



OFFICE SPACE AVAILABLE FOR LEASE WESTPORT BUSINESS CENTER

4550 LENA DR | MECHANICSBURG, PA 17055



WWW.LANDMARKCR.COM
(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES



4550 LENA DR MECHANICSBURG, PA 17055



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 2nd floor, 7,800 SF on the 1st floor, and the entire 16,000 SF 3rd floor, providing a rare opportunity for a single user to occupy multiple floors or the full building stack. Suites can be demised to ±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.

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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

DANNY SCOTT
ASSOCIATE
DSCOTT@LandmarkCR.com
C: 717.303.9299

OFFICE SPACE AVAILABLE
FOR LEASE

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



LANDMARKCR.COM

4550 LENA DR MECHANICSBURG, PA 17055

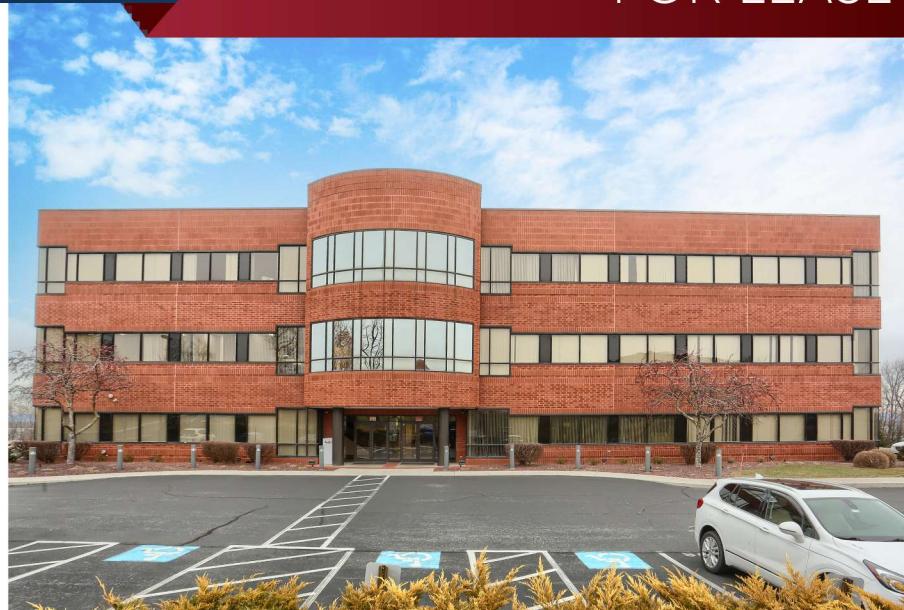
OFFICE SPACE AVAILABLE
FOR LEASE

PROPERTY OVERVIEW

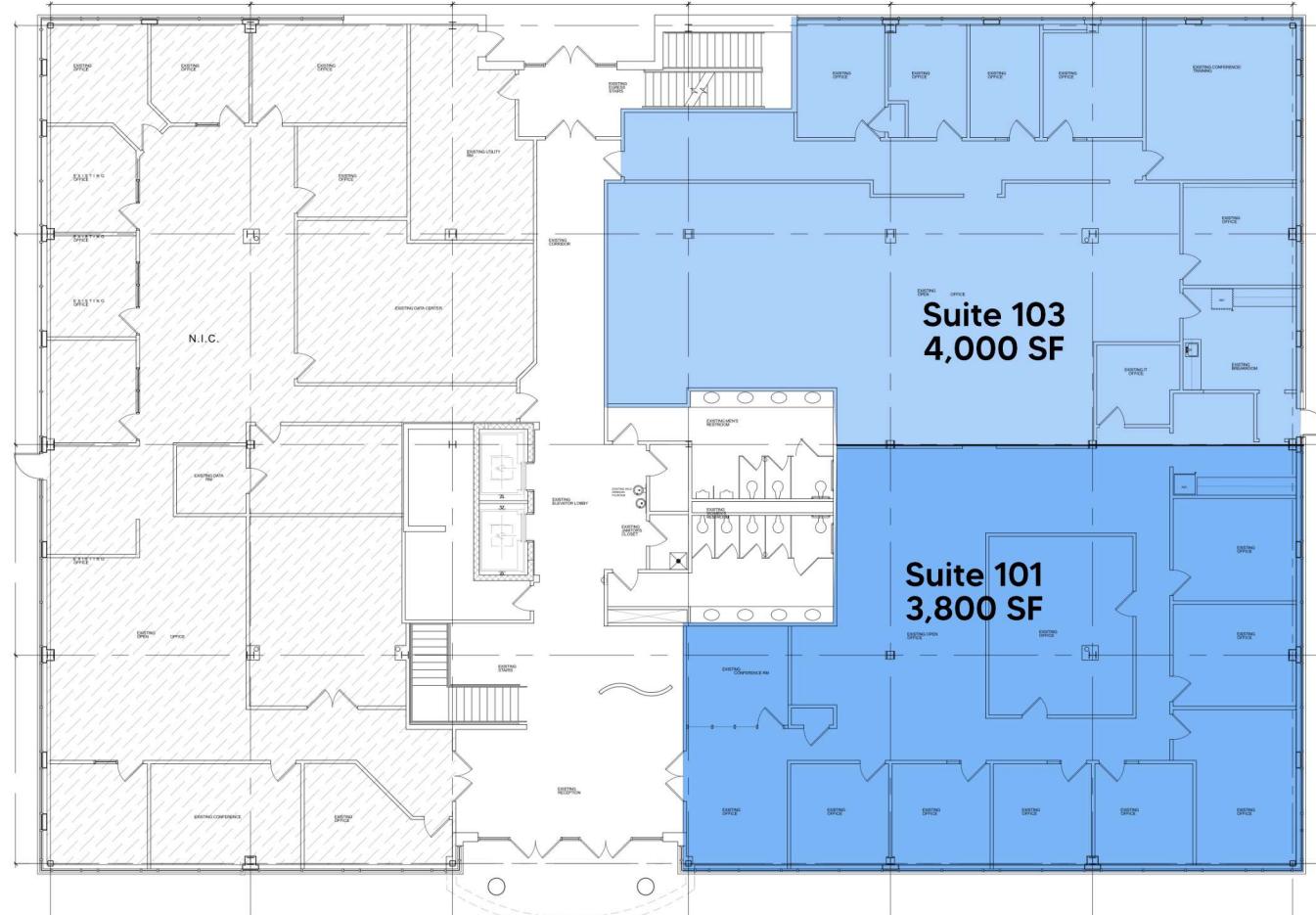
- Flexible Multi-Floor Office Configuration** - Up to approximately 30,900 SF available across three floors, including 7,800 SF (1st Floor), 7,088 SF (2nd Floor), and the full 16,000 SF 3rd Floor. Space can be demised to ±2,500 SF, with the ability for a single tenant to occupy one, multiple, or all 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 st Floor	101	7,800 SF	\$18.95 PSF	Gross + Electric/Gas
2 nd Floor	202	7,088 SF	\$18.95 PSF	Gross + Electric/Gas
3 rd Floor	300	16,000 SF	\$18.95 PSF	Gross + Electric/Gas



