



OFFICE SPACE AVAILABLE FOR LEASE

WESTPORT BUSINESS CENTER
4550 LENA DR | MECHANICSBURG, PA 17055



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WORLDWIDE
REAL ESTATE SERVICES



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OFFERING SUMMARY

BUSINESS PARK	Westport Business Center
ADDRESS	4550 Lena Dr Mechanicsburg, PA 17055
AVAILABLE SF	1,278 - 16,000 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

SPACE OVERVIEW

4550 Lena Drive offers an exceptional leasing opportunity within the highly regarded Westport Business Center in Mechanicsburg, PA. The property features two remaining availabilities, including a 1,278 SF first-floor suite and the entire 16,000 SF third floor, providing a rare opportunity for organizations to create a customized office environment ranging from an efficient professional suite to a full-floor regional headquarters. Ideally located with immediate access to US Route 15 and the PA Turnpike (I-76), the building combines quality office space with outstanding regional connectivity and convenient access to numerous restaurants, hotels, retail, and everyday amenities.

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



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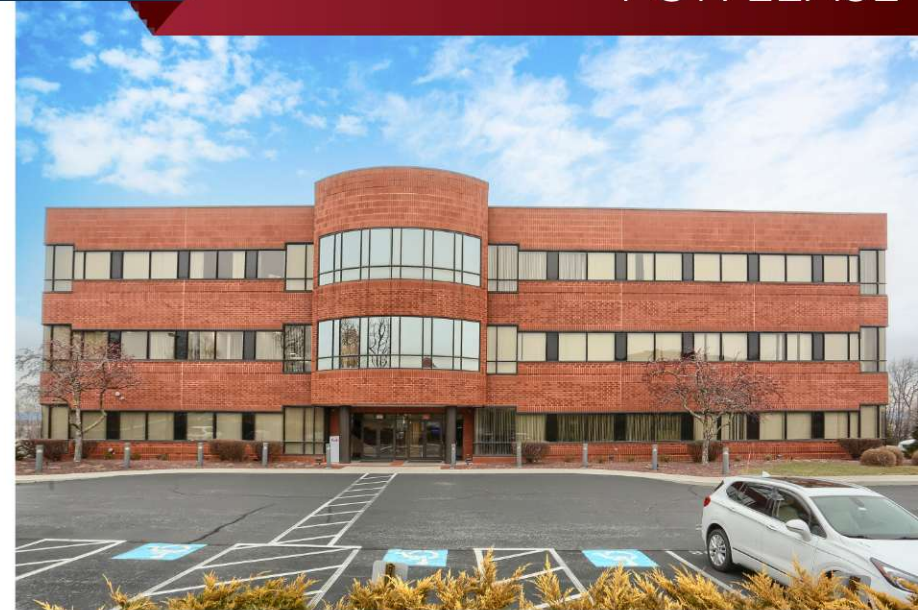
PROPERTY HIGHLIGHTS

- **Flexible Office Opportunities** - Available spaces include a 1,278 SF first-floor suite and the entire 16,000 SF third floor. The full-floor availability presents an outstanding opportunity for a headquarters location or larger office requirement, while the smaller suite offers an efficient solution for professional firms seeking a quality office environment.
- **Efficient, Functional Floor Plans** - The first-floor suite features two existing private offices with an open reception/work area, providing a move-in ready layout for smaller users. The expansive third floor offers exceptional flexibility to accommodate a combination of private offices, open workstations, conference rooms, and collaborative space tailored to tenant needs.
- **Modern, Sustainable Building Infrastructure** - Solar-powered, green office building with fiber optic connectivity in place to support high-speed communications, modern technology requirements, and evolving business operations.
- **Flexible Improvements Available** - Available space can be configured to accommodate a variety of office layouts, from traditional private office environments to collaborative, open workplace concepts. Tenant improvement packages are available for qualified tenants, subject to lease terms.
- **Prime Westport Business Center Location** - Strategically located with immediate access to US Route 15 and the PA Turnpike (I-76), providing convenient connectivity throughout the West Shore, Harrisburg MSA, and Central Pennsylvania.
- **Strong Amenity Base Nearby** - Surrounded by an excellent selection of restaurants, retail, hotels, fitness facilities, and everyday services, offering employees and visitors exceptional convenience throughout the workday.

