



OFFERING SUMMARY

Available Space:	10,000 - 30,000 +/- SF	Municipality:	Hampden Township
Lease Rate:	\$13.00 NNN (Full Building) \$19.00 - \$21.00 + Janitorial (Suites)	Zoning:	O-P Office Park
Lease Term:	5-7 Years	Year Built:	2010
Lessee Pays:	Janitorial & Percentage of Common Area (<i>Subject to Partial or full building lease</i>)		

PROPERTY DESCRIPTION

Three-story masonry and brick professional office building is part of Good Hope Office Park with excellent access to and visibility from I-81. The lower level boasts room for a fitness room and a locker room.

LOCATION OVERVIEW

The building sits on approximately 2.0 +/- acres in Hampden Township in Cumberland County - one of the states fastest growing municipalities and counties. Easy access to both the East and West Shores make this an ideal location for any professional office user.

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Real Estate, Inc. is acting as agent of the Seller/Lessor.

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GOOD HOPE OFFICE PARK

UPMC PAM HEALTH

JDC Pediatrics

Conroy Pearce Associates, Inc.

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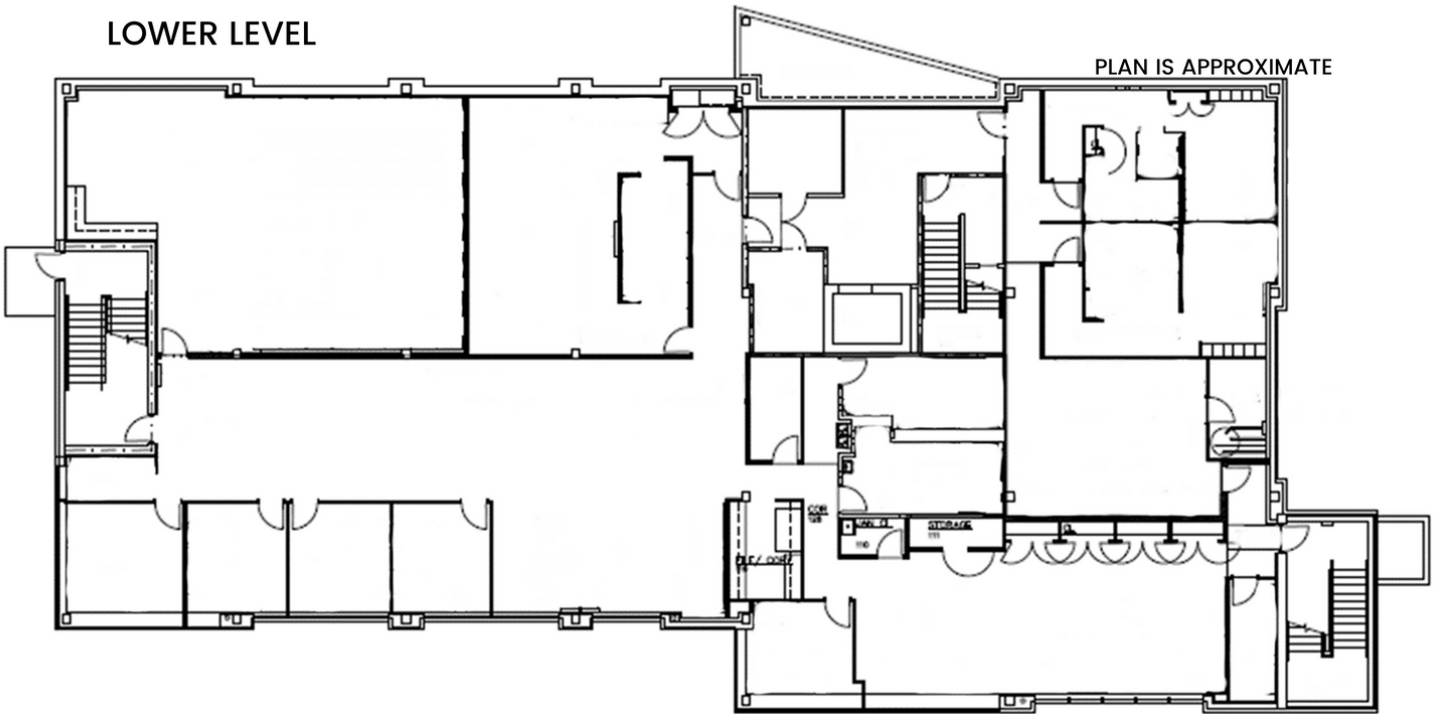
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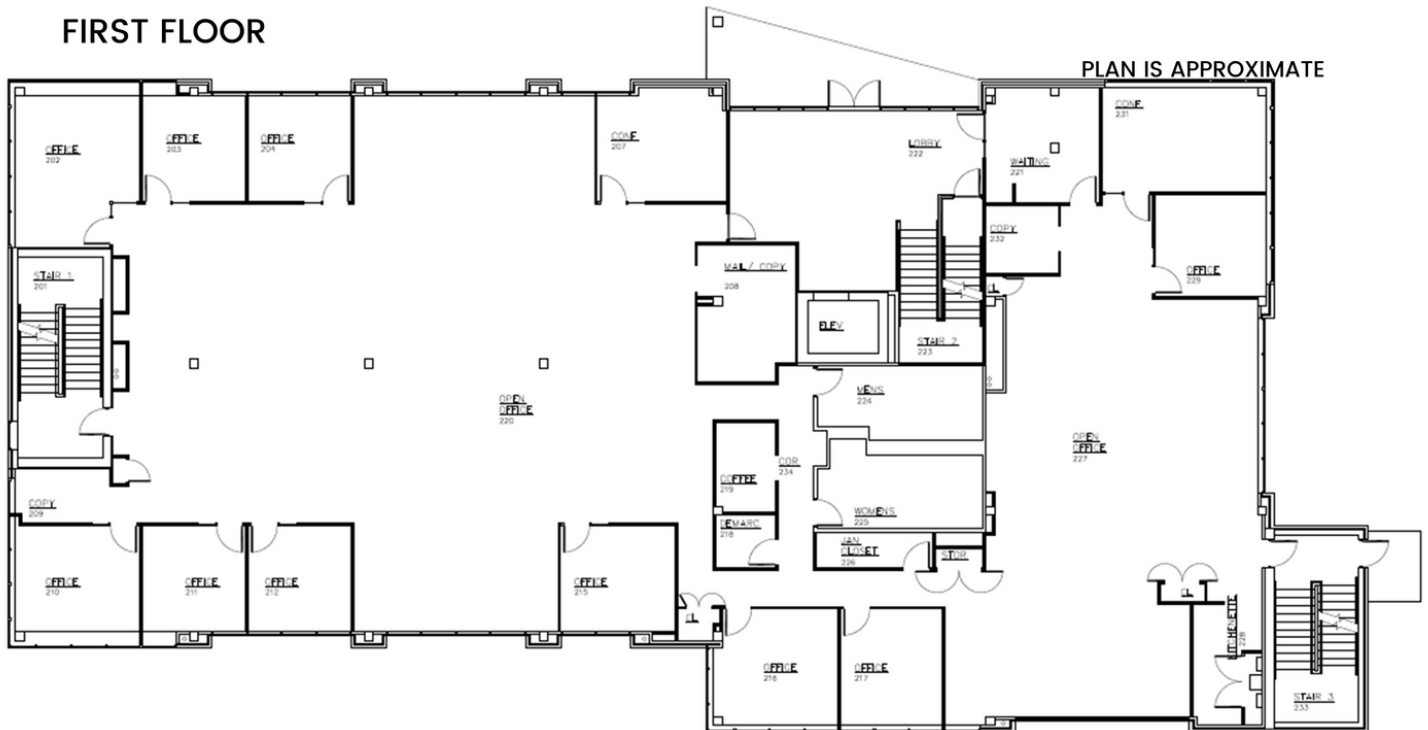
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LOWER LEVEL



