

Camp Hill Business District

FOR SALE

± 65,000 SF Office Building Available



202 Senate Avenue, Camp Hill, PA

The Opportunity

CBRE, Inc. has been retained by Ownership as the exclusive marketing partner for a rare sale opportunity of the property at 202 Senate Avenue, Camp Hill, PA. Part of the former Gannet Fleming Campus, 202 Senate Avenue has been owner-occupied since its construction in 1984, marking 2025 as the first opportunity to purchase the asset.

Located in the heart of the Camp Hill Business District, 202 Senate Avenue is proximate to many newly developed amenities. The location provides easy access to major roadways and Downtown Harrisburg, as well as the opportunity for an owner-user to capture space in the most desirable office market in Central Pennsylvania.

Situated on 2.99 Acres, the property consists of approximately ±65,000 square feet across four stories and includes a significant below grade storage area.

Asking Price	\$2,950,000
Address	202 Senate Avenue, Camp Hill, PA 17011
Municipality	East Pennsboro Township
Tax Parcel	09-19-1592-30A
Property Type	Office Building
Building Size	± 65,000 SF
Occupancy	0%
Zoning	Office / Mixed Use
Year Built	1984
Parking	255 Surface Parking Spaces (4.55 per 1,000 SF)



Zoning

202 Senate Avenue is located in the “O/MU” Office / Mixed Use District. The purpose of the “O/MU” District is to provide reasonable standards for the harmonious development of a variety of land uses, including multi-family apartments, business and professional offices, and community scale retail and commercial services.

PERMITTED USES:

