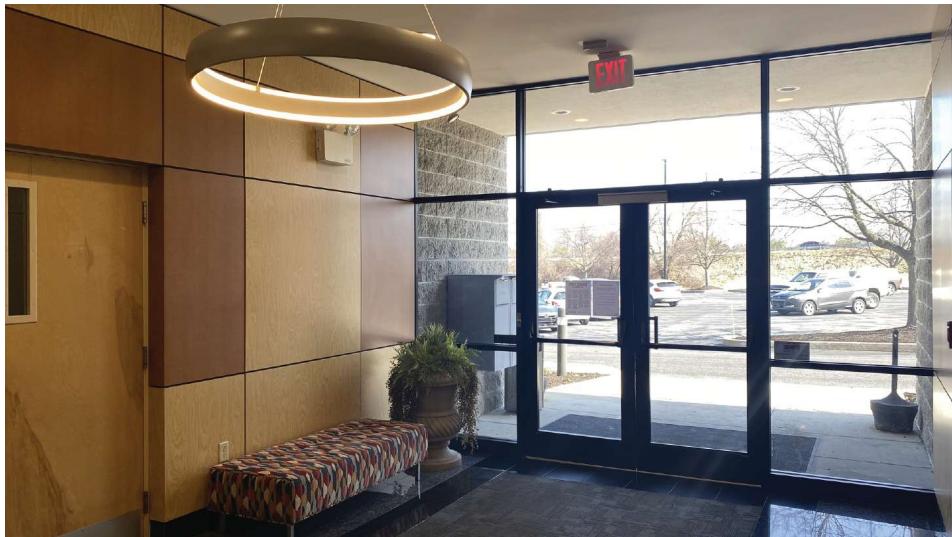
Suite	Floor	Available SF	Max Contiguous	Lease Rate
200	2 <sup>nd</sup> Floor	8,183 SF	8,183 SF	\$18.75 SF/yr (MG)
215	2 <sup>nd</sup> Floor	817 SF	817 SF	\$18.75 SF/yr (MG)



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## BUILDING PHOTOS



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

**MICHAEL CURRAN, SIOR**  
PRESIDENT & EXEC MANAGING DIRECTOR  
E: MCURRAN@LANDMARKCR.COM  
C: 717.805.9277

**NICK TALLEY**  
SENIOR ASSOCIATE  
E: NTALLEY@LANDMARKCR.COM  
C: 717.578.0195

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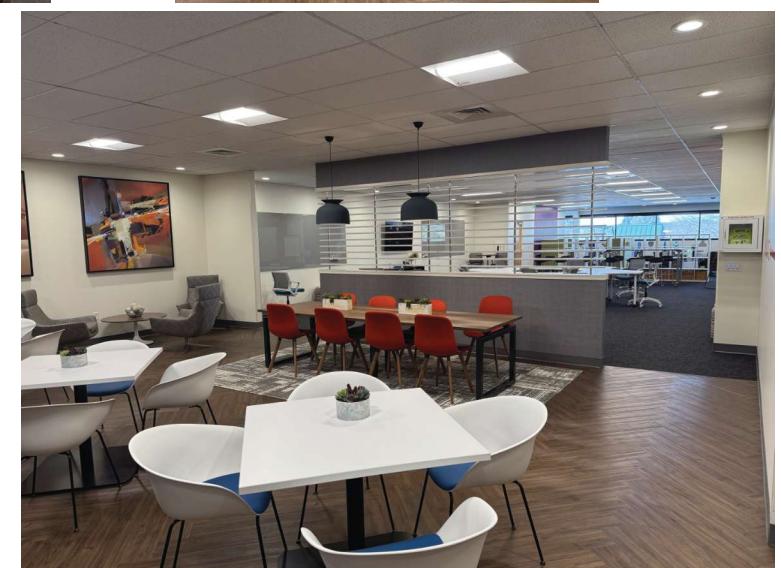
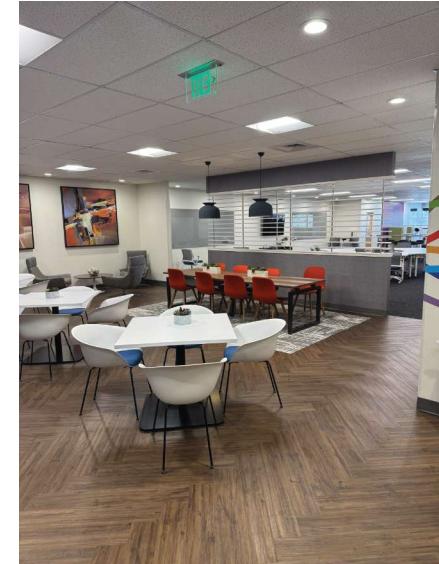
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## PHOTOS



