



# OFFICE SPACE AVAILABLE FOR LEASE WESTPORT BUSINESS CENTER

4550 LENA DR | MECHANICSBURG, PA 17055



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(717) 731.1990







# 4550 LENA DR MECHANICSBURG, PA 17055

## OFFICE SPACE AVAILABLE FOR LEASE



### SPACE OVERVIEW

4550 Lena Drive offers a premier multi-tenant professional office environment within the highly regarded Westport Business Center in Mechanicsburg, PA. The building features up to approximately 30,900 SF of professional office space across three floors, including “plug and play” 7,088 SF on the 2<sup>nd</sup> floor, 7,800 SF on the 1<sup>st</sup> floor, and the entire 16,000 SF 3<sup>rd</sup> floor, providing a rare opportunity for a single user to occupy multiple floors or the full building stack. Suites can be demised to  $\pm 2,500$  SF, accommodating both growing organizations and larger corporate users seeking scalability. The property is strategically located in an established business park setting with immediate access to US-15 and the PA Turnpike (I-76) and is surrounded by a strong amenity base of retail, dining, and services.

### OFFERING SUMMARY

BUSINESS PARK	Westport Business Center
ADDRESS	4550 Lena Dr Mechanicsburg, PA 17055
AVAILABLE SF	2,500 - 30,888 SF
LEASE RATE	\$18.95 SF/yr
LEASE TYPE	Gross + Electric/Gas
BUILDING SIZE	48,000 SF
FLOORS	3
TYPICAL FLOOR	16,000 SF
LOT SIZE	4.01 Acres
YEAR BUILT	2000
PARKING	5/1,000 SF
SUBMARKET	Harrisburg West
COUNTY	Cumberland
MUNICIPALITY	Lower Allen Twp
ZONING	Business Park District (C-3)
ACCESS	US-15 via Rossmoyne Rd

**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
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### PROPERTY OVERVIEW

- **Flexible Multi-Floor Office Configuration** - Up to approximately 30,900 SF available across three floors, including 7,800 SF (1st Floor), 7,088 SF (2nd Floor), and the full 16,000 SF 3rd Floor. Space can be demised to  $\pm 2,500$  SF, with the ability for a single tenant to occupy one, multiple, or all floors to accommodate larger requirements and future growth.
- **Efficient, Light-Filled Floor Plans** - Functional layouts feature perimeter private offices with extensive interior glass, allowing natural light to flow throughout the space while supporting a balance of private offices, open workstations, and collaborative areas.
- **Modern, Sustainable Building Infrastructure** - Solar-powered, green office building with fiber optic connectivity in place to support high-speed data, communication, and evolving technology needs.
- **"Plug and Play" Improvements Available** - Select suites include existing office furniture in excellent condition, potentially reducing upfront capital expenditures and accelerating occupancy.
- **Prime Westport Business Center Location** - Strategically located with immediate access to US Route 15 and the PA Turnpike (I-76), providing efficient connectivity throughout Central Pennsylvania.
- **Strong Amenity Base Nearby** - Surrounded by a variety of restaurants, retail, hotels, and daily services, enhancing employee convenience and overall workplace appeal.

