



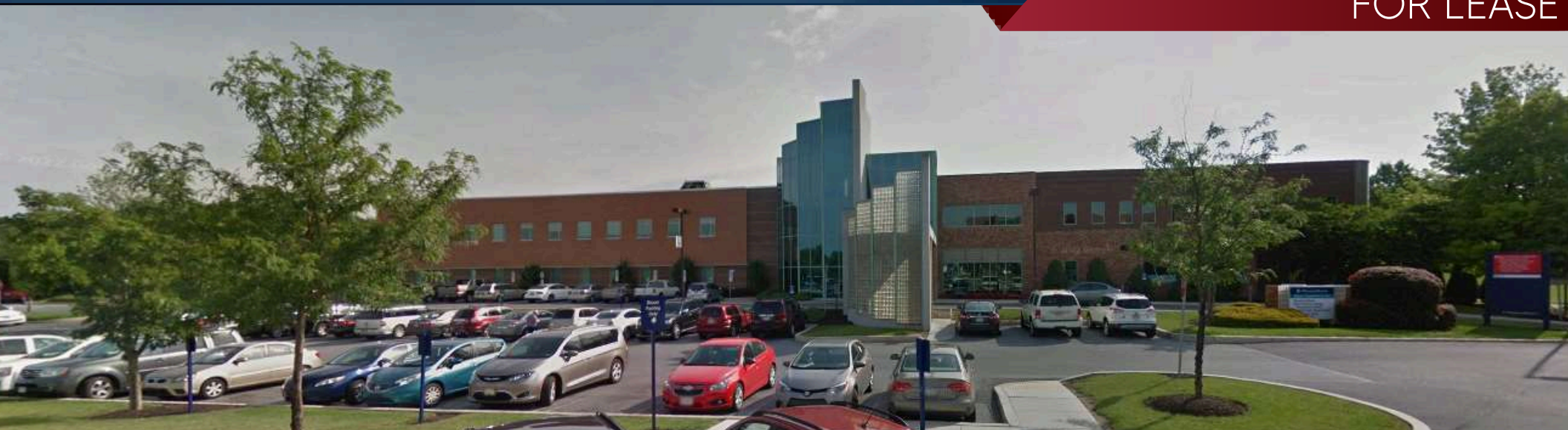
CLASS A MEDICAL SPACE FOR LEASE

BLOOM BUILDING | HARRISBURG, PA



WWW.LANDMARKCR.COM
(717) 731.1990






OFFERING SUMMARY

Available Space	2,662 SF
Lease Rate	Negotiable
Lease Type	NNN
Building Size	72,950 SF
Building Type	On Campus Medical Office
Floors	2
Lot Size	28.8 Acres
Year Built	2002
Campus	UPMC Community Osteopathic
Municipality	Lower Paxton Township
County	Dauphin
Zoning	Institutional (IN)

PROPERTY HIGHLIGHTS

- Excellent opportunity to lease a turn-key medical office suite in Bloom Building on campus of UPMC Community General Osteopathic Hospital (UPMC CGOH)
- The Class A building is professionally maintained and managed
- The available suite offers:
 - Ideal layout for variety of medical practices
 - Six (6) exam rooms, five (5) private offices, and reception area/waiting room
 - In suite private restroom, staff kitchenette, and storage space
- Excellent location just off of Union Deposit Rd with easy access to 
- Current Tenants include Select Physical Therapy & UPMC offering services that include: brain, spine, and nerve care - sleep medicine - heart and vein care - women's cancers - physical therapy - outpatient surgery

PROPERTY OVERVIEW

Bloom Building is a class-A two-story 72,950 SF outpatient medical office building located at 4310 Londonderry Rd which is ideally situated on campus of UPMC Community General Osteopathic Hospital in Harrisburg, PA. The campus is centrally located just off Union Deposit Road with easy access from I-83 and I-81.