LANDMARK COMMERCIAL REALTY  
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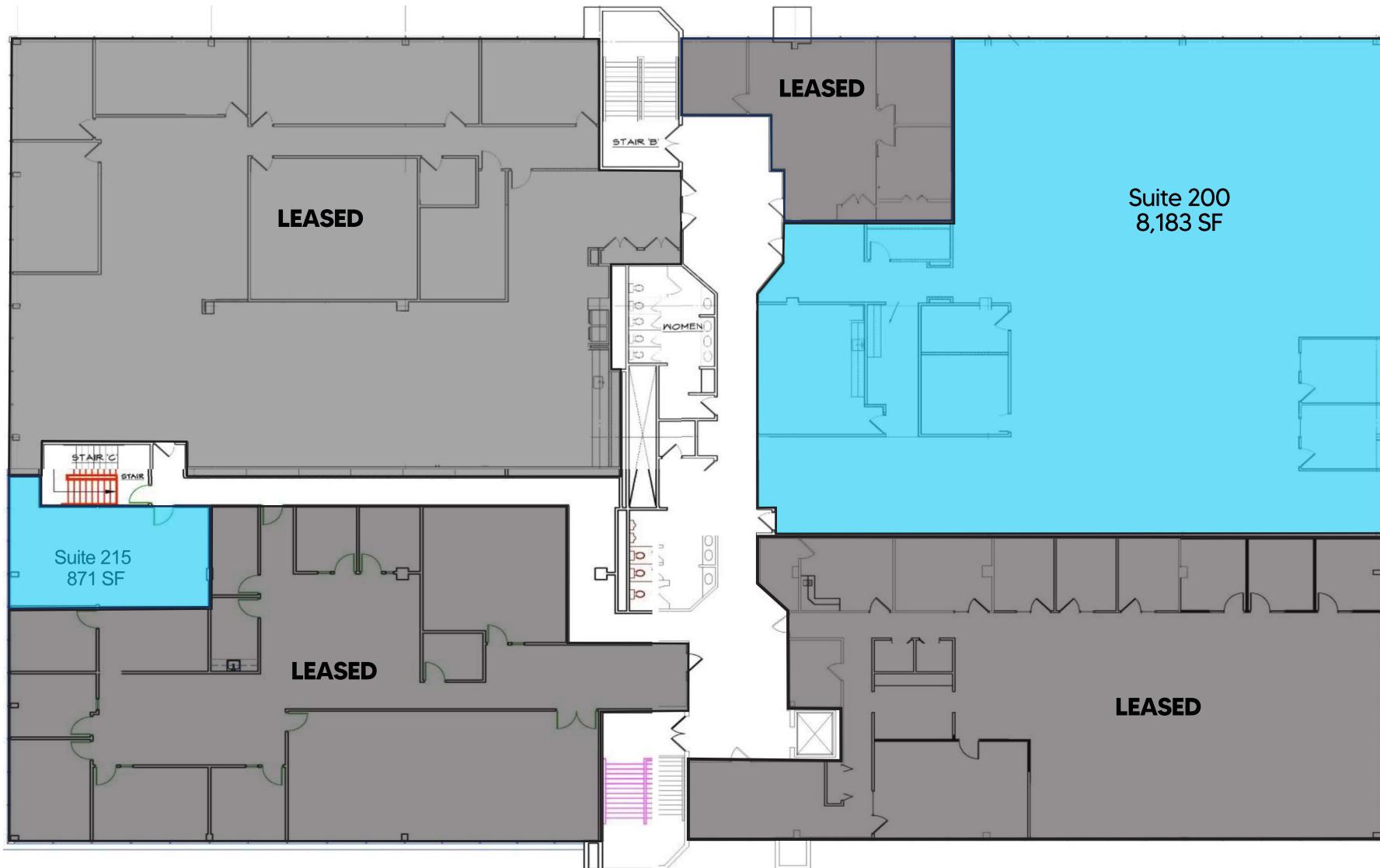
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## SECOND FLOOR PLAN

