



# RENOVATED OFFICE BUILDING AVAILABLE ROSSMOYNE BUSINESS CENTER

5021 LOUISE DR | MECHANICSBURG, PA 17055



[WWW.LANDMARKCR.COM](http://WWW.LANDMARKCR.COM)  
(717) 731.1990





### PROPERTY HIGHLIGHTS

- Unique opportunity to purchase a professional office property in Rossmoyne Business Center
- Partially leased office building offers user/owner opportunity with long term lease in place
- The fully updated property features:
  - Available space from 2,104 SF up to 8,908 SF with a potential sale-leaseback scenario
  - Recent completion of \$1 million in extensive improvements completed
  - Improvements include: all new HVAC units, new security & fire alarm systems, new interior & exterior lighting, renovated lobby & common areas, landscaping overhaul, new retaining wall, and parking lot resurfacing
- Rossmoyne Business Center is ideally located just off  with quick access to 
- Close to multiple lodging options and popular restaurants & amenities

### OFFERING SUMMARY

<b>Sale Price</b>	<b>\$2,595,000</b>
<b>Building Size</b>	14,923 SF
<b>Price Per SF</b>	\$173.89
<b>Lot Size</b>	5.31 Acres
<b>Available Space</b>	2,104 - 8,905 SF
<b>Lease Rate</b>	\$17.95
<b>Lease Type</b>	+ Electric & Janitorial
<b>Building Type</b>	Office
<b>Tenancy</b>	Multi
<b>Built/Renovated</b>	1990 / 2025
<b>Stories</b>	1
<b>Parking</b>	95 Spaces
<b>Submarket</b>	Harrisburg West
<b>County</b>	Cumberland
<b>Municipality</b>	Upper Allen Twp
<b>Business Park</b>	Rossmoyne Business Center
<b>Zoning</b>	Professional Office (PO)
<b>APN</b>	42-10-0256-028
<b>Taxes</b>	\$38,260.29 (2025)



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## OFFERING DESCRIPTION

This single-story professional office building in the prestigious Rossmoyne Business Center presents a unique opportunity for purchase or lease. Featuring excellent window lines and abundant natural light, the property is partially leased, offering an appealing scenario for an owner/user with income already in place. Flexible options are available with space ranging from 2,104 square feet up to 8,908 square feet, and a potential sale-leaseback can provide long-term stability for investors or users seeking additional security.

The building has benefited from \$1 million in recent improvements, including all new rooftop HVAC systems, upgraded security and fire alarm systems, key fob access system, renovated lobby and common areas, enhanced interior and exterior lighting, resurfaced parking lot, a new retaining wall, exterior building caulking, and a complete landscaping overhaul. These updates ensure a modern, move-in-ready environment for professional office users.

Ideally situated just off US-15 and the PA Turnpike (I-76), the Rossmoyne Business Center location provides quick connections to I-83, US-11, and I-81, ensuring seamless regional access. The property is also surrounded by a wide selection of hotels, popular restaurants, and other amenities, making it a highly desirable choice for businesses seeking convenience and visibility in Central Pennsylvania.