FIRST FLOOR



LEASE INFORMATION

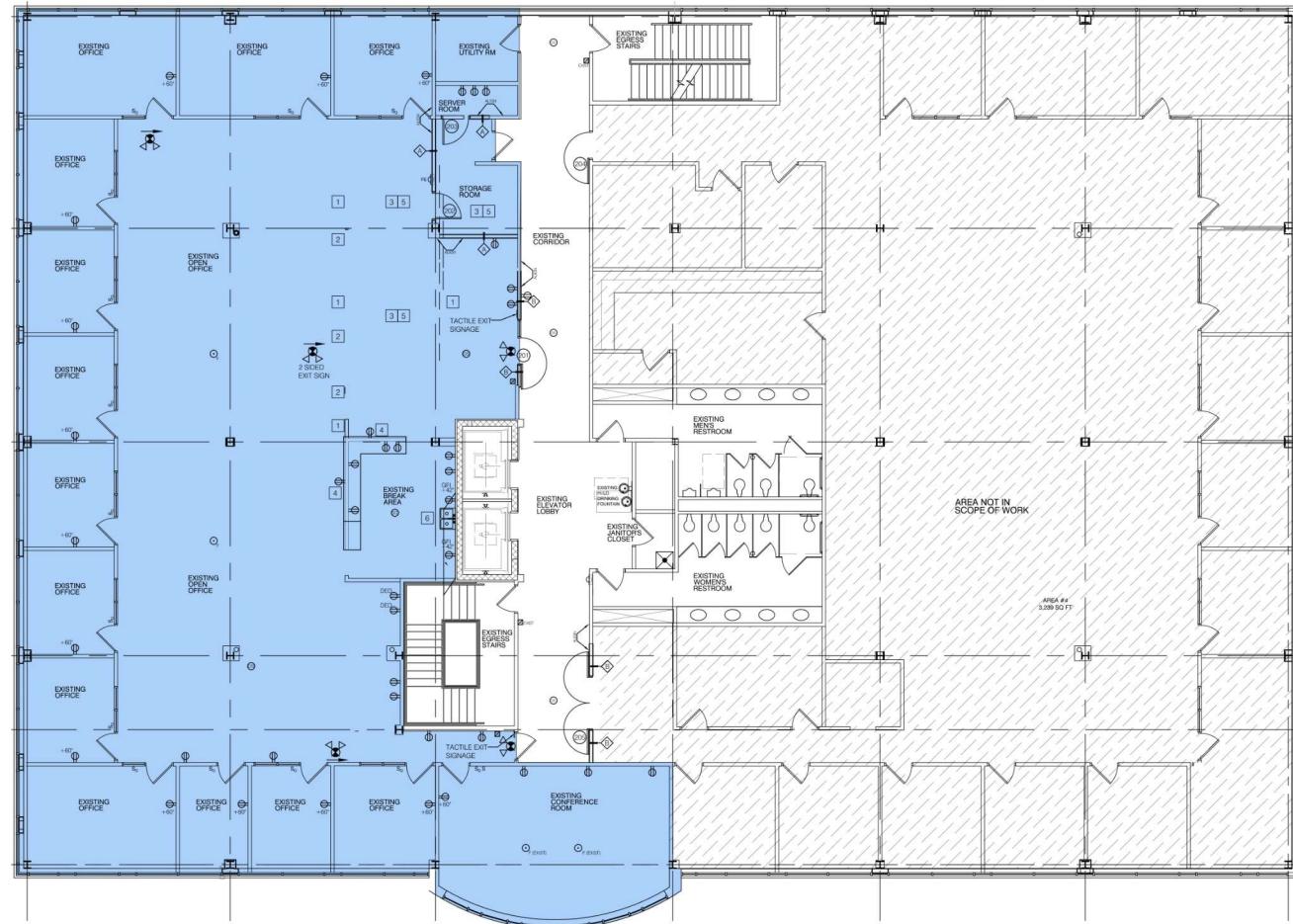
SUITE	SPACE SIZE	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE
101	3,800 SF	7,800 SF	\$18.95 PSF	Gross + Electric/Gas
103	4,000 SF	7,800 SF	\$18.95 PSF	Gross + Electric/Gas



4550 LENA DR MECHANICSBURG, PA 17055

OFFICE SPACE AVAILABLE FOR LEASE

SECOND FLOOR



LEASE INFORMATION

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

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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