1. Bank or Financial Institution

2. Continuing Care Retirement Community (CCRC)

3. Daycare Facility

4. Health Club

5. Health Services

6. Hotel

7. Mixed-Use Building
8. Multi-Family Dwellings

9. Nursing Home

10. Office, general

11. Personal Care Home

12. Religious Institutions

13. Schools

14. Shopping Center

15. Government Uses

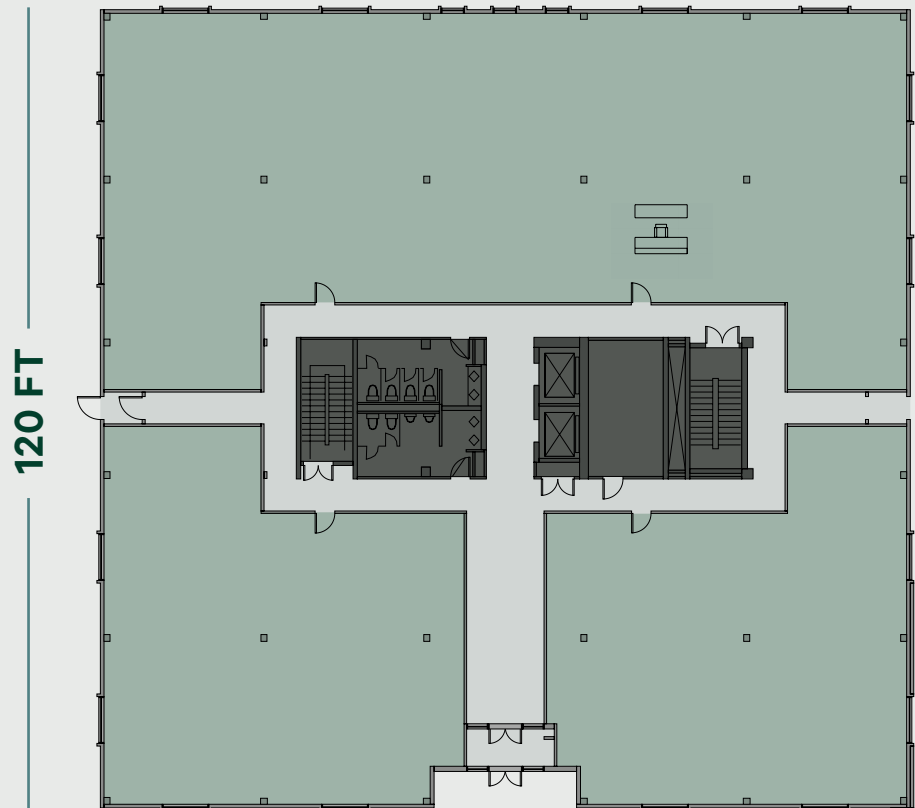


Floorplans

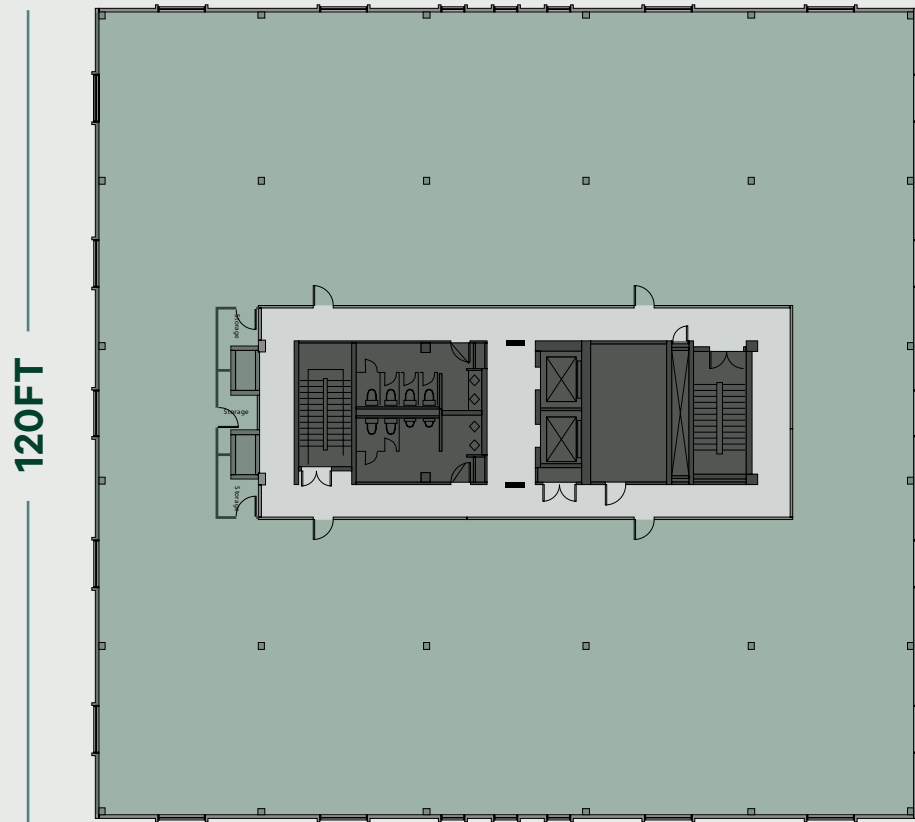

±65,000
Square Foot


255
Parking Spaces

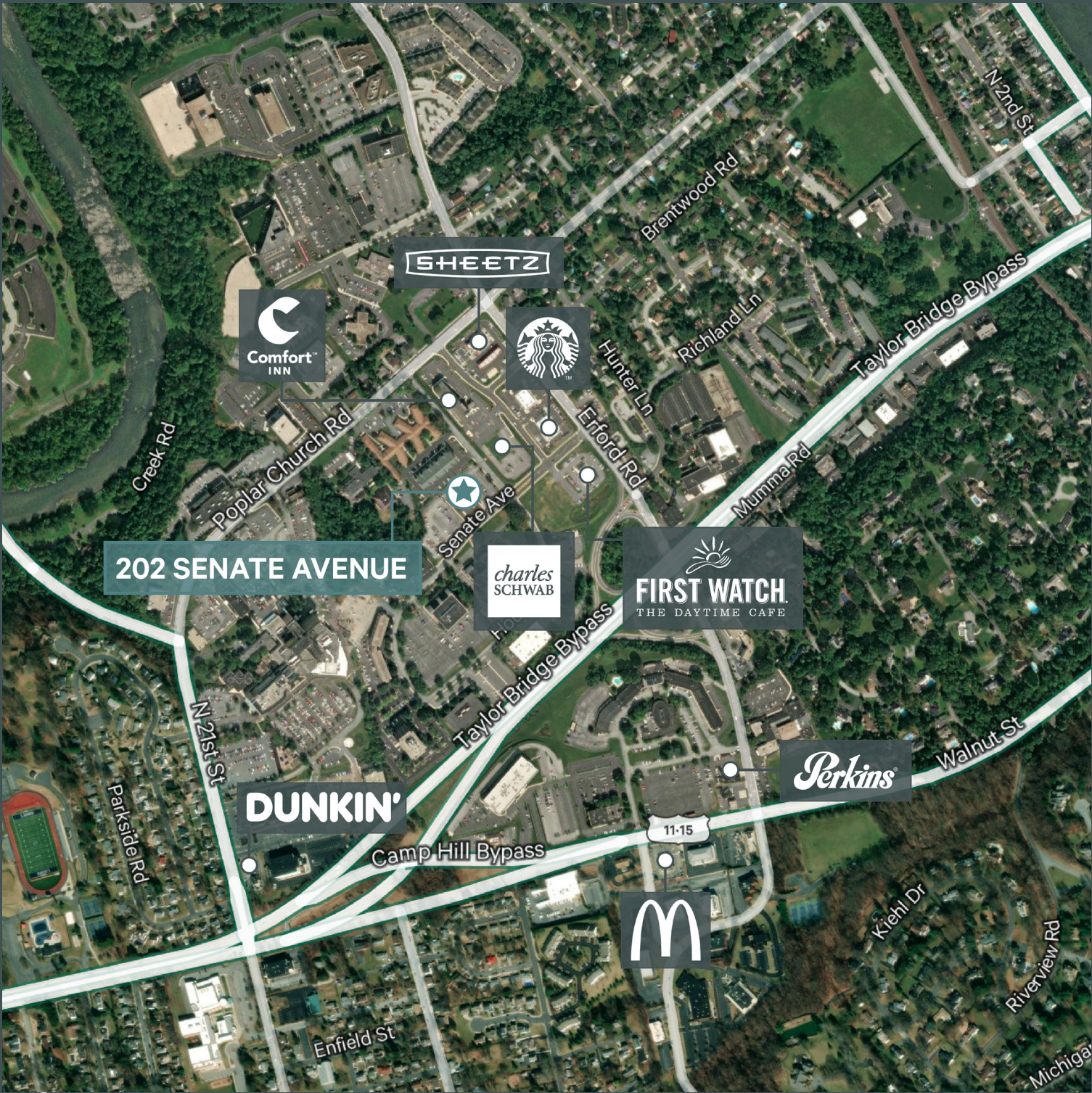

3
Acres



1ST FLOOR



2ND FLOOR



Nearby Amenities

202 Senate Avenue is situated conveniently in the Camp Hill Business District, along the Camp Hill Bypass. This building is a prime opportunity to join a vibrant business community with easy access to major highways and local amenities. With ample parking and flexible floorplans, this building can accommodate various office tenants.

Camp Hill Business District



202 Senate Avenue, Camp Hill, PA

CONTACT

Jeremy Shyk
Senior Vice President
+1 717 540 2701
jeremy.shyk@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.