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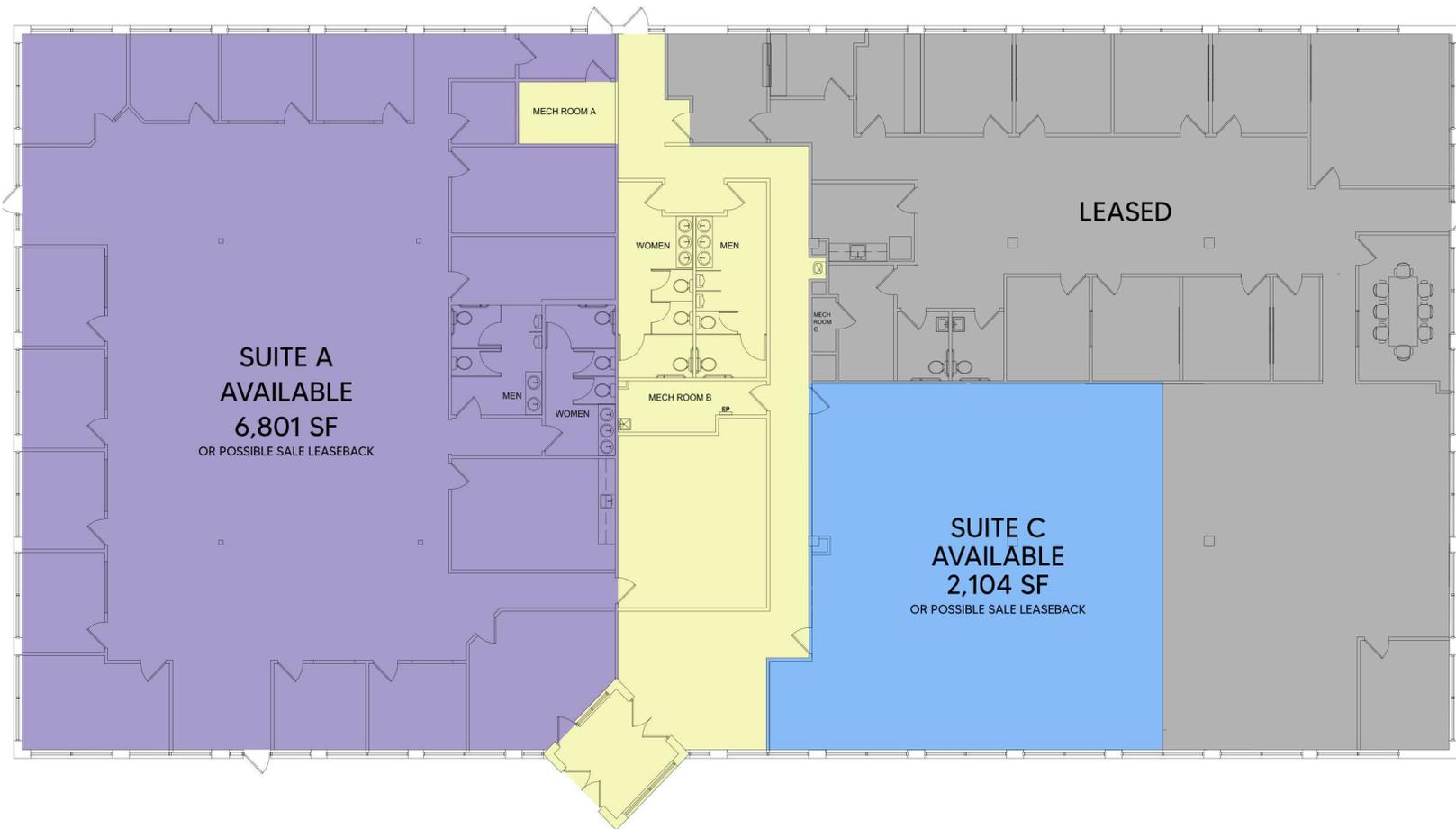
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### AVAILABILITY