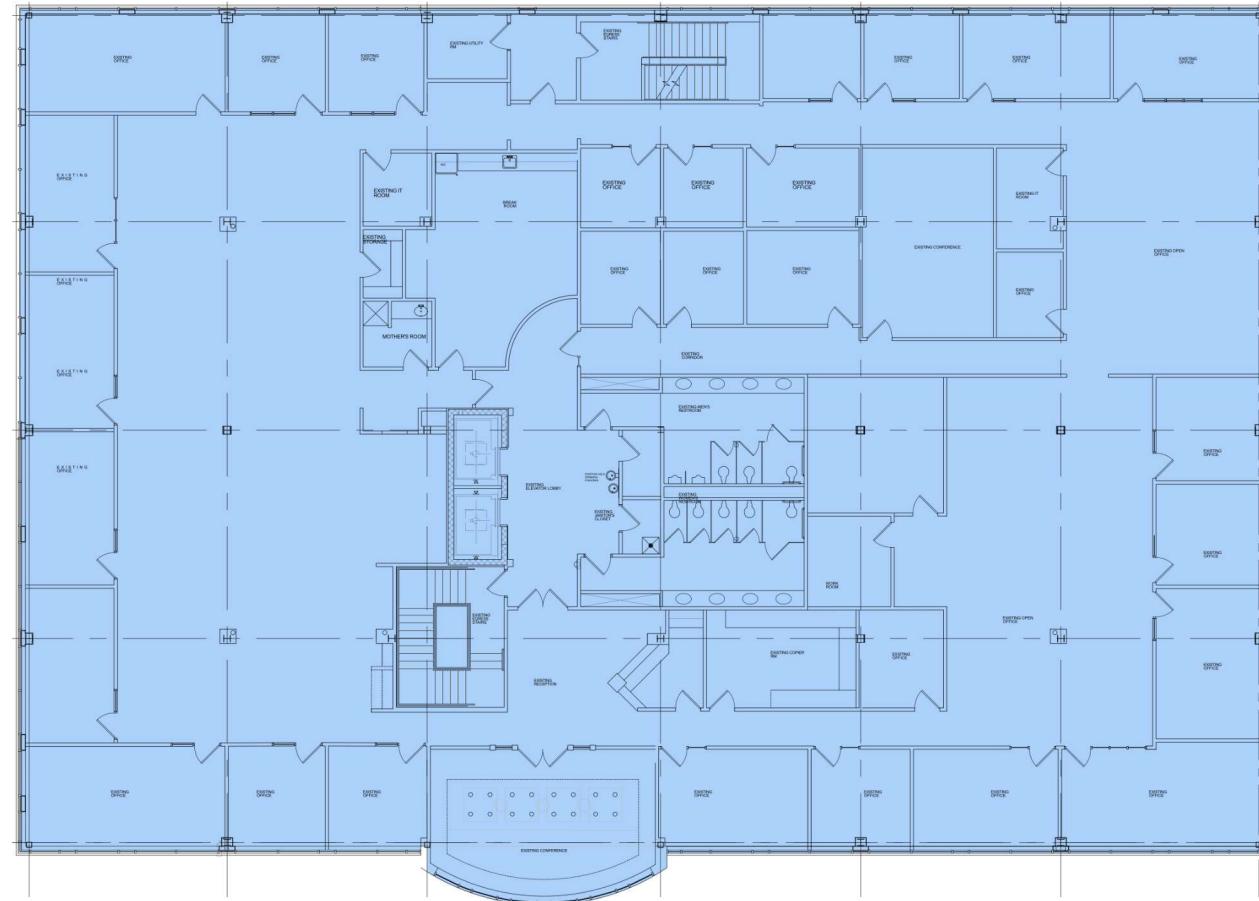
NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

DANNY SCOTT
ASSOCIATE
DSCOTT@LandmarkCR.com
C: 717.303.9299



LANDMARKCR.COM

THIRD FLOOR



LEASE INFORMATION

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

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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