### AVAILABLE SPACE

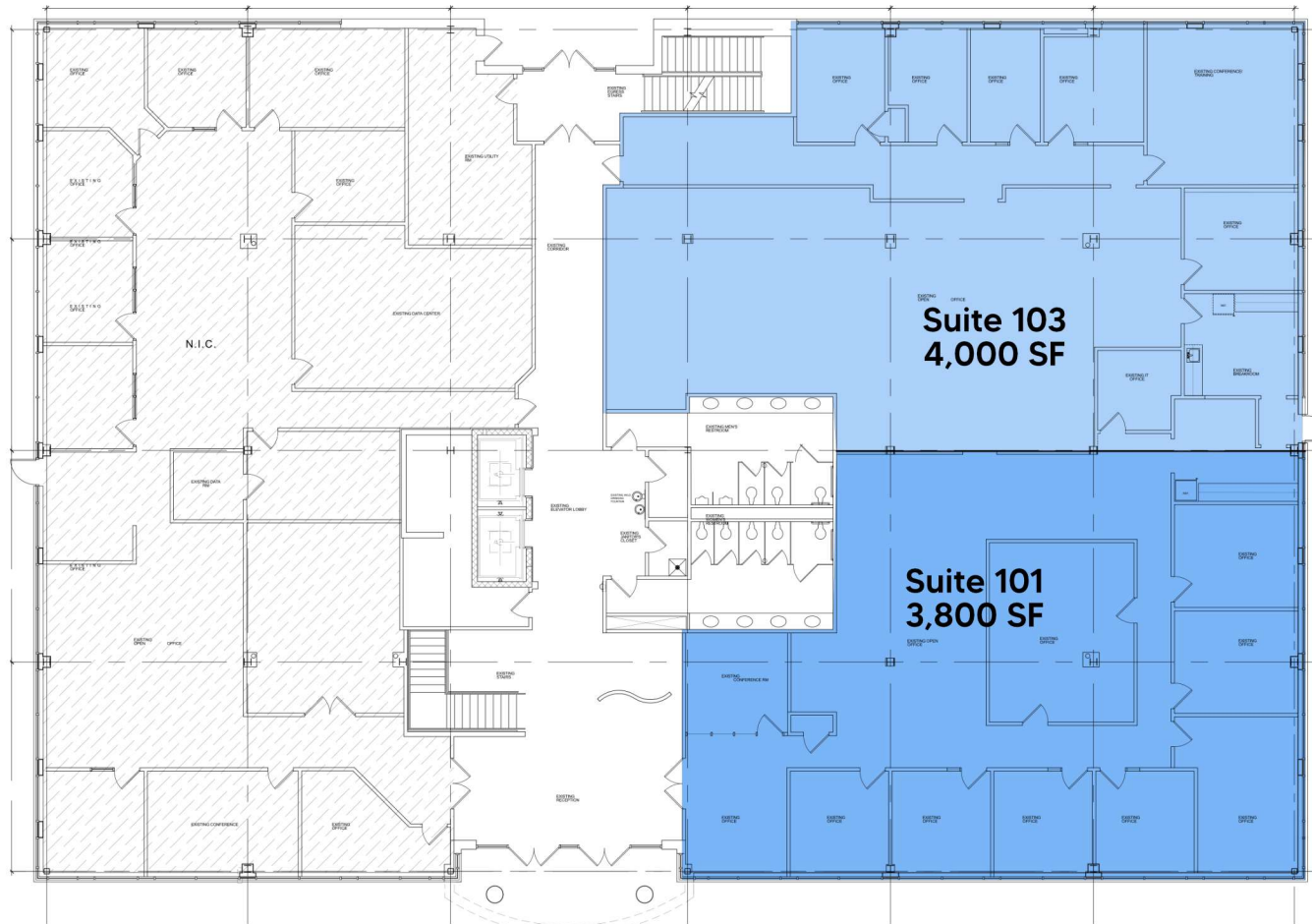
#### LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
1 <sup>st</sup> Floor	101	7,800 SF	\$18.95 PSF	Gross + Electric/Gas
2 <sup>nd</sup> Floor	202	7,088 SF	\$18.95 PSF	Gross + Electric/Gas
3 <sup>rd</sup> Floor	300	16,000 SF	\$18.95 PSF	Gross + Electric/Gas





