



Office Suites at Mount Joy Business Center

955 W Main St, Mount Joy, PA 17552



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Office Suites at Mount Joy Business Center

Upon Request

Beautifully Renovated Professional & Retail Spaces – Prime Main Street Location!

This 10,000+ sq. ft. property offers a perfect mix of office and retail spaces, zoned for general commercial use—allowing for a wide range of businesses, including retail, medical, and professional offices.

Completely...

- Beautifully renovated, multi-tenant professional building!
- Outstanding location! Main St. location with great visibility! On-site parking and at no additional cost!
- Zoned for neighborhood commercial, allowing for wide variety of uses such as office, medical, professional, wellness & service businesses!
- Locally managed and well maintained property!
- Flexible lease terms available!
- Variety of suite sizes which can also be combined/customized to fit your business needs! All suites have windows!



Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	26,000 SF
Year Built:	1960
Walk Score ®:	46 (Car-Dependent)
Rental Rate Mo:	Upon Request

1st Floor Ste 4

Space Available	510 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Move-in Ready Office Space – 510 sq. ft. | \$935/month – All-Inclusive This bright and versatile 510 sq. ft. office is ready for immediate move-in. Featuring attractive neutral finishes, it's a blank canvas that can easily be tailored to suit your business needs. The space includes access to a shared kitchenette, conference room, and an open office area. Ideal for a variety of professional or personal service businesses—such as hair, skin care, barbering, law services, or financial consulting. Rent is \$935/month and includes Wi-Fi, utilities, trash removal, and parking—no hidden fees. Call 717-656-7511 to schedule a showing or learn more!

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1st Floor Ste 5

Space Available	540 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Professional Office Space – 540 sq. ft. | \$945/month – All-Inclusive This well-maintained, 540 sq. ft. private office is move-in ready and ideal for a range of professional services. Featuring clean, neutral finishes, the space offers a versatile layout that can be easily customized to meet your business needs. Can be combined with suite 7 if additional space is needed! Tenants have access to a shared kitchenette, conference room, and an open office area—perfect for client meetings or collaborative work. Rent is \$945/month and includes all utilities, high-speed Wi-Fi, trash removal, and parking—offering excellent value with no additional overhead. Ideal for financial services, consulting, therapy, or other professional use. For more information or to schedule a showing, contact 717-656-7511

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1st Floor Ste 6

Space Available	490 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

Professional Office Space – 490 sq. ft. | \$995/month – All-Inclusive This well-maintained, 490 sq. ft. private office is move-in ready and ideal for a range of professional services. Featuring clean, neutral finishes, the space offers a versatile layout that can be easily customized to meet your business needs. Tenants have access to a shared kitchenette, conference room, and an open office area—perfect for client meetings or collaborative work. Rent is \$995/month and includes all utilities, high-speed Wi-Fi, trash removal, and parking—offering excellent value with no additional overhead. Ideal for financial services, consulting, therapy, or other professional use. For more information or to schedule a showing contact 717-656-7511.

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1st Floor Ste 7

Space Available	455 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office/Medical
Lease Term	1 - 5 Years

Professional Office Space – 455 sq. ft. | \$895/month – All-Inclusive This well-maintained, 455 sq. ft. private office is move-in ready and ideal for a range of professional services. Featuring clean, neutral finishes, the space offers a versatile layout that can be easily customized to meet your business needs. Tenants have access to a shared kitchenette, conference room, and an open office area—perfect for client meetings or collaborative work. Rent is \$895/month and includes all utilities, high-speed Wi-Fi, trash removal, and parking—offering excellent value with no additional overhead. Could be combined with suite 5 to make 955 SF of continuous space! Ideal for financial services, consulting, therapy, or other professional use. For more information or to schedule a showing contact 717-656-7511.