DANNY SCOTT
ASSOCIATE
DSCOTT@LandmarkCR.com
C: 717.303.9299

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM



4550 LENA DR MECHANICSBURG, PA 17055

OFFICE SPACE AVAILABLE
FOR LEASE



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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

DANNY SCOTT
ASSOCIATE
DSCOTT@LandmarkCR.com
C: 717.303.9299

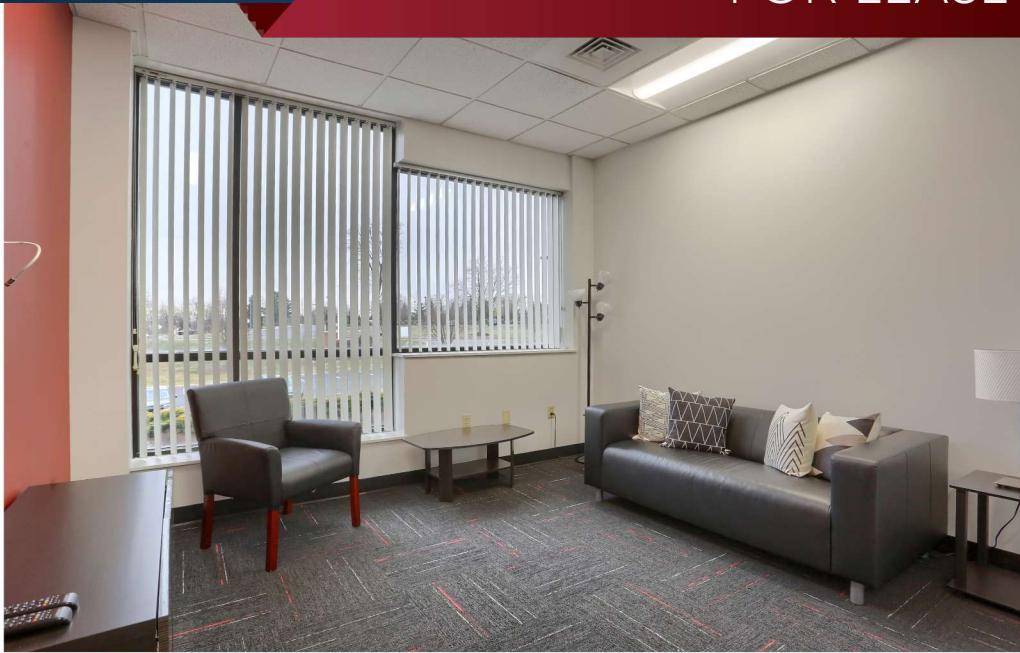
TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM



4550 LENA DR MECHANICSBURG, PA 17055

OFFICE SPACE AVAILABLE
FOR LEASE



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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