### FIRST FLOOR

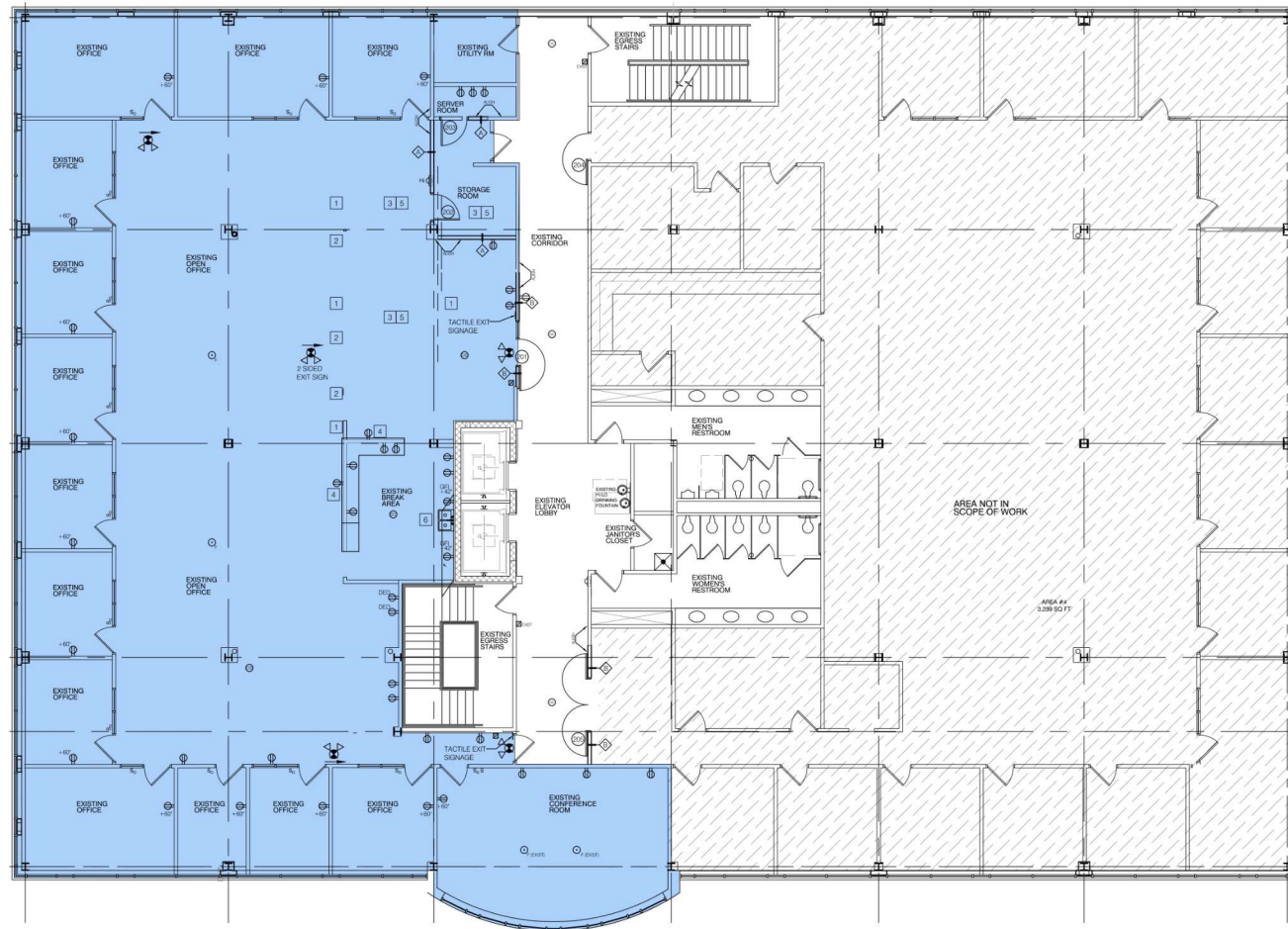


### LEASE INFORMATION

SUITE	SPACE SIZE	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE
101	3,800 SF	7,800 SF	\$18.95 PSF	Gross + Electric/Gas
103	4,000 SF	7,800 SF	\$18.95 PSF	Gross + Electric/Gas



### SECOND FLOOR



### LEASE INFORMATION

SUITE	SPACE SIZE	LEASE RATE	LEASE TYPE
202	7,088 SF	\$18.95 PSF	Gross + Electric/Gas