AVAILABLE SPACE

LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
1 st Floor	101	1,278 SF	\$18.95 PSF	Gross + Electric/Gas
3 rd Floor	300	16,000 SF	\$18.95 PSF	Gross + Electric/Gas



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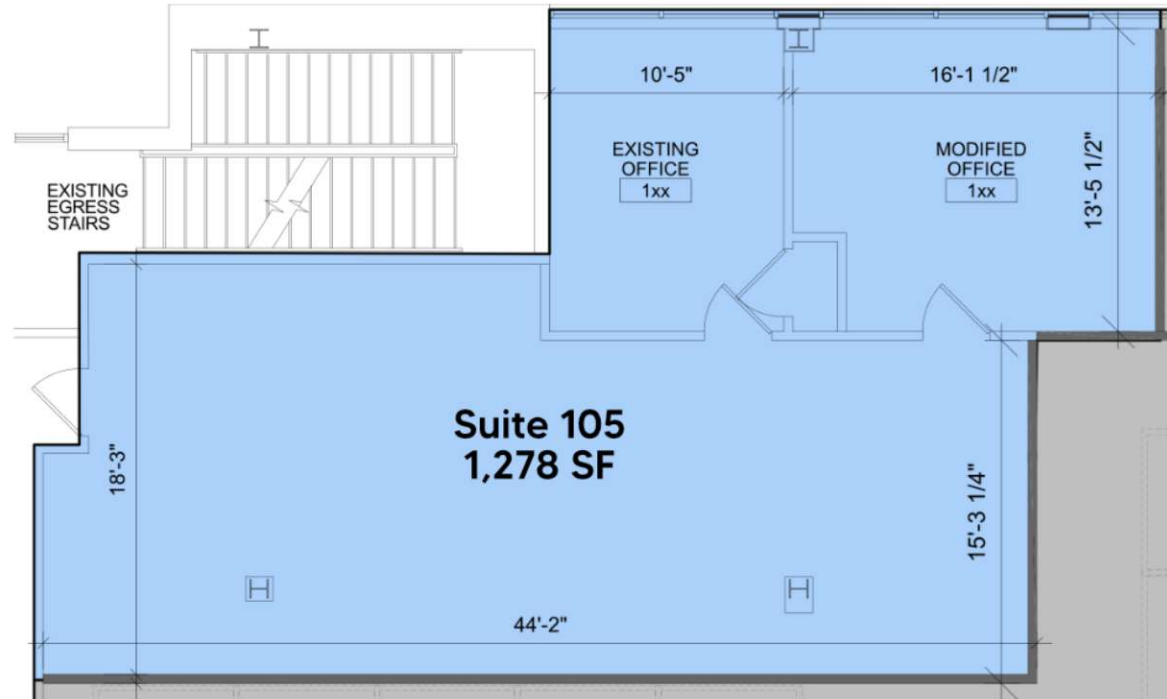
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FIRST FLOOR