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1st Floor Ste 8

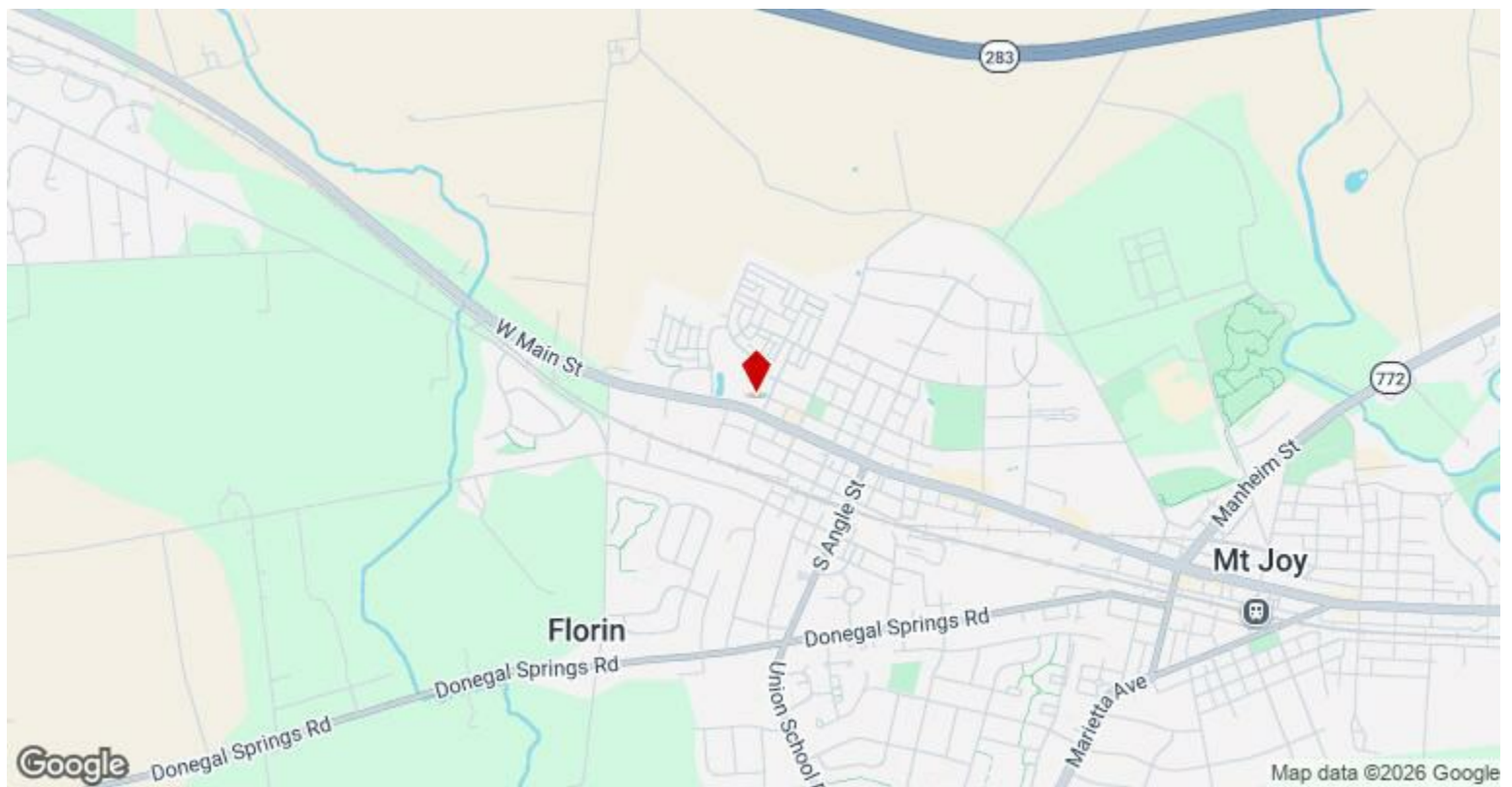
Space Available	630 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

Professional Office Space – 630 sq. ft. | \$1,215/month – All-Inclusive This well-maintained, 630 sq. ft. private office is move-in ready and ideal for a range of professional services. Featuring clean, neutral finishes, the space offers a versatile layout that can be easily customized to meet your business needs. Can be combined with Suite 4 to give 1630 SF of continuous space. Tenants have access to a shared kitchenette, conference room, and an open office area—perfect for client meetings or collaborative work. Rent is \$1,215/month and includes all utilities, high-speed Wi-Fi, trash removal, and parking—offering excellent value with no additional overhead. Ideal for financial services, consulting, therapy, or other professional use. For more information or to schedule a showing, contact 717-656-7511.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Blue Magnolia Massage & Bodywork	-	
Coram Deo Advisors	-	
Hair Dreams Salon LLC	-	
Lorenzen Studios	-	
MasterCam (Formerly Cimquest)	-	
Pure Pilates	-	
Stacey W. Betts Law Office	-	



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Completely renovated in 2021 by the award-winning CGA Architects, this building combines modern design, functionality, and convenience.

Currently, only five spaces remain available for lease, ranging from 455 SF to 630 SF. However, can be combined and or customized to meet your business needs!