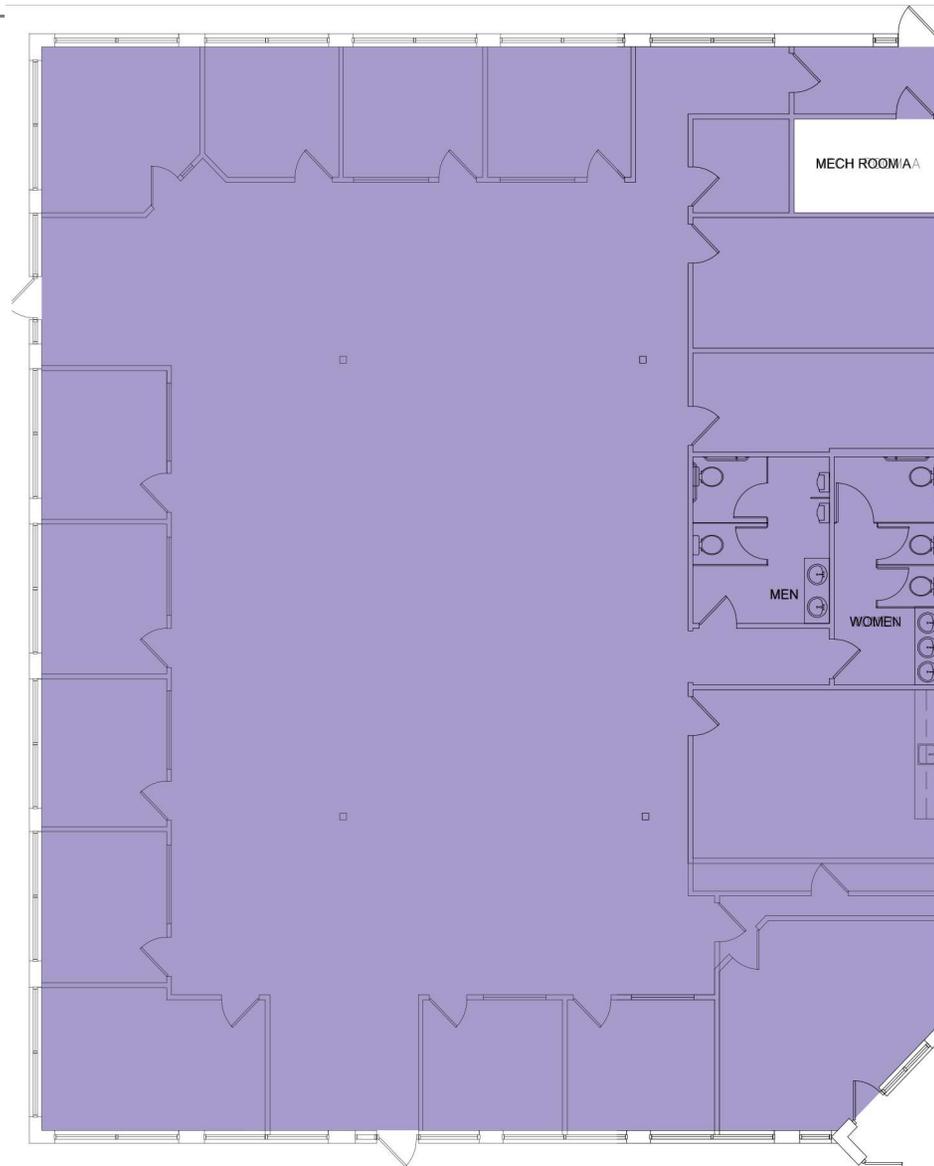


### LEASE INFORMATION

SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE
A	6,801 SF	\$17.95 /SF	+ Electric & Janitorial
C	2,104 SF	\$17.95 /SF	+ Electric & Janitorial