LEASE INFORMATION

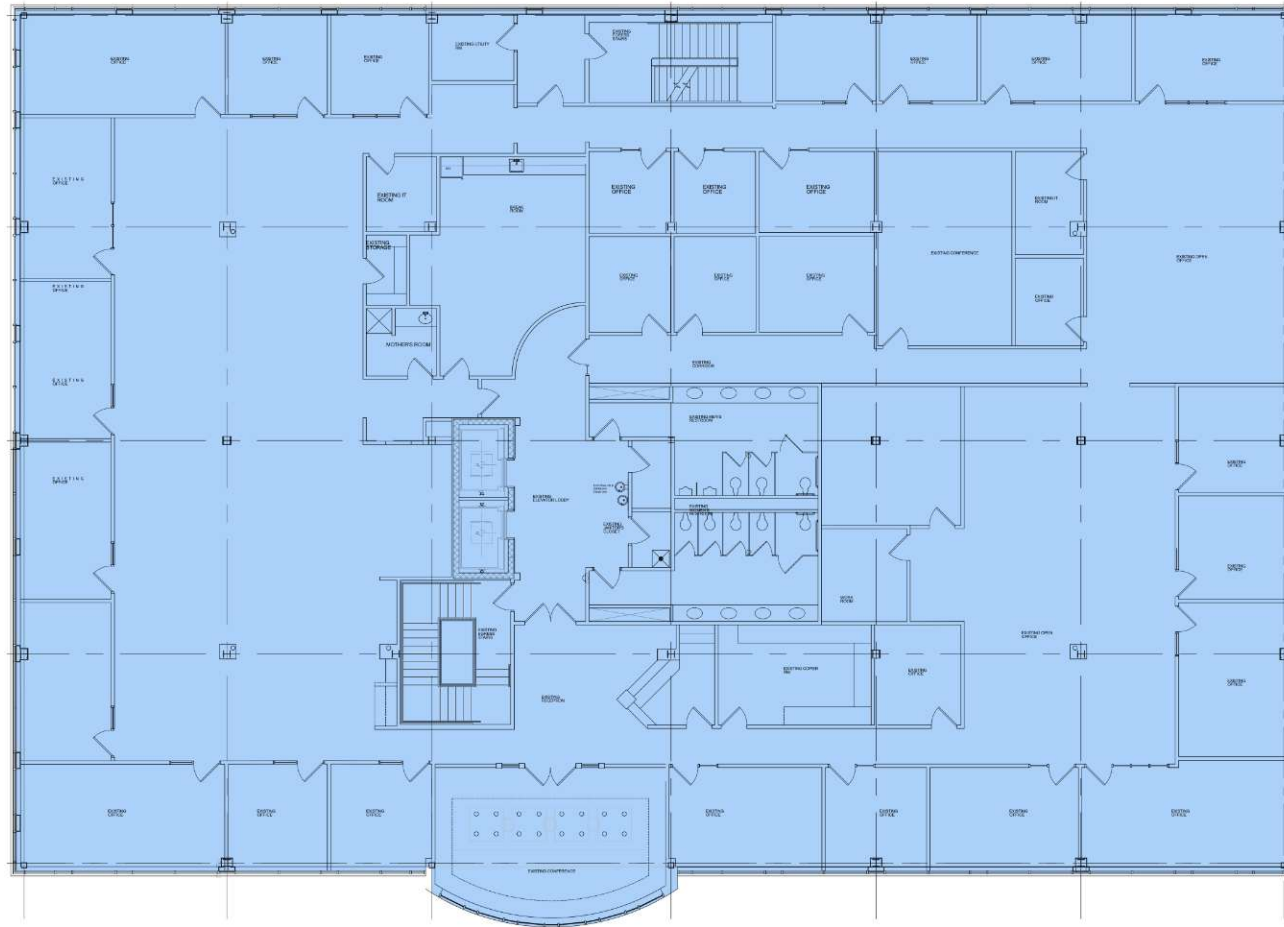
SUITE	SPACE SIZE	LEASE RATE	LEASE TYPE
105	1,278 SF	\$18.95 PSF	Gross + Electric/Gas



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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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EXAMPLE SPACE FINISHES