The available suite is turn-key for a variety of medical uses. Bloom Building offers a wide range of services provided by UPMC Outpatient Services that include:

- Brain, spine, and nerve care.
- Sleep medicine.
- Heart and vein care.
- Women's cancers.
- Outpatient surgery.
- Physical therapy by Select Physical Therapy

AVAILABLE SPACE

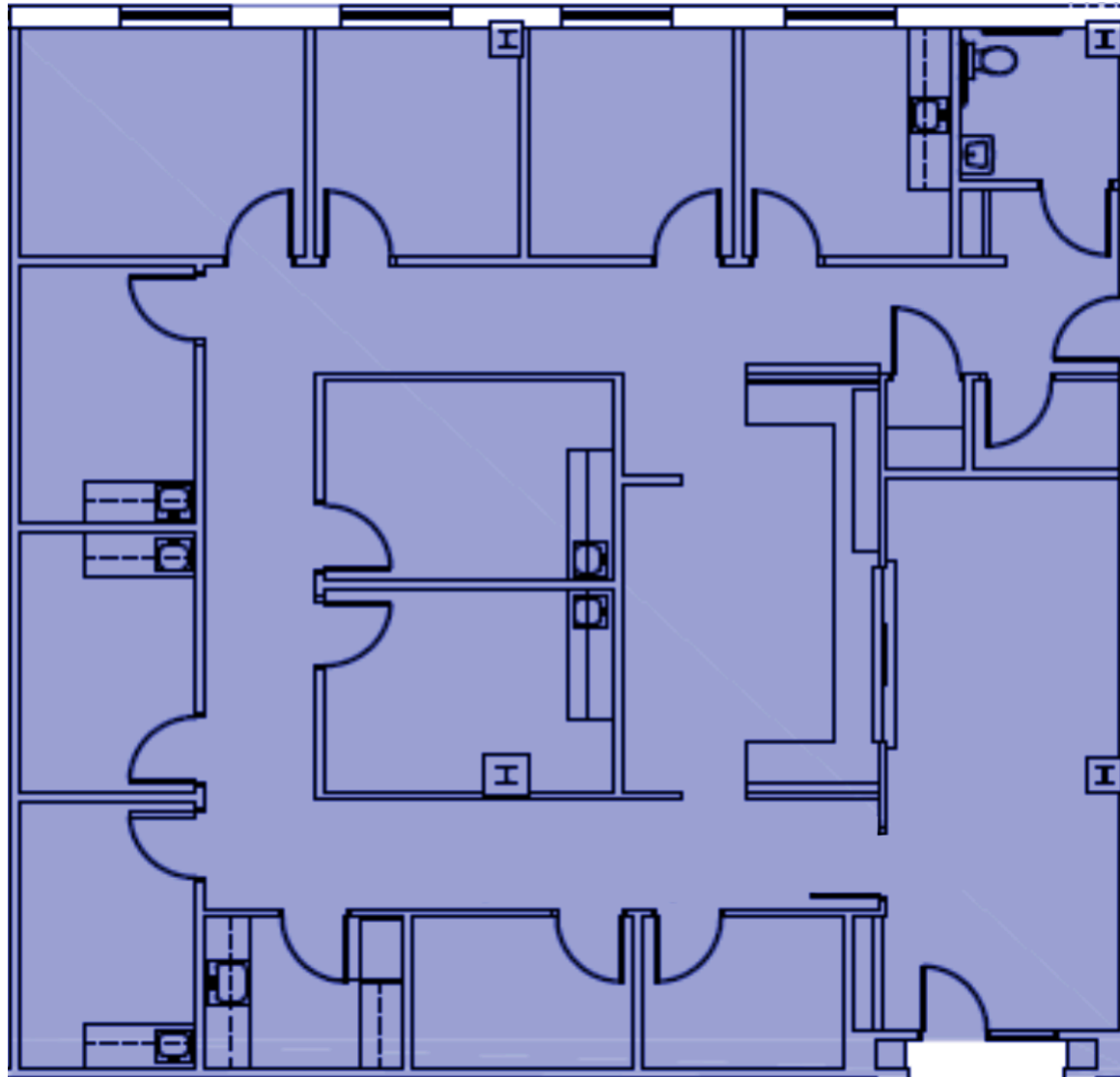
LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
2 nd Floor	201	2,662 SF	Negotiable	NNN