FIRST FLOOR



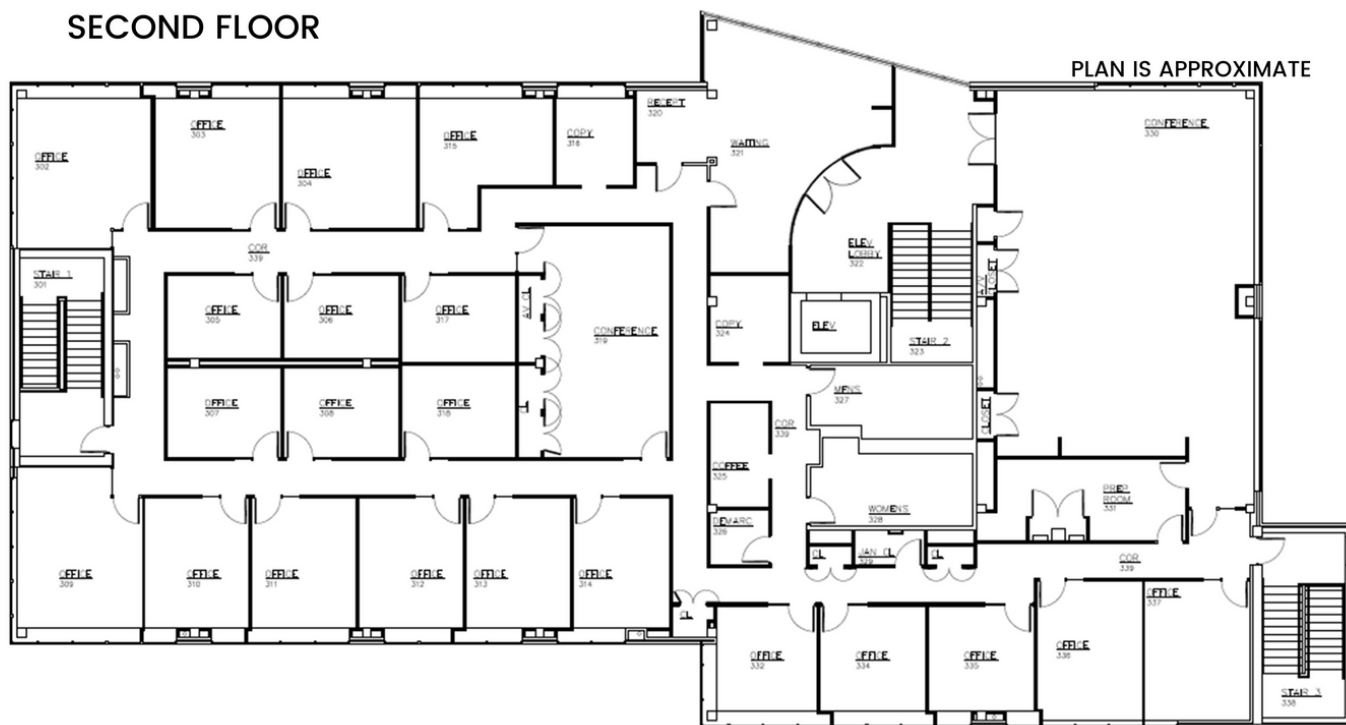
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SECOND FLOOR



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