

# CAMPBELL

Commercial Partners LLC

211 HOUSE AVE, CAMP HILL, PA 17011

2,200-6,500 +/- SF OFFICE

**LEASE**



**FULL COMMISSION  
(4.5%) TO  
COOPERATING BROKER**

525 N. 12th Street, Suite 203  
Lemoyne, PA 17043  
717.737.6161  
[www.acampbell.net](http://www.acampbell.net)

**ART CAMPBELL**  
717.737.6161  
art@acampbell.net

**JESSICA GASPER**  
717.979.5189  
jessica@acampbell.net

# LEASE

## OFFERING SUMMARY

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<b>Building SF:</b>	39,000 +/-
<b>Available SF:</b>	2,200-6,500 +/-
<b>Lease Rate:</b>	\$16.00 - \$18.00/SF Depending on Build-Out
<b>Lease Term:</b>	Negotiable
<b>Lessee Pays:</b>	In-suite Janitorial
<b>Zoning:</b>	OA - Office/Apartment
<b>Signage:</b>	Monument available at front of building and along the Harvey Taylor Bridge Bypass
<b>Parking:</b>	154 +/- spaces

## BUILDING HIGHLIGHTS

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- Rent concessions available
- Common area breakroom
- Excellent visibility with signage along Camp Hill Bypass
- Many nearby amenities
- Ribbon glass
- Renovate to suit
- Office suites can be combined
- **FULL COMMISSION (4.5%) TO COOPERATING BROKER**

## PROPERTY OVERVIEW

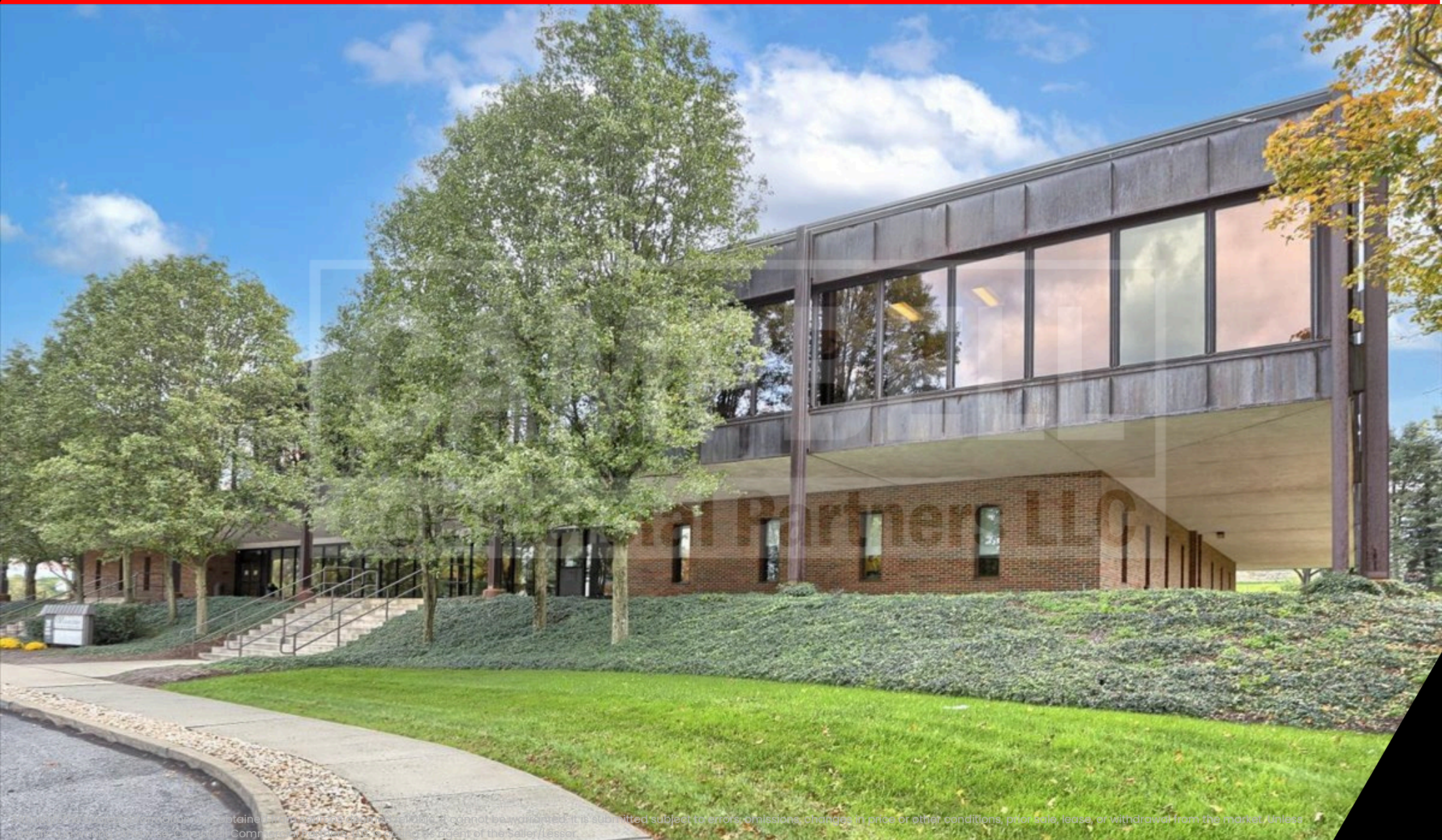
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Conveniently located near Camp Hill Bypass, Route 11/15 and minutes to Downtown Harrisburg. Within close proximity to many local amenities, including restaurants, hotels, and retail stores.