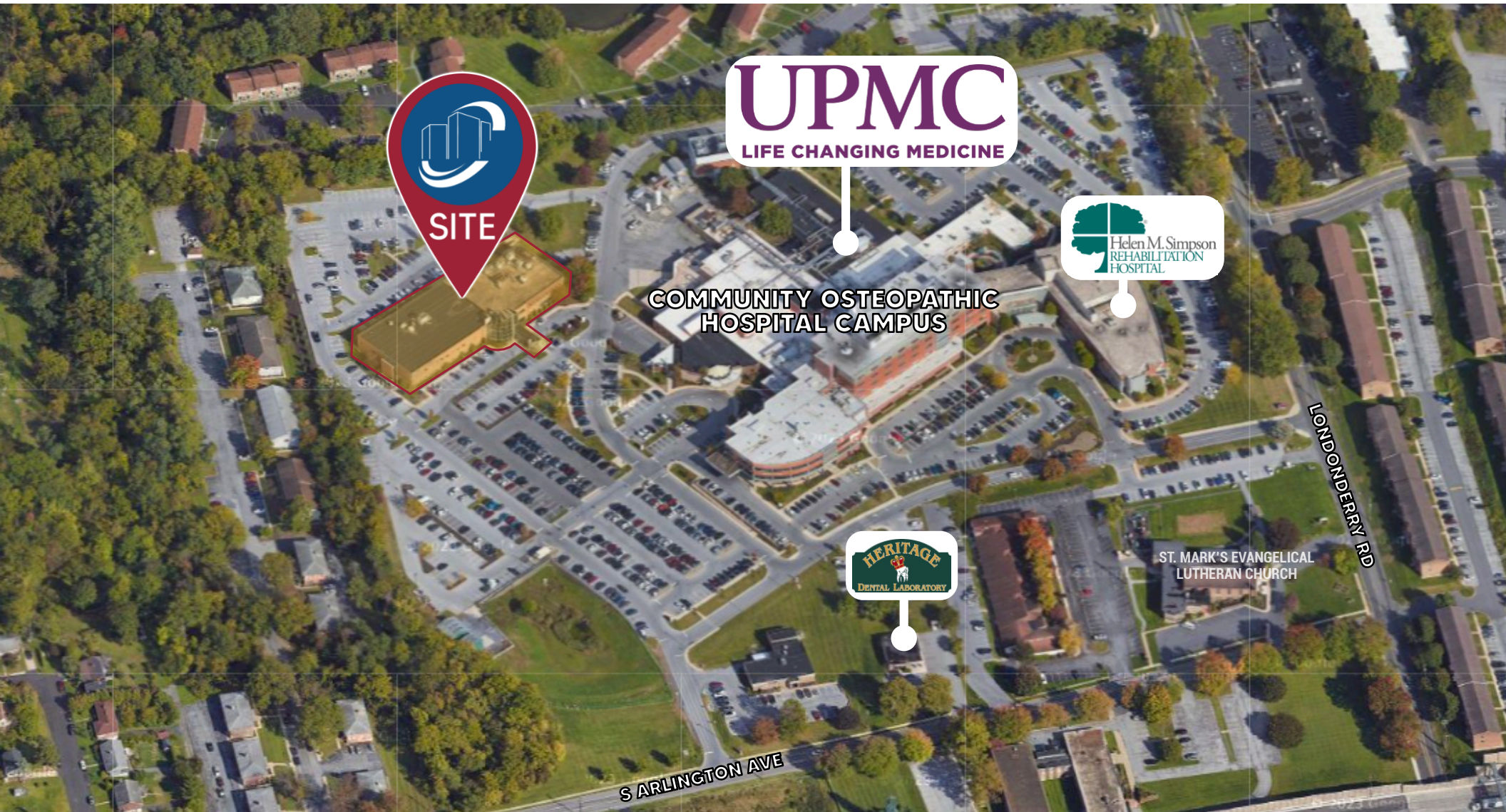


FLOORPLAN

SUITE 201
2,662 SF



AERIAL



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

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TCN
WORLDWIDE
REAL ESTATE SERVICES

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About UPMC Community Osteopathic



UPMC Community Osteopathic, located in suburban Harrisburg, is an acute care hospital licensed for 177 beds.

UPMC Community Osteopathic features:

- World-class cancer care from UPMC Hillman Cancer Center housed in the Medical Sciences Pavilion.
- The Helen M. Simpson Rehab Hospital, a 55-bed inpatient rehab hospital jointly owned with Select Medical.
- The region's premiere orthopaedic, bariatric, and urology care.

UPMC Community Osteopathic has achieved its fourth consecutive Magnet® designation from the ANCC Magnet Recognition Program® in 2021. Receiving Magnet Recognition is one of the highest achievements a hospital can obtain in professional nursing.

