

1104 FERNWOOD AVE, CAMP HILL

OFFICE SUITES FOR LEASE
900+/- TO 2,500+/- SF



CAMPBELL
Commercial Partners LLC

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LEASE

OFFERING SUMMARY

Available SF:	900 - 2,500 SF
Lease Rate:	\$14.50 SF/Yr
Lease Term:	Negotiable
Lessee Responsibilities:	In-suite Janitorial
Municipality:	Lower Allen Township
Zoning:	Neighborhood Residential



PROPERTY OVERVIEW

Multiple small office suites available in the Fernwood Office Complex. Great rates and on-site management make this a desirable location for any professional user. Located at the exit of Rt. 15, this property offers easy access to many local amenities.

PROPERTY HIGHLIGHTS

- Great access to Route 15
- Multiple suites available
- On-site management
- Many nearby amenities

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