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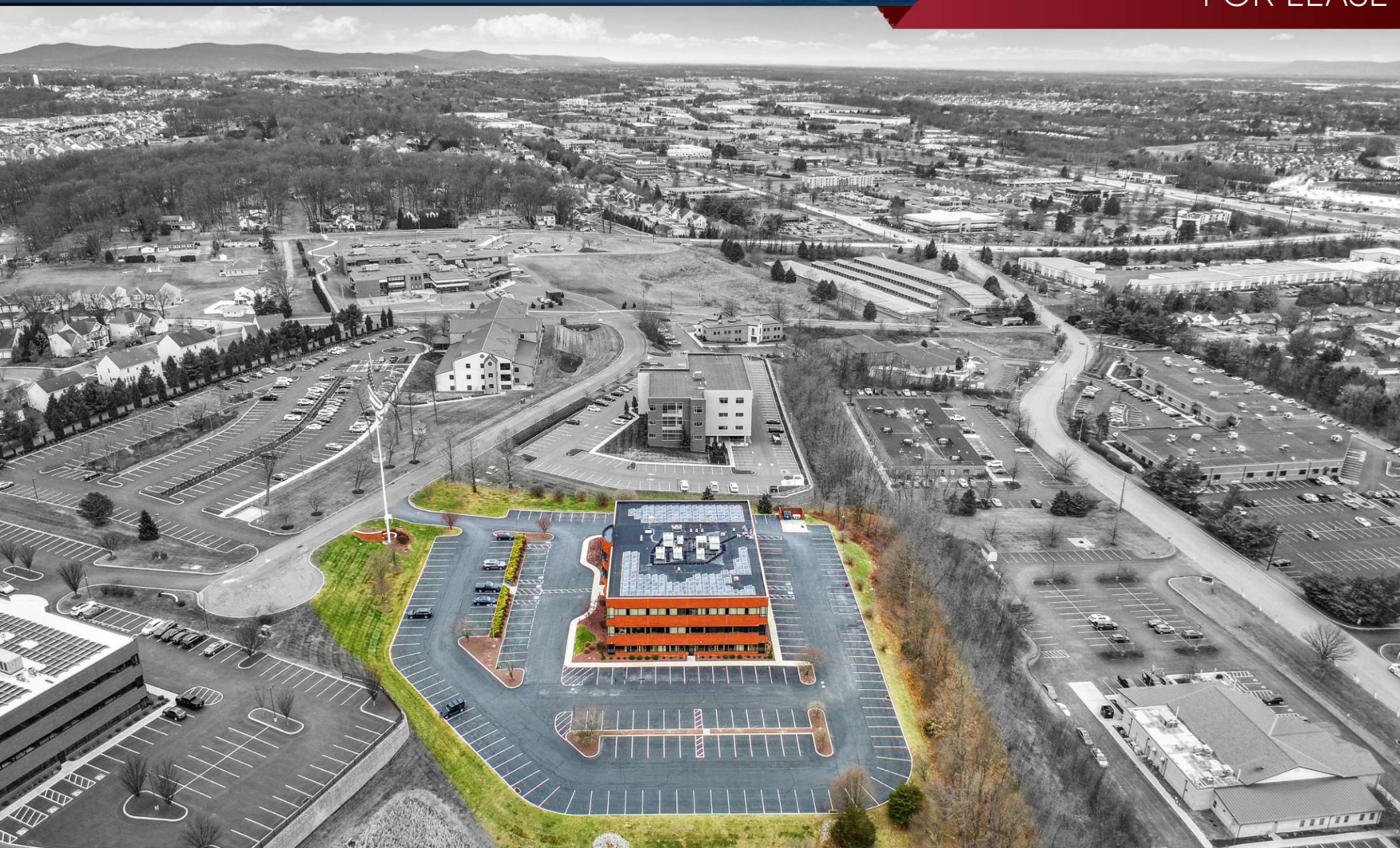