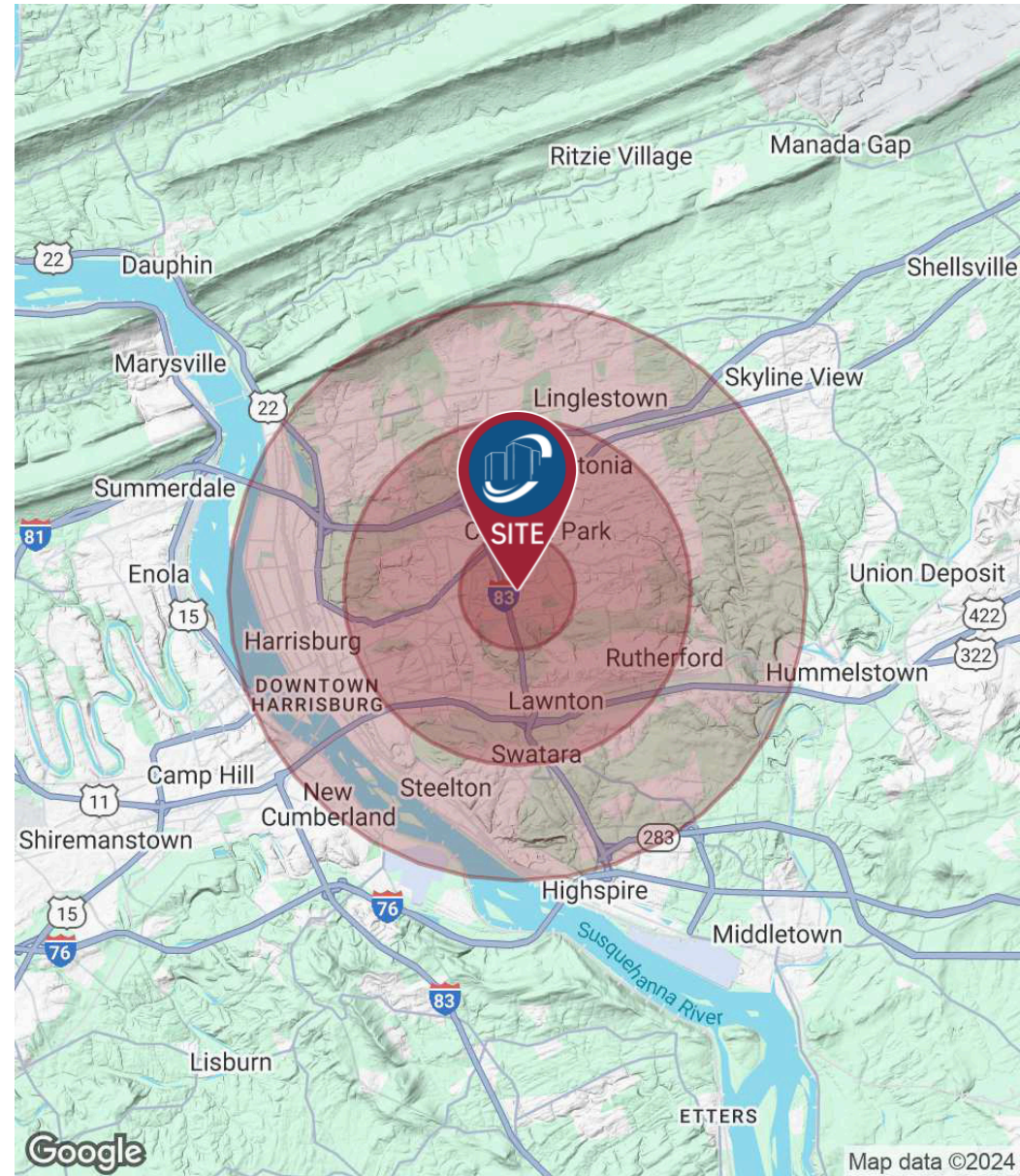
TRADE AERIAL



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,076	88,524	177,404
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	43	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,120	35,224	72,367
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,164	\$84,680	\$90,119
Average House Value	\$249,200	\$223,053	\$227,868

Demographics data derived from AlphaMap





4310 LONDONDERRY RD HARRISBURG, PA

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