



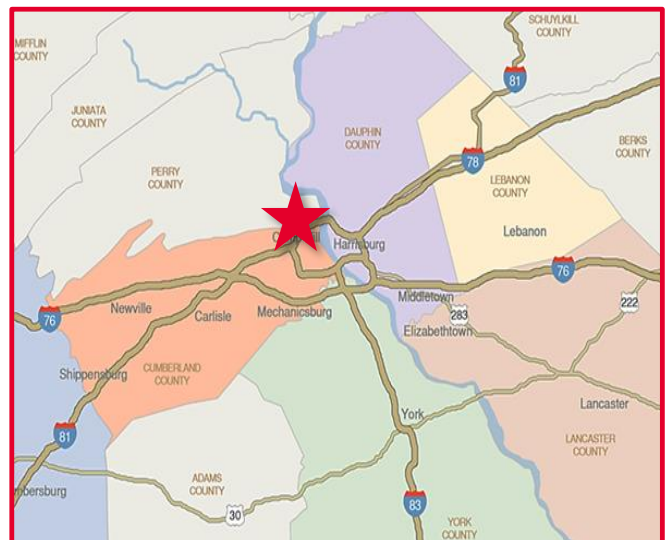
FOR LEASE
300 CORPORATE CENTER DRIVE
CAMP HILL, PA

SUITES RANGING FROM 1,817 UP TO 34,558 SF



PROPERTY OVERVIEW

- Class A office building located in the Camp Hill Corporate Center Campus.
- Impressive masonry and glass construction.
- 237 surface parking spaces and 451 covered spaces in the parking garage,
- On-site fitness center, on-site food court and on-site property management.
- In close proximity to restaurants, retail and other amenities.
- Located just off US Route 15.



For more information, please contact:

Jason C. Sourbeer
Director
+1 717 231 7451
jason.sourbeer@cushwake.com

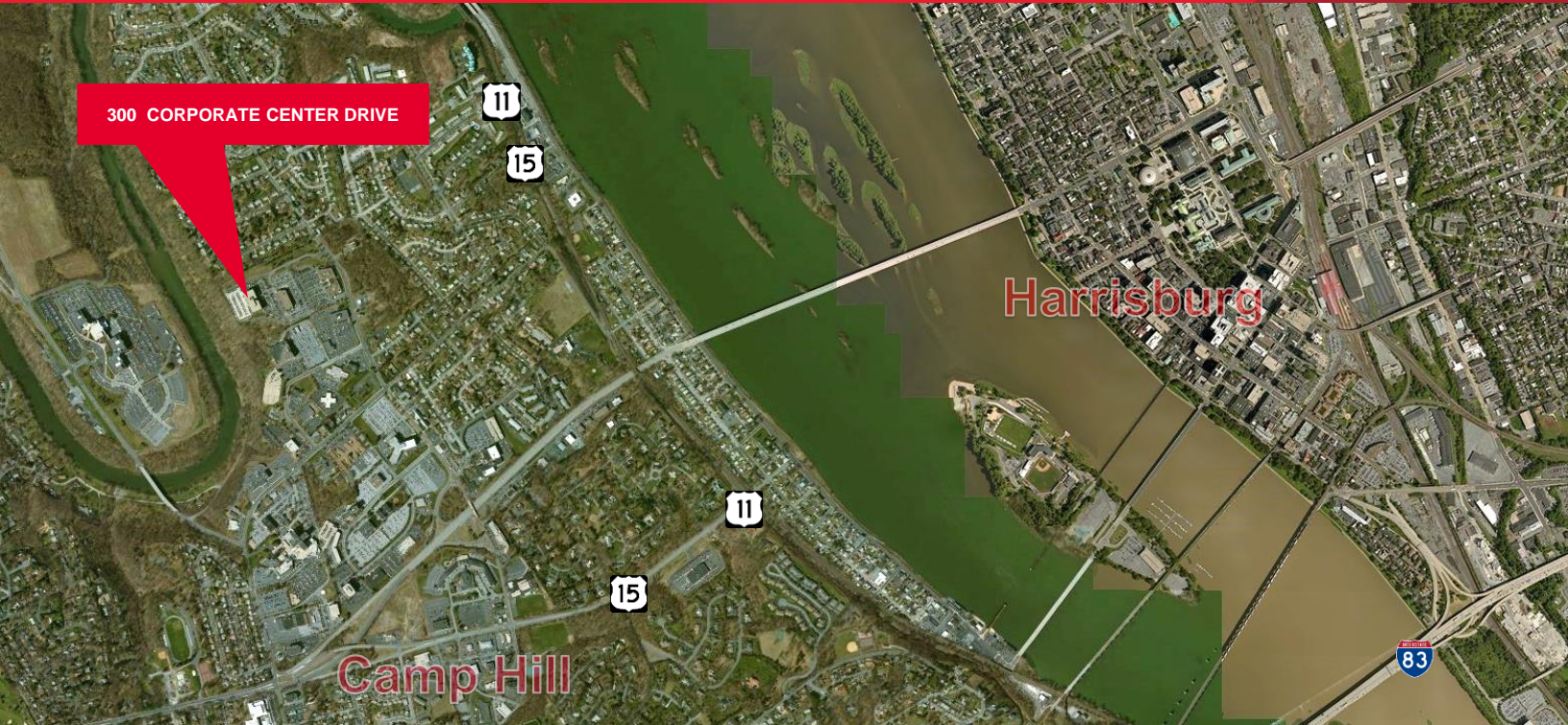
Adam D. Campbell, SIOR
Managing Director
+1 717 231 7292
adam.campbell@cushwake.com