DANNY SCOTT
ASSOCIATE
DSCOTT@LandmarkCR.com
C: 717.303.9299

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM



**4550 LENA DR
MECHANICSBURG, PA 17055**

**OFFICE SPACE AVAILABLE
FOR LEASE**



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

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195

DANNY SCOTT
ASSOCIATE
DSCOTT@LandmarkCR.com
C: 717.303.9299

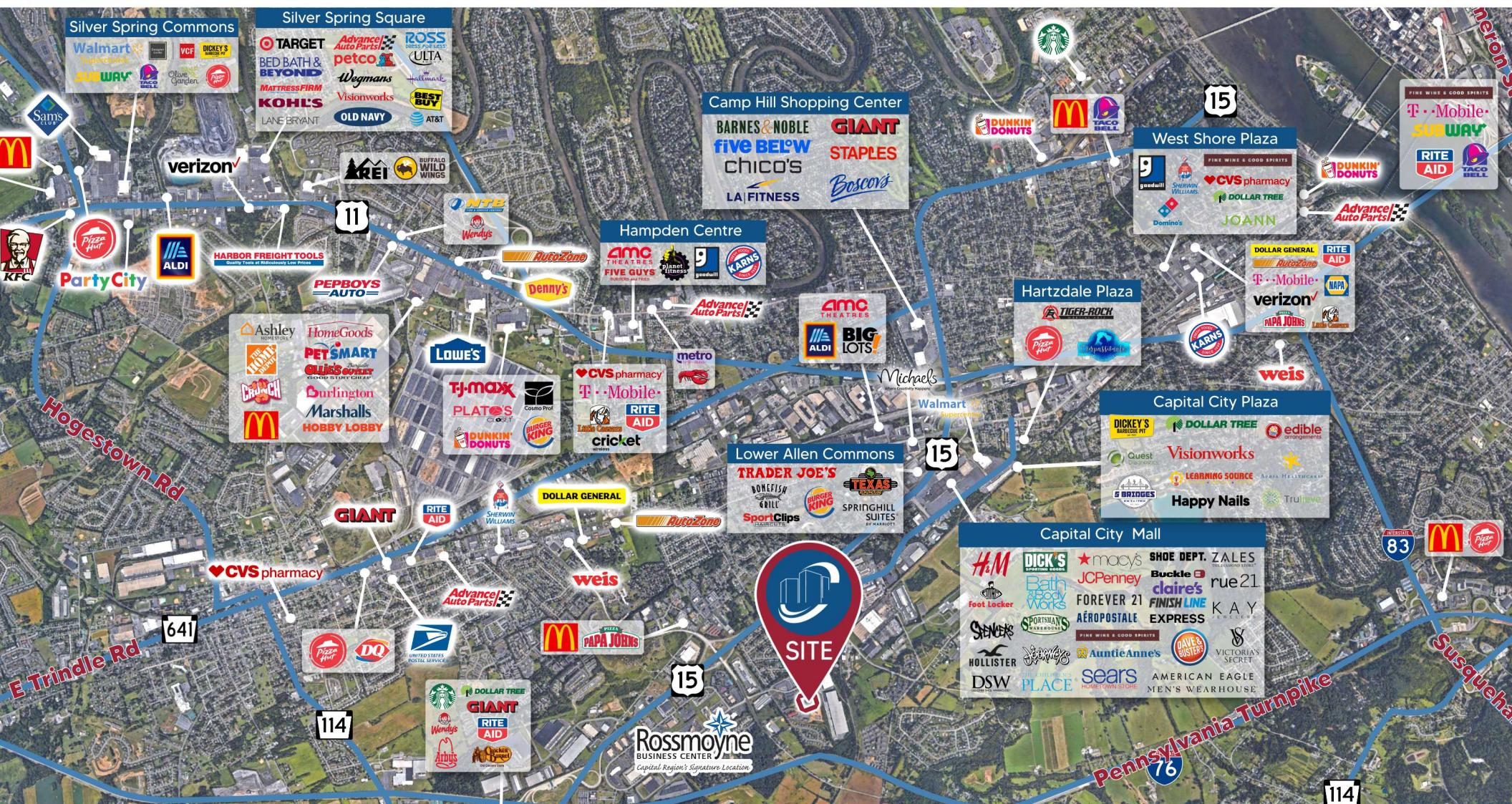
TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM