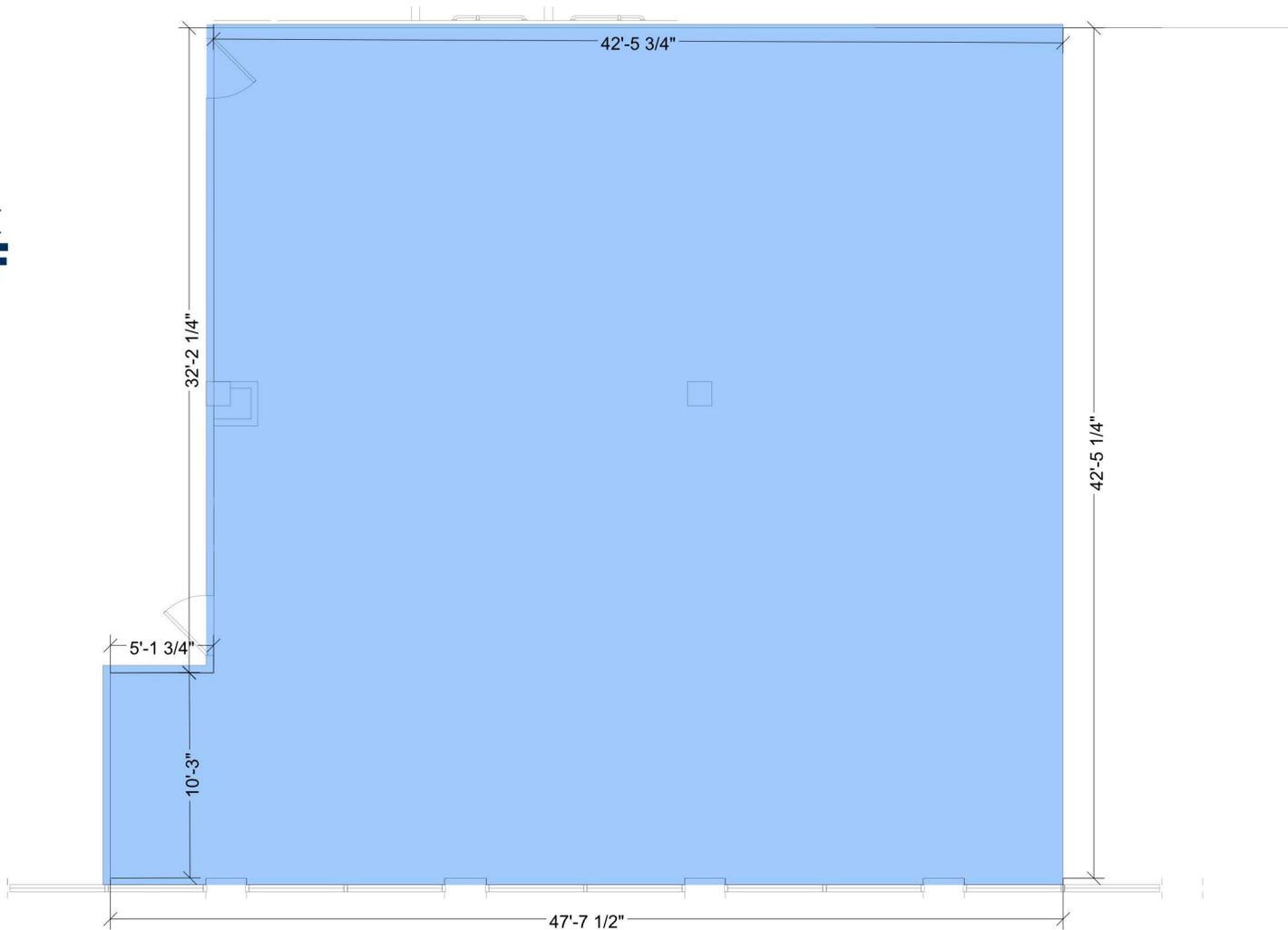
FLOORPLAN

**SUITE A  
6,801 SF**



FLOORPLAN