Cushman & Wakefield of Pennsylvania, LLC
4507 North Front Street, Suite 203
Harrisburg, PA 17110 | USA
+1 717 231 7290

cushmanwakefield.com



FOR LEASE
300 CORPORATE CENTER DRIVE
 CAMP HILL, PA



PROPERTY DATA

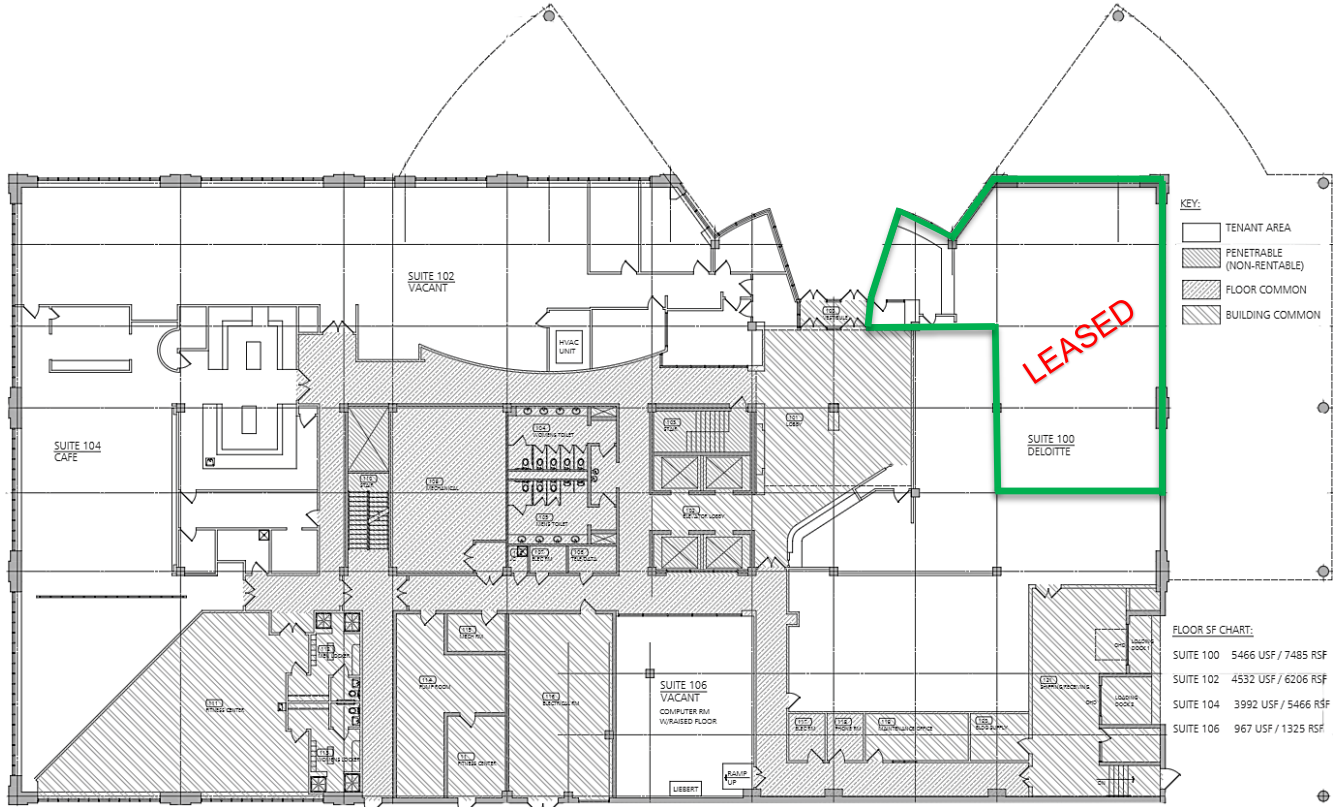
ADDRESS:	300 CORPORATE CENTER DRIVE CAMP HILL, PA 17011	CEILING HEIGHT/TYPE:	9' / 2'X4' ACOUSTICAL TILE
COUNTY:	CUMBERLAND COUNTY	FLOOR TYPE:	CONCRETE WITH FLOOR COVERINGS
MUNICIPALITY:	EAST PENNSBORO TWP.	POWER:	1,000 AMPS, 480 VOLTS
TAX PARCEL NUMBER:	09-18-1304-132C	LIGHTING:	PARABOLIC
PARCEL SIZE:	16.61 ACRES	WATER:	PUBLIC WATER
TOPOGRAPHY:	LEVEL	SEWER:	PUBLIC SEWER
ZONING:	AO (APARTMENT/OFFICE)	HVAC:	AHU AND CHILLED WATER COILS AND ELECTRIC RESISTANCE HEATERS
ROAD FRONTAGE:	LOCATED IN BUSINESS PARK (CAMP HILL CORPORATE CENTER)	SPRINKLERS:	WET SPRINKLER SYSTEM
TOTAL BUILDING SF:	173,296 SF	SECURITY:	PER THE TENANT
AVAILABLE SF:	UP TO 63,361 SF AVAILABLE	PARKING:	237 SURFACE & 451 COVERED SPACES RATIO OF 3.71/1,000 SF
YEAR BUILT:	1989, RENOVATED 2005	RESTROOMS:	MEN'S & WOMEN'S RESTROOMS ON EACH FLOOR
CLASS:	CLASS A	BASEMENT:	YES
CONSTRUCTION:	MASONRY AND GLASS	SIGNAGE:	MONUMENT, LOBBY AND SUITE
NUMBER OF FLOORS:	SIX	RENTAL RATE:	\$19.00/SF GROSS
ELEVATORS:	FOUR PASSENGER ELEVATORS	RENT EXCLUDES:	IN-SUITE JANITORIAL