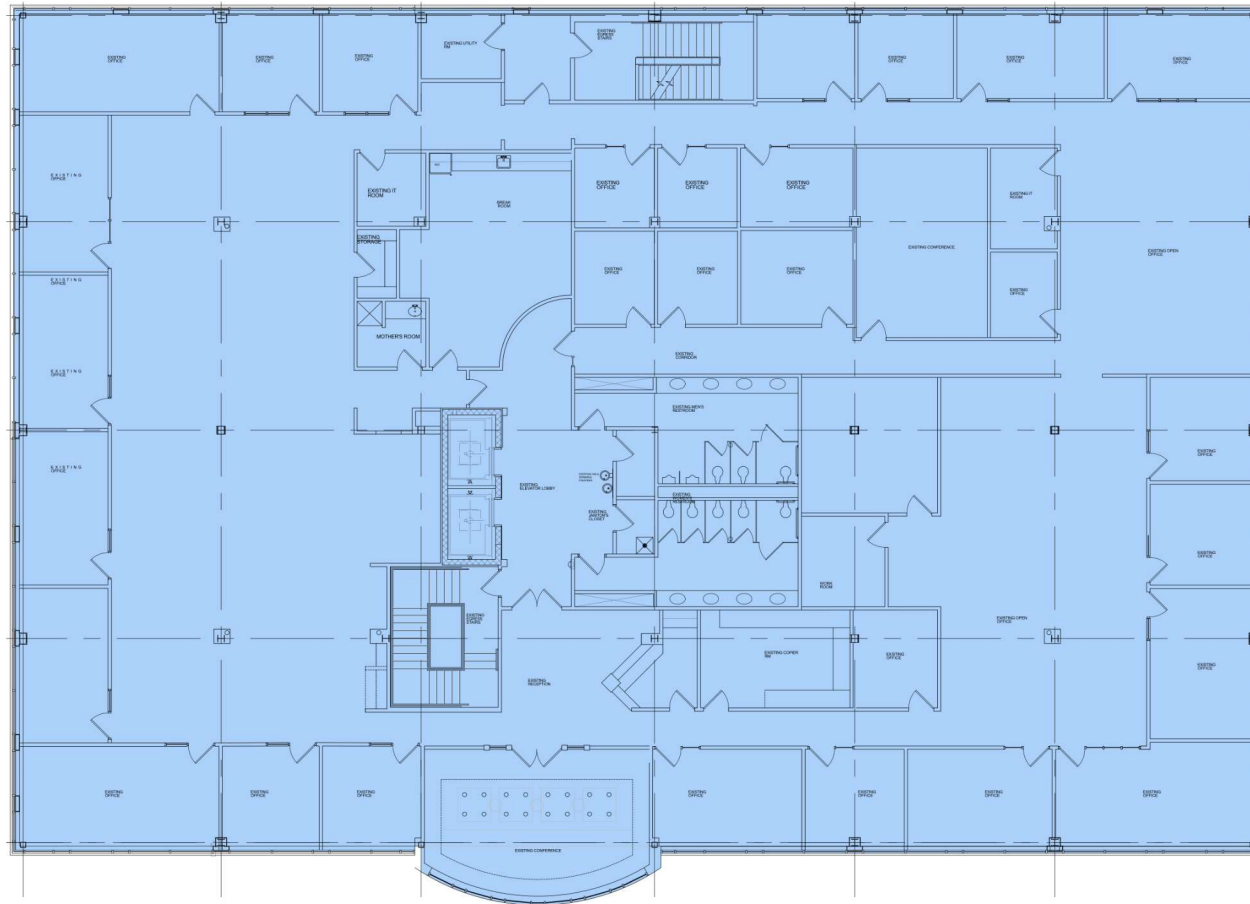




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## THIRD FLOOR



### LEASE INFORMATION

SUITE	SPACE SIZE	LEASE RATE	LEASE TYPE
301	16,000 SF	\$18.95 PSF	Gross + Electric/Gas