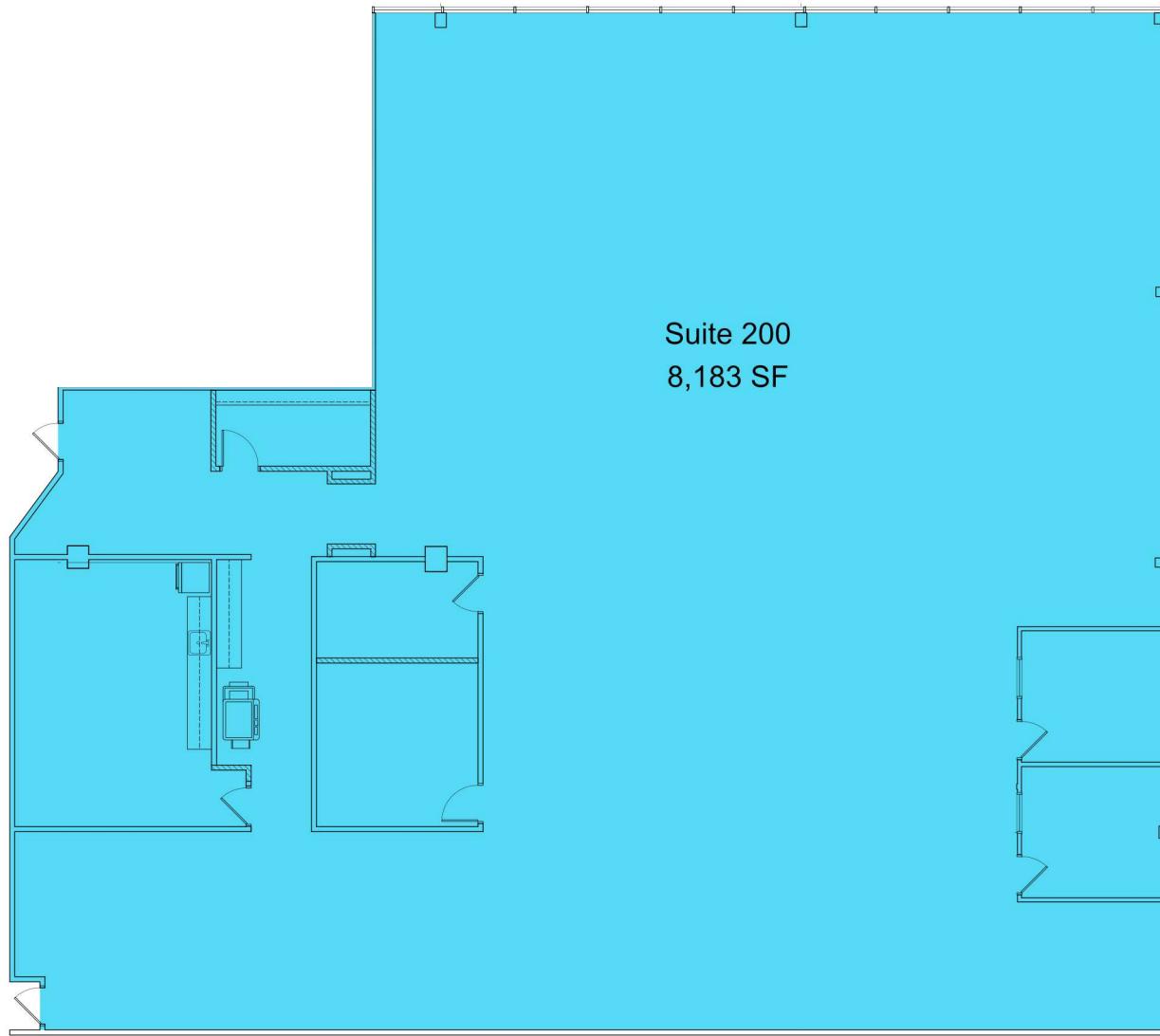




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## FLOORPLAN - SUITE 200



Suite 200  
8,183 SF

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CAMP HILL, PA 17011  
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FLOORPLAN - SUITE 215