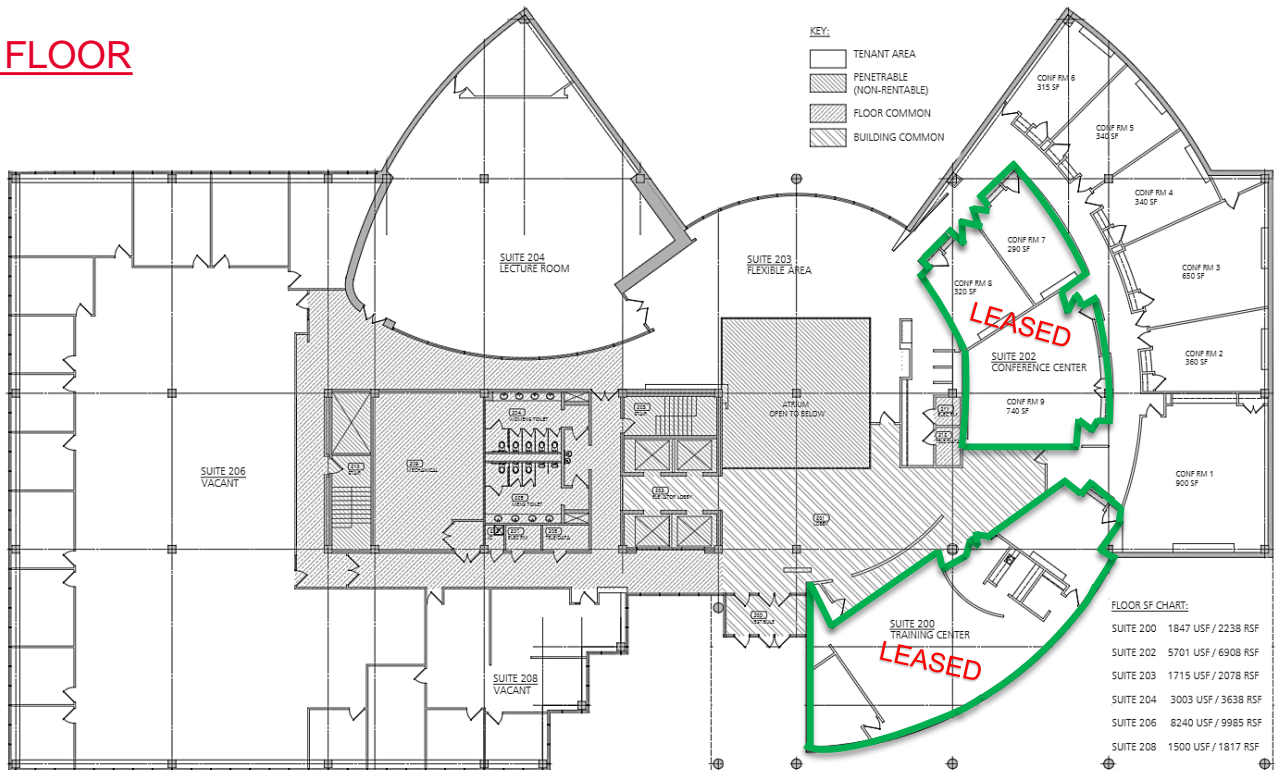
Located in the Camp Hill Corporate Center Campus, just off Erford Road in Camp Hill, Pennsylvania, this facility offers convenient and easy access not only to local amenities such as retail, restaurants, banking and other personal and business services, but also to major area highways and thoroughfares:

- Less than 3 miles to Downtown Harrisburg and the Capitol Complex
- Just 5.6 miles to Exit 41A of I-83
- Less than 10 miles to Exit 242 of the Pennsylvania Turnpike (I-76)
- Less than 15 miles from the Harrisburg International Airport
- Less than 30 miles to Hershey, York and Carlisle
- Only 2 hours from Philadelphia, PA, and Baltimore, MD
- Just 3 hours from New York City

FIRST FLOOR



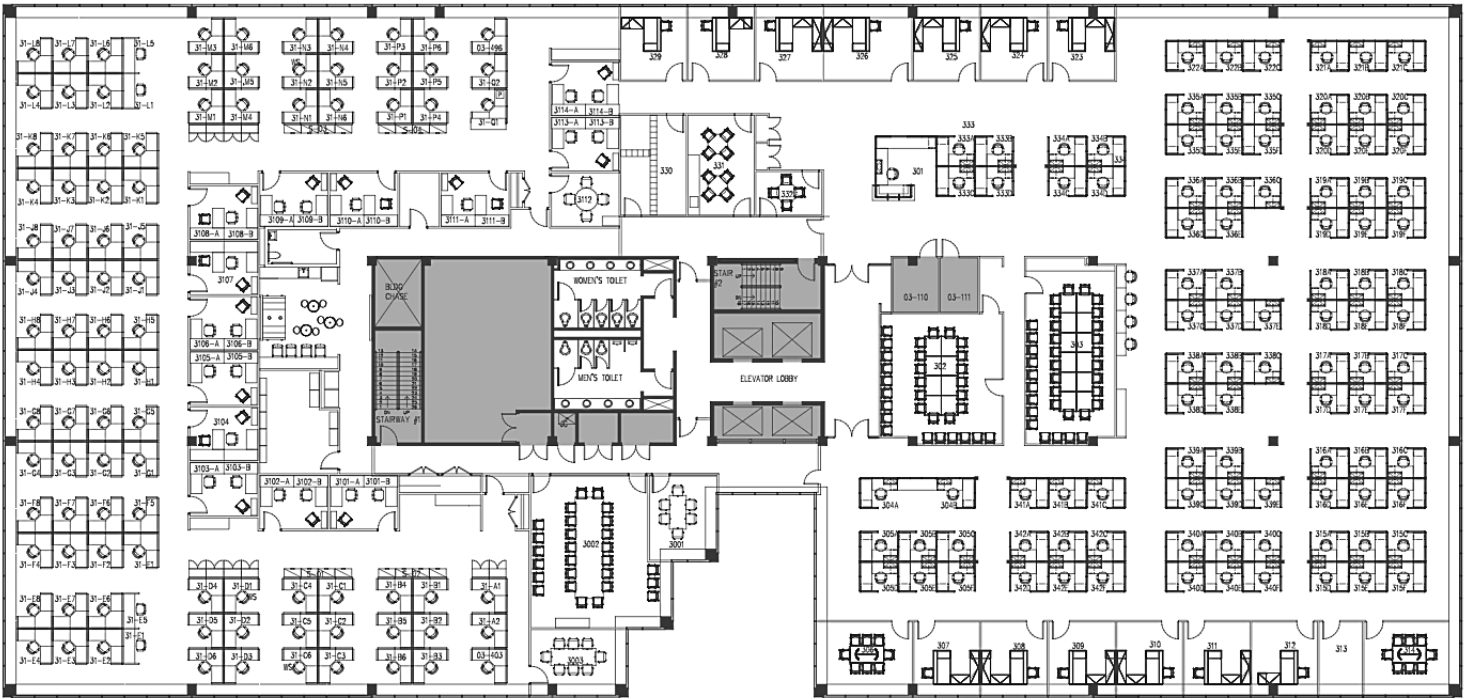
SECOND FLOOR





FOR LEASE
300 CORPORATE CENTER DRIVE
CAMP HILL, PA

THIRD FLOOR – 34,558 SF Available
(current configuration)



FOURTH FLOOR
(current configuration)



FIFTH FLOOR



SIXTH FLOOR
(current configuration)