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 Partners, LLC is acting as agent of the Seller/Lessor.



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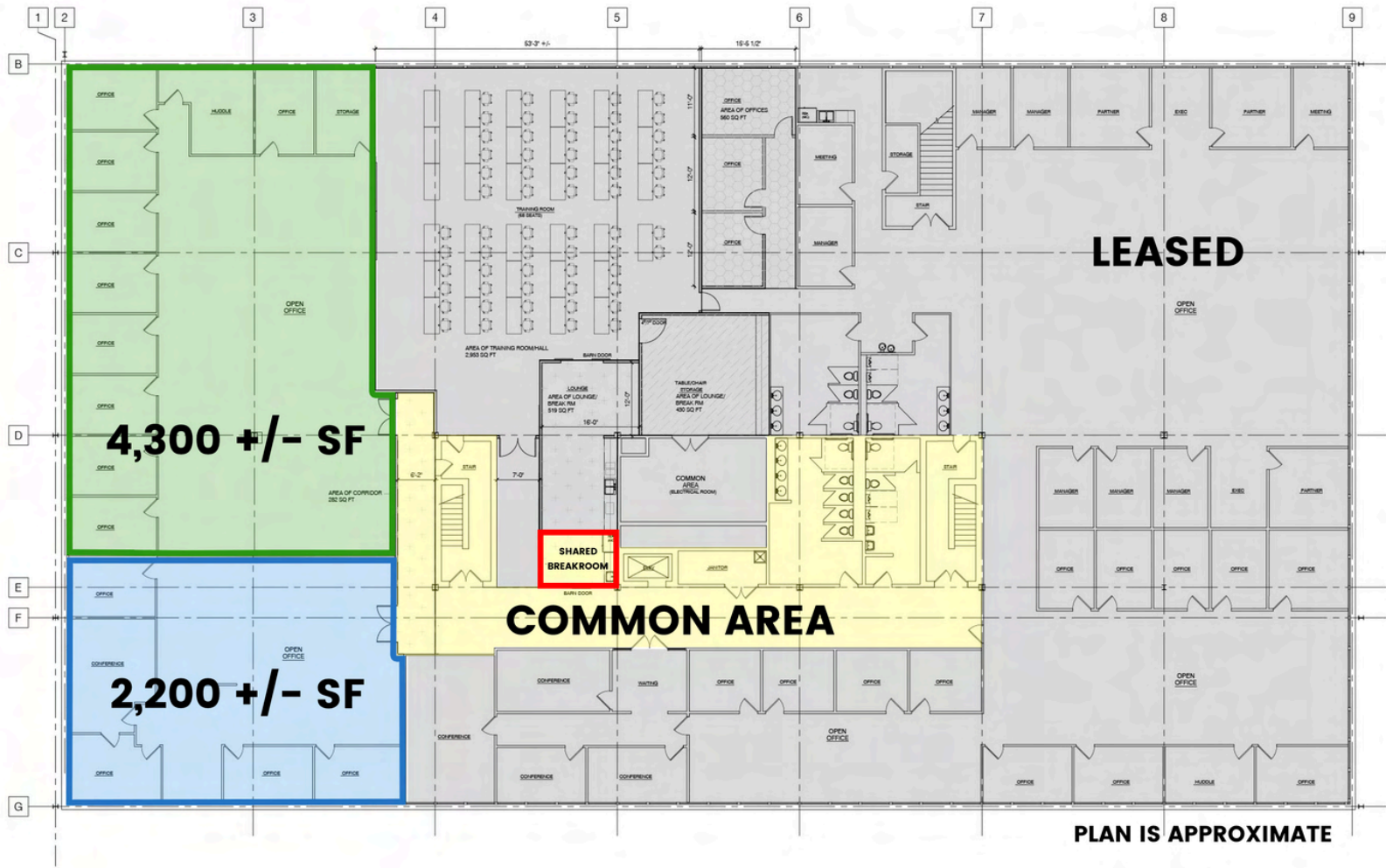
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# FLOOR PLAN



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DOWNTOWN HARRISBURG

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