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LOCATION MAP



ROSSMOYNE BUSINESS CENTER



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TRADE AERIAL



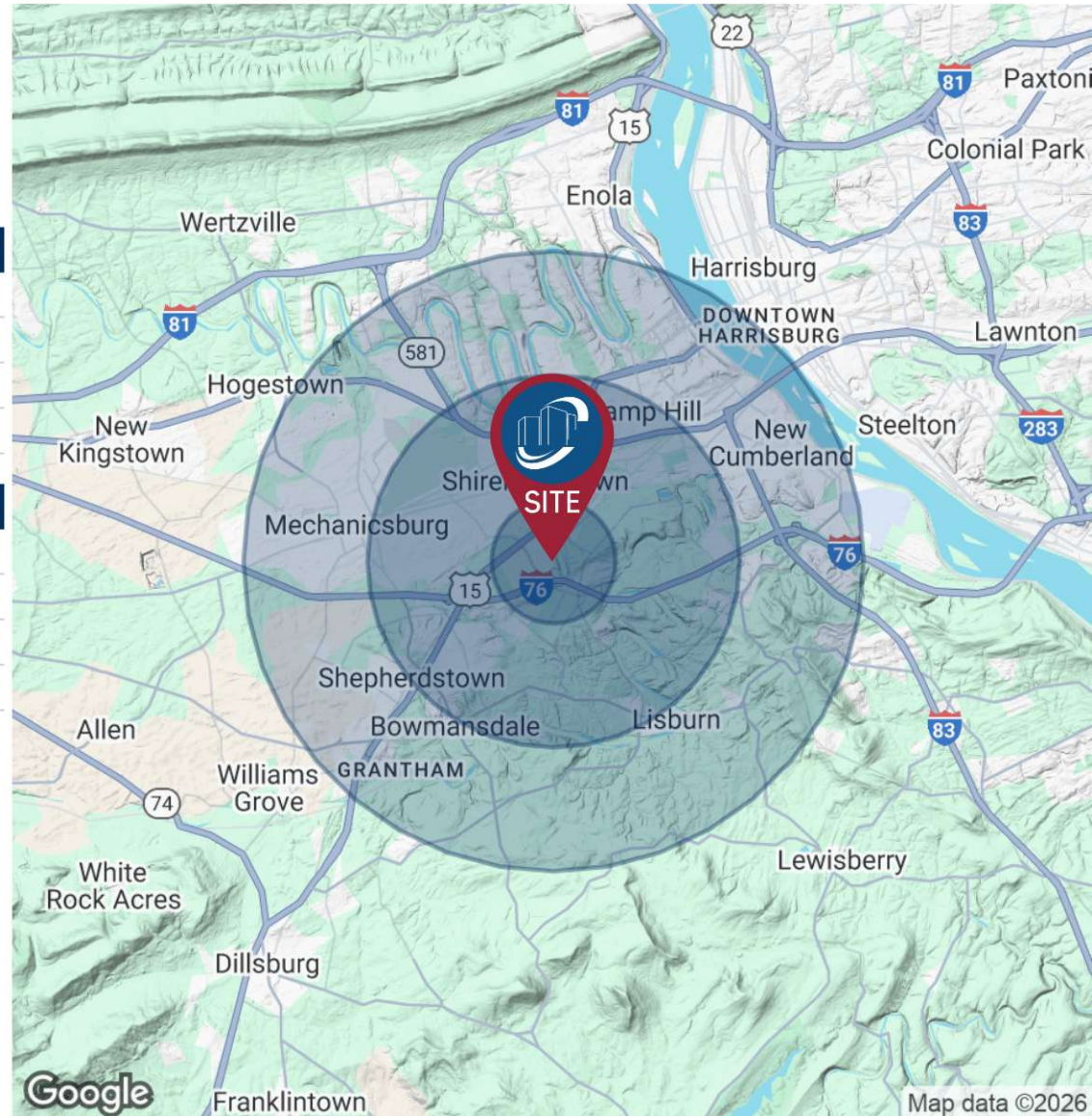


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DEMOGRAPHICS

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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OFFICE BUILDING AVAILABLE

For More Information Contact:

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PRESIDENT & EXECUTIVE MANAGING DIRECTOR

E: MCURRAN@LANDMARKCR.COM

C: 717.805.9277

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SENIOR ASSOCIATE

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LANDMARK COMMERCIAL REALTY

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CAMP HILL, PA 17011

P: 717.731.1990

F: 717.731.8765