LOCATION MAP



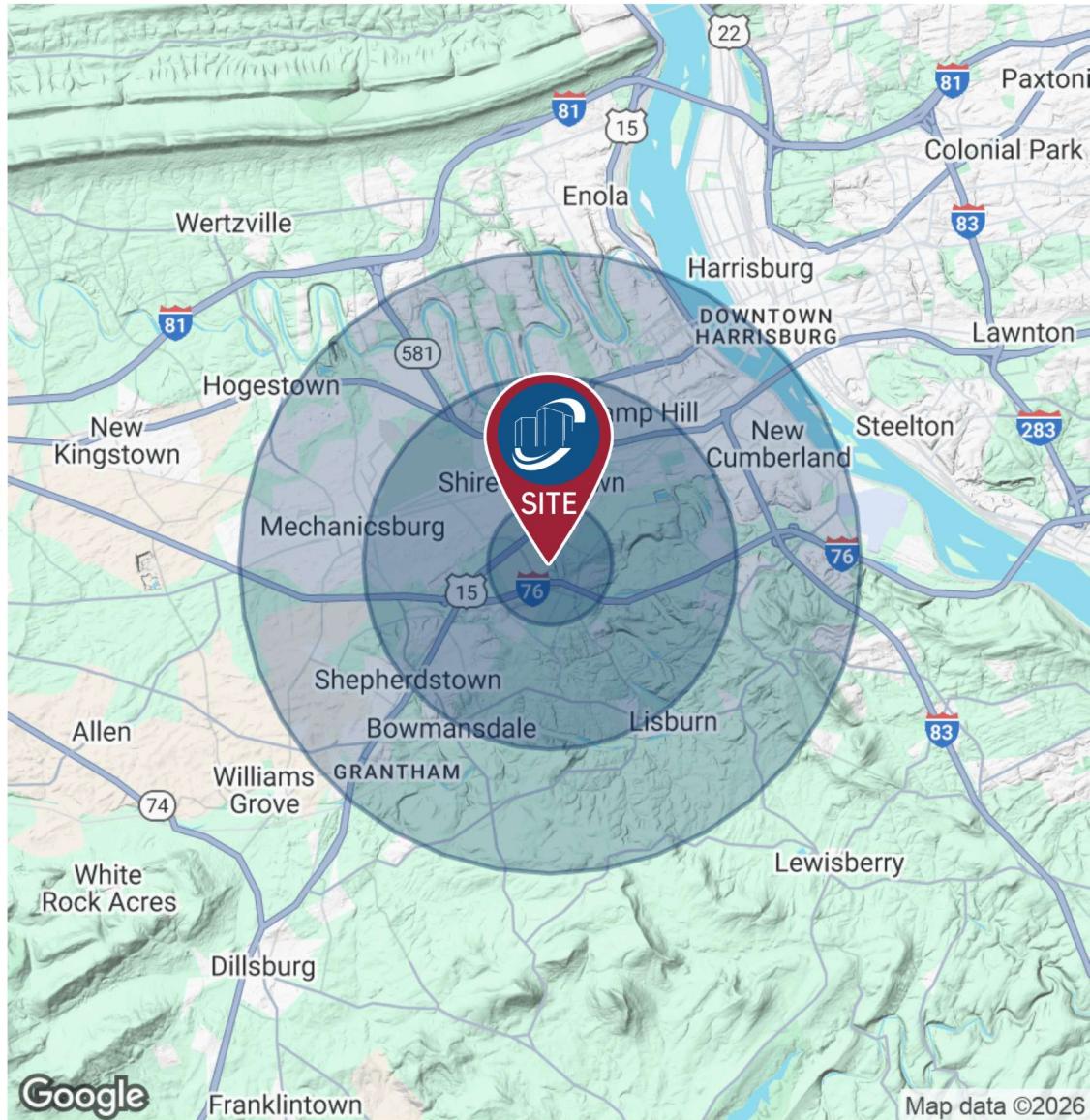
TRADE AERIAL



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





4550 LENA DR MECHANICSBURG, PA 17055

OFFICE SPACE AVAILABLE
FOR LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



OFFICE BUILDING AVAILABLE

For More Information Contact:

MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

NICK TALLEY
SENIOR ASSOCIATE
E: NTALLEY@LANDMARKCR.COM
C: 717.578.0195

DANNY SCOTT
ASSOCIATE
E: DSCOTT@LANDMARKCR.COM
C: 717.303.9299

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990 F: 717.731.8765