Ideal for:

- Counseling therapy or psychiatry services
- Chiropractor
- Educational services
- Financial or professional offices
- Legal services
- Printing services
- Consulting or office-based medical uses
- Retail shops or boutiques

A couple of these spaces could be combined or reconfigured for your business if additional square footage is required! Please ask for details!

Located on Main Street, the property offers excellent visibility and is less than 5 miles from PA-772E and PA-283E, ensuring easy access for clients and staff.

Monthly rent includes:

All building and grounds maintenance

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



MJBC Ste 8 - Concept 8



MJBC Ste 8 - Concept 9

Property Photos



Property Photos



Outside Signage



Outside Building

Property Photos



Interior Hall

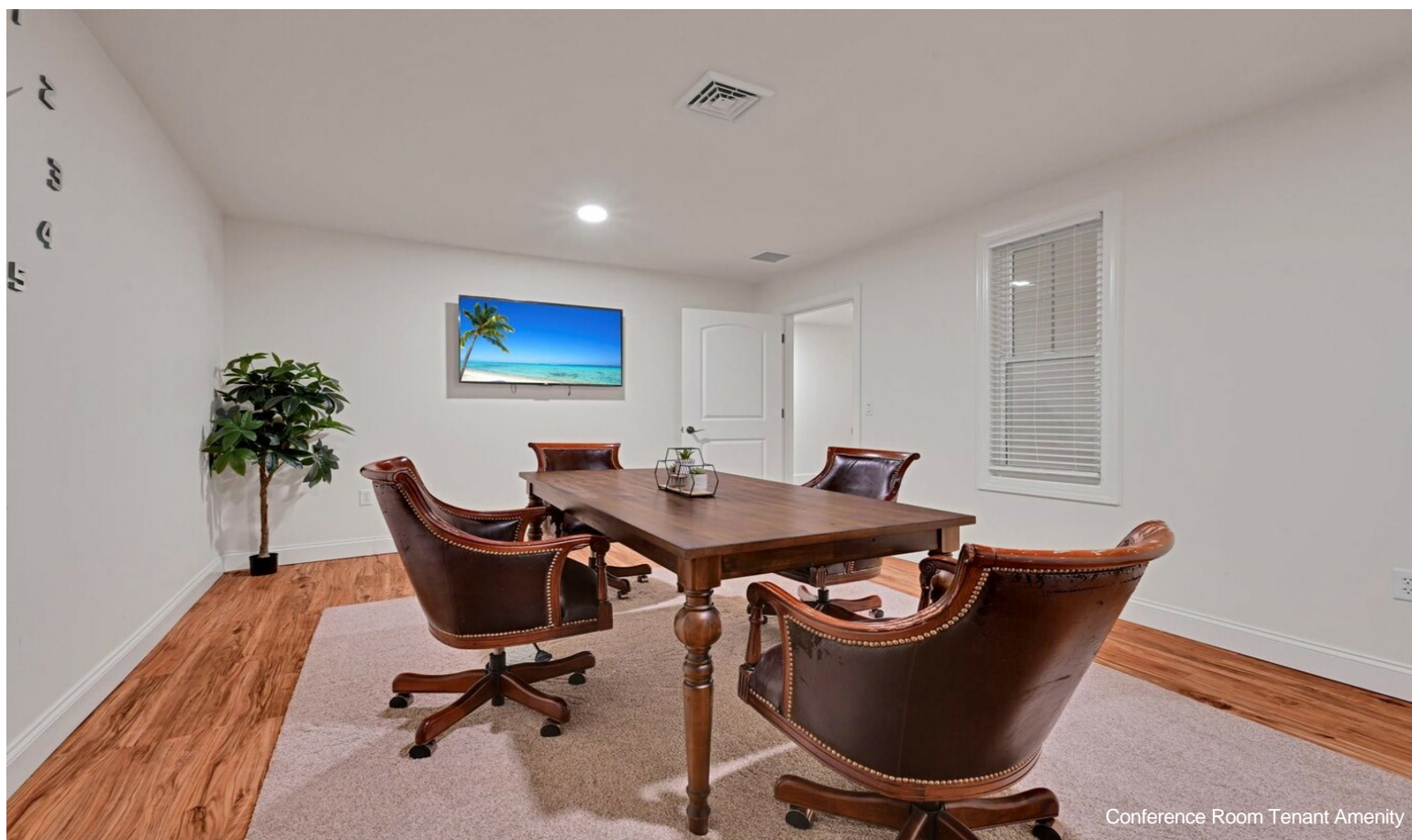


Interior Hall

Property Photos



Lobby



Conference Room Tenant Amenity

Property Photos



Interior- Hallway



Break Room/Shared Kitchenette