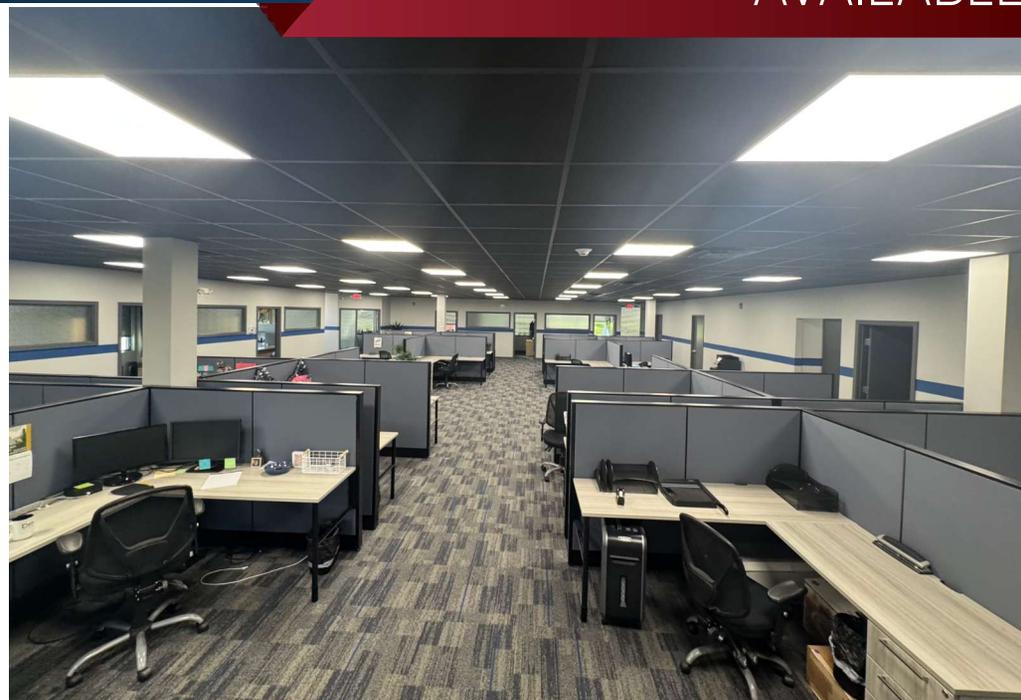
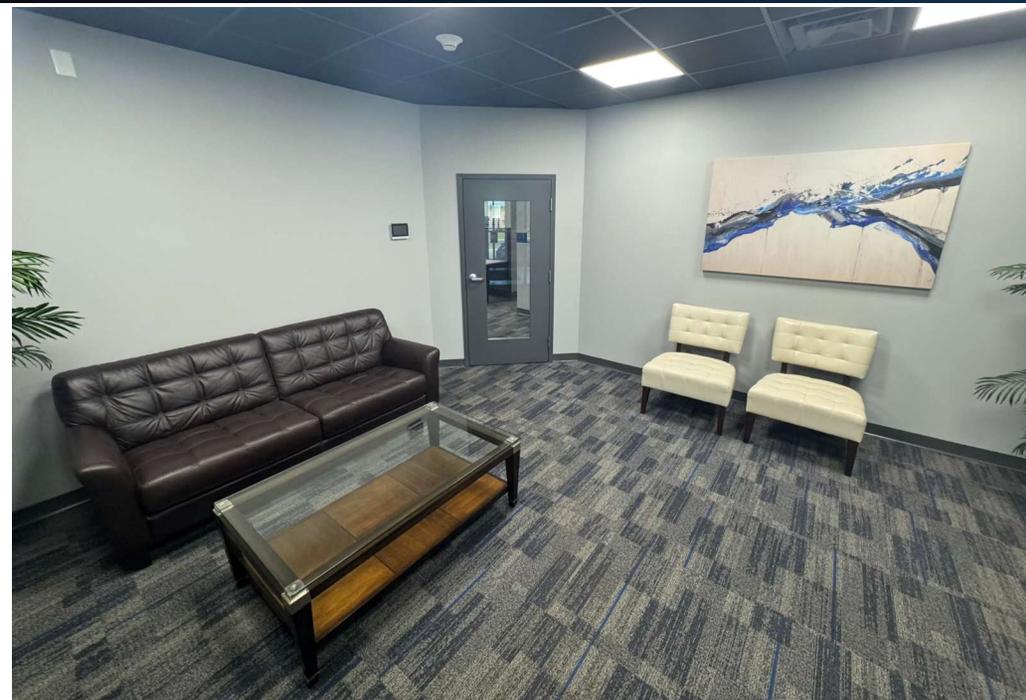
**SUITE C  
2,104 SF**