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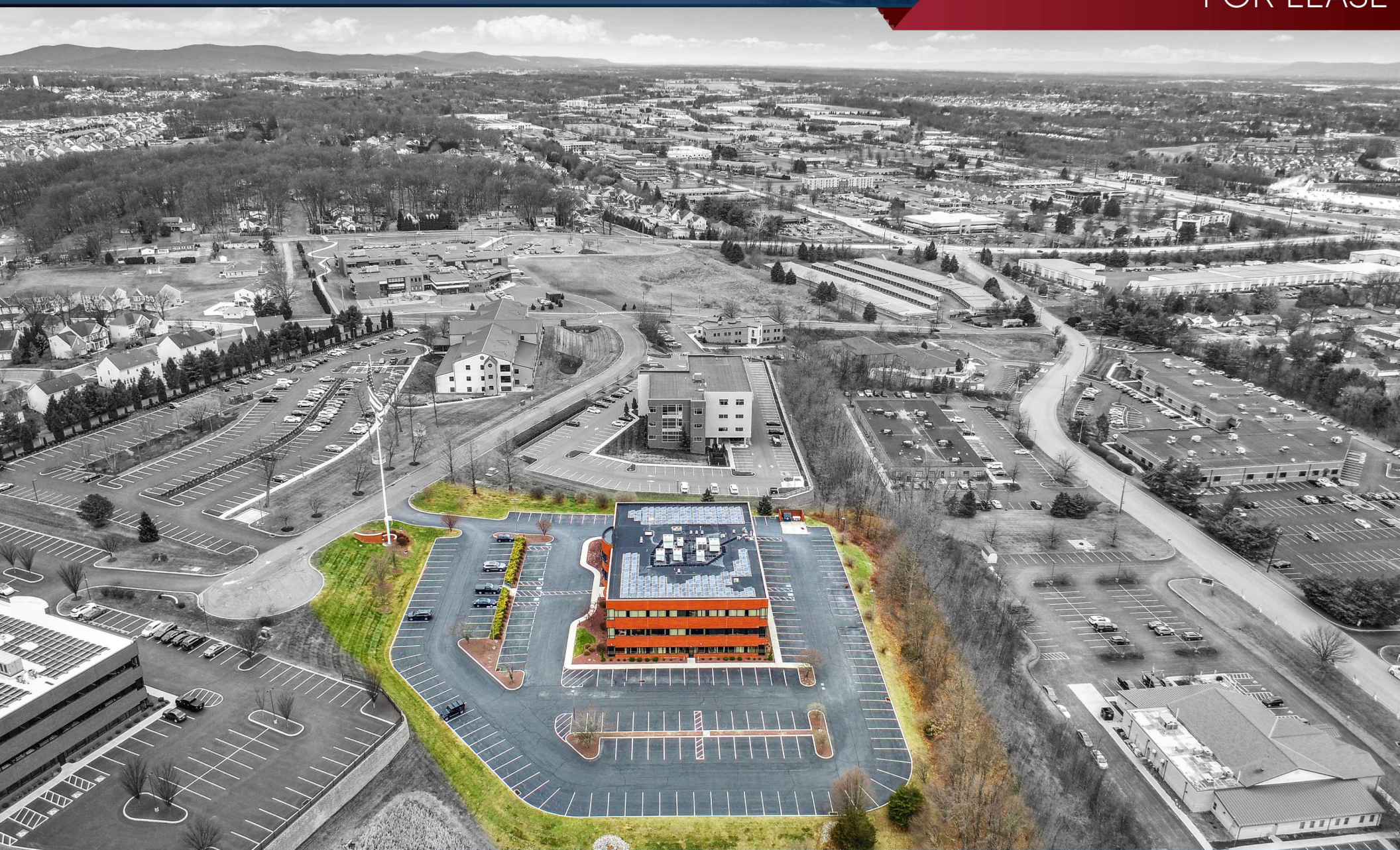
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## LOCATION MAP