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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



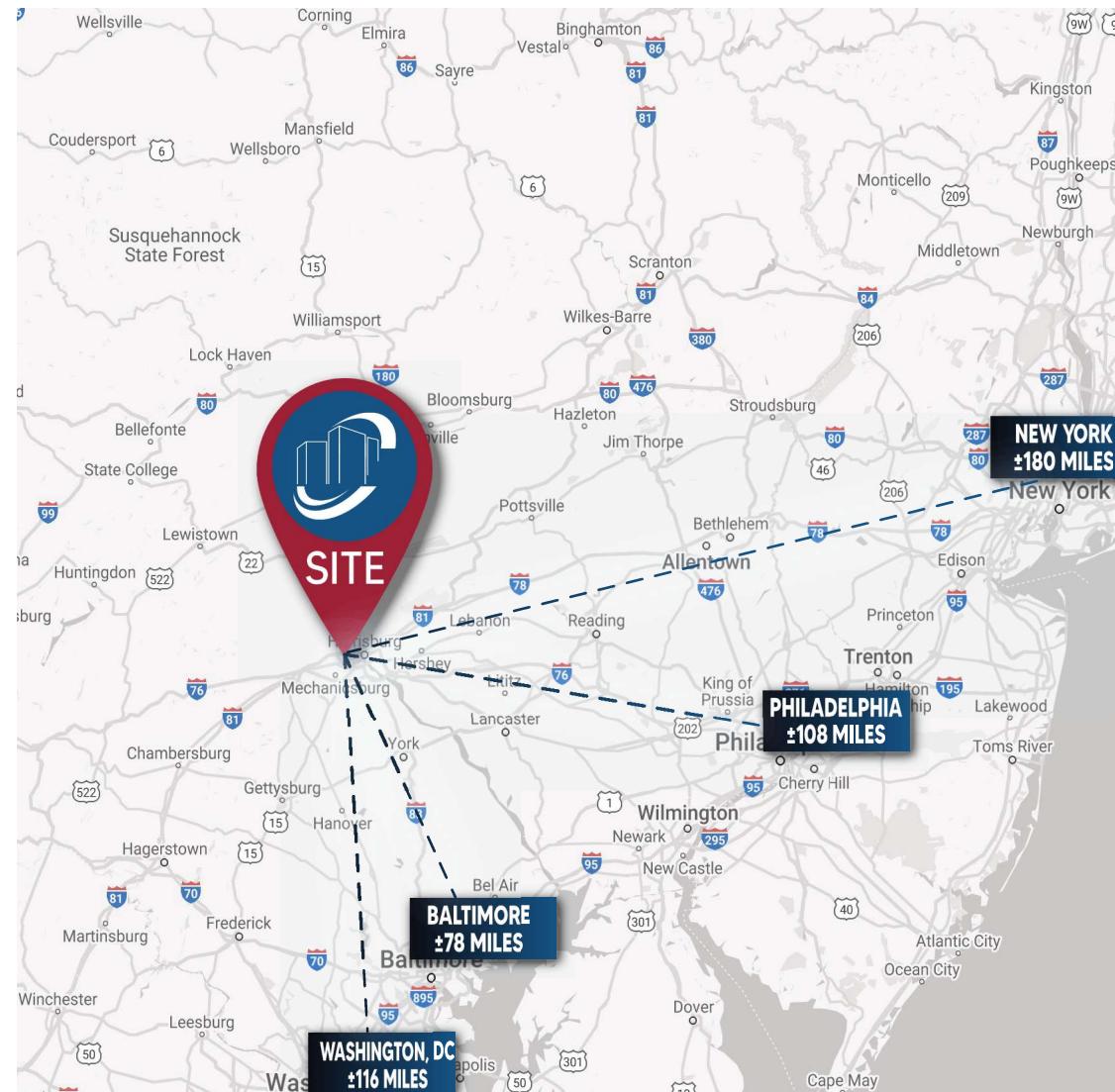
**AVG FAMILY INCOME**  
\$92,318



**TRAVEL TO WORK**  
19.2 Minutes



**EMPLOYEES**  
122,215





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or 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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President & Executive Managing Director  
E: MCURRAN@LANDMARKCR.COM  
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