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PARCEL MAP



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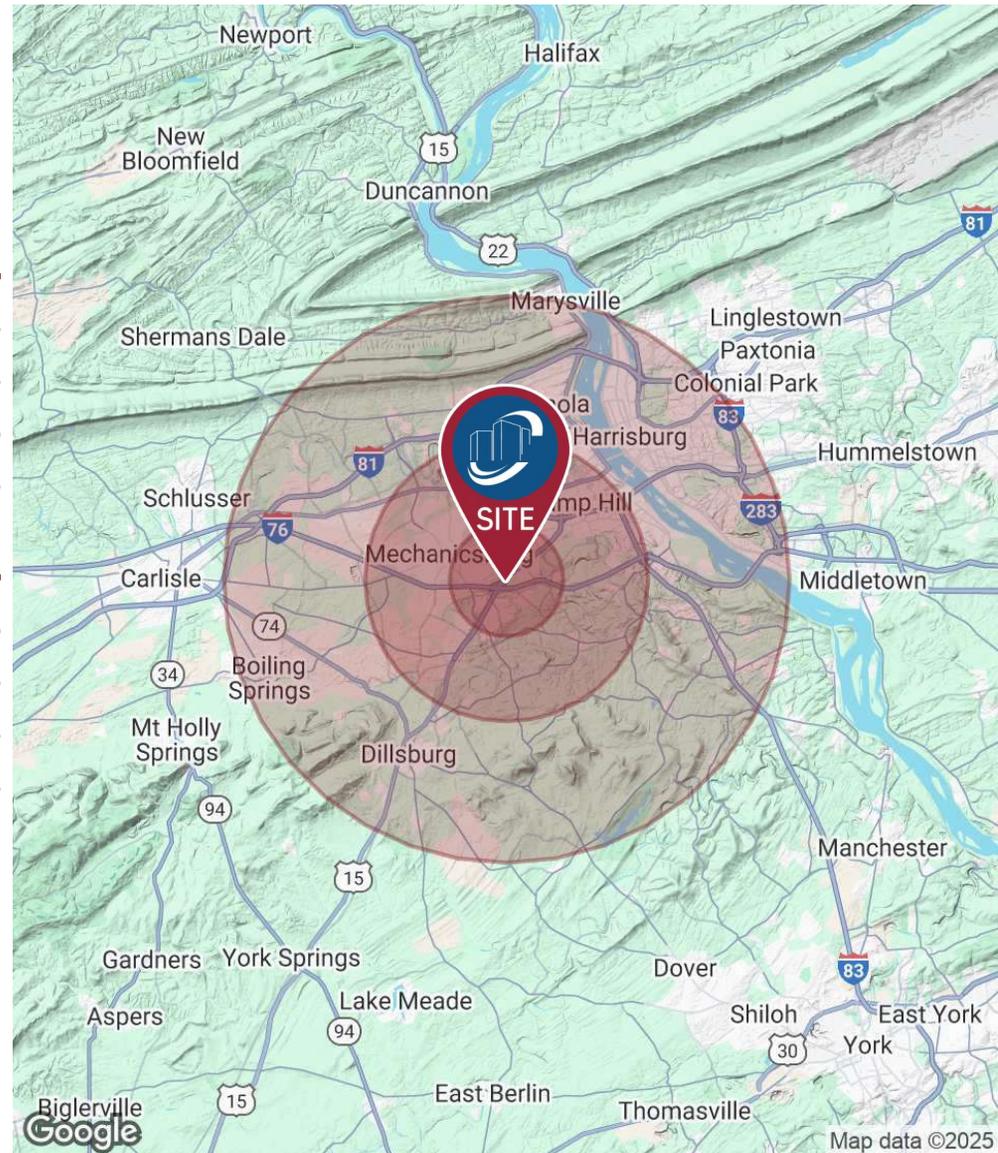
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### TRADE AERIAL



### DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	27,467	120,544	325,895
Average age	44	42	41
Average age (Male)	42	41	40
Average age (Female)	46	43	42
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	12,169	47,158	131,186
# of persons per HH	2.3	2.6	2.5
Average HH income	\$108,625	\$128,005	\$107,738
Average house value	\$288,916	\$371,759	\$292,543





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