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### TRADE AERIAL



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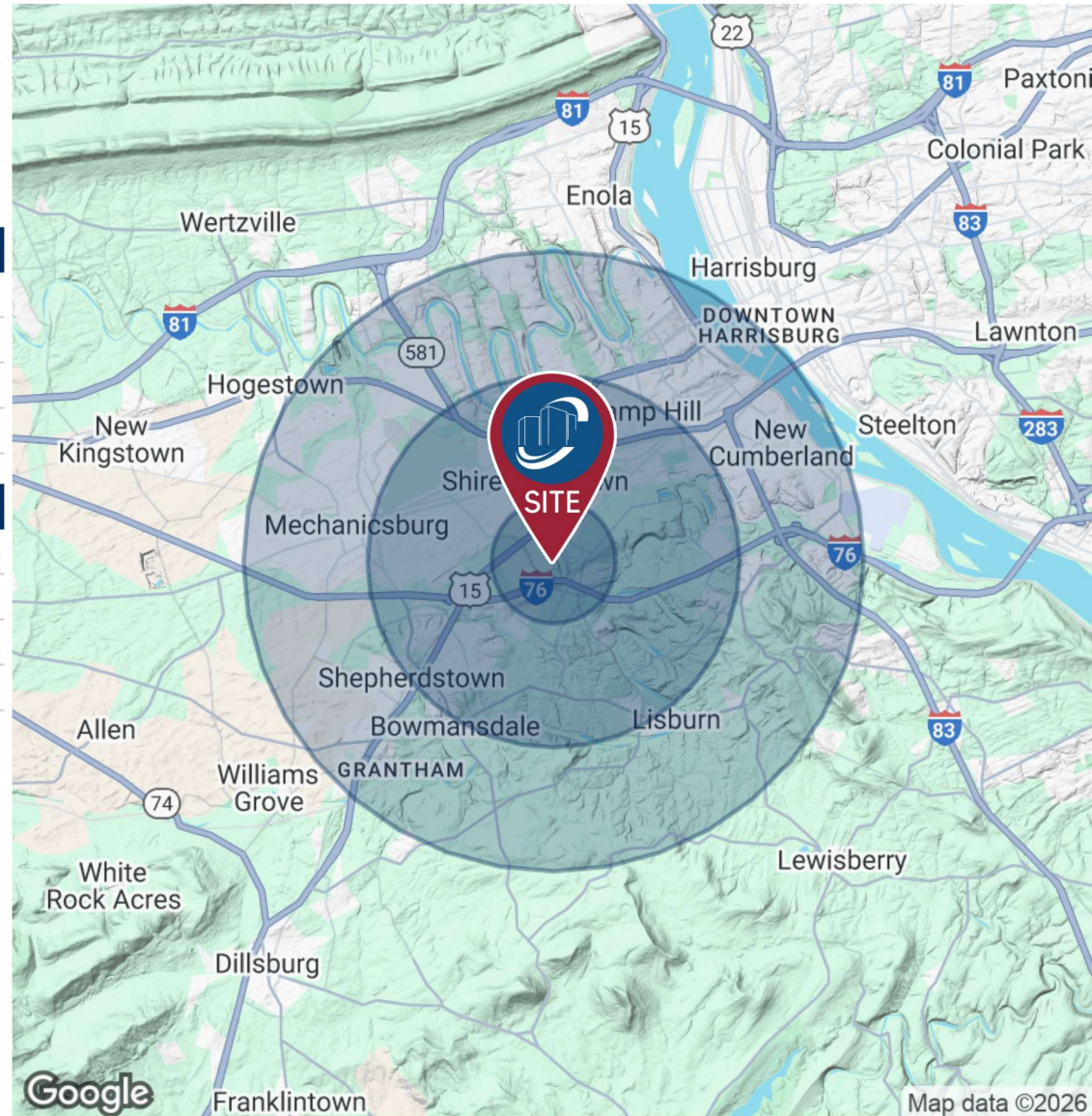
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,309	50,887	138,334
Average age	42	43	42
Average age (Male)	41	41	41
Average age (Female)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,390	20,864	55,079
# of persons per HH	2.2	2.4	2.5
Average HH income	\$120,736	\$116,816	\$125,572
Average house value	\$318,173	\$321,682	\$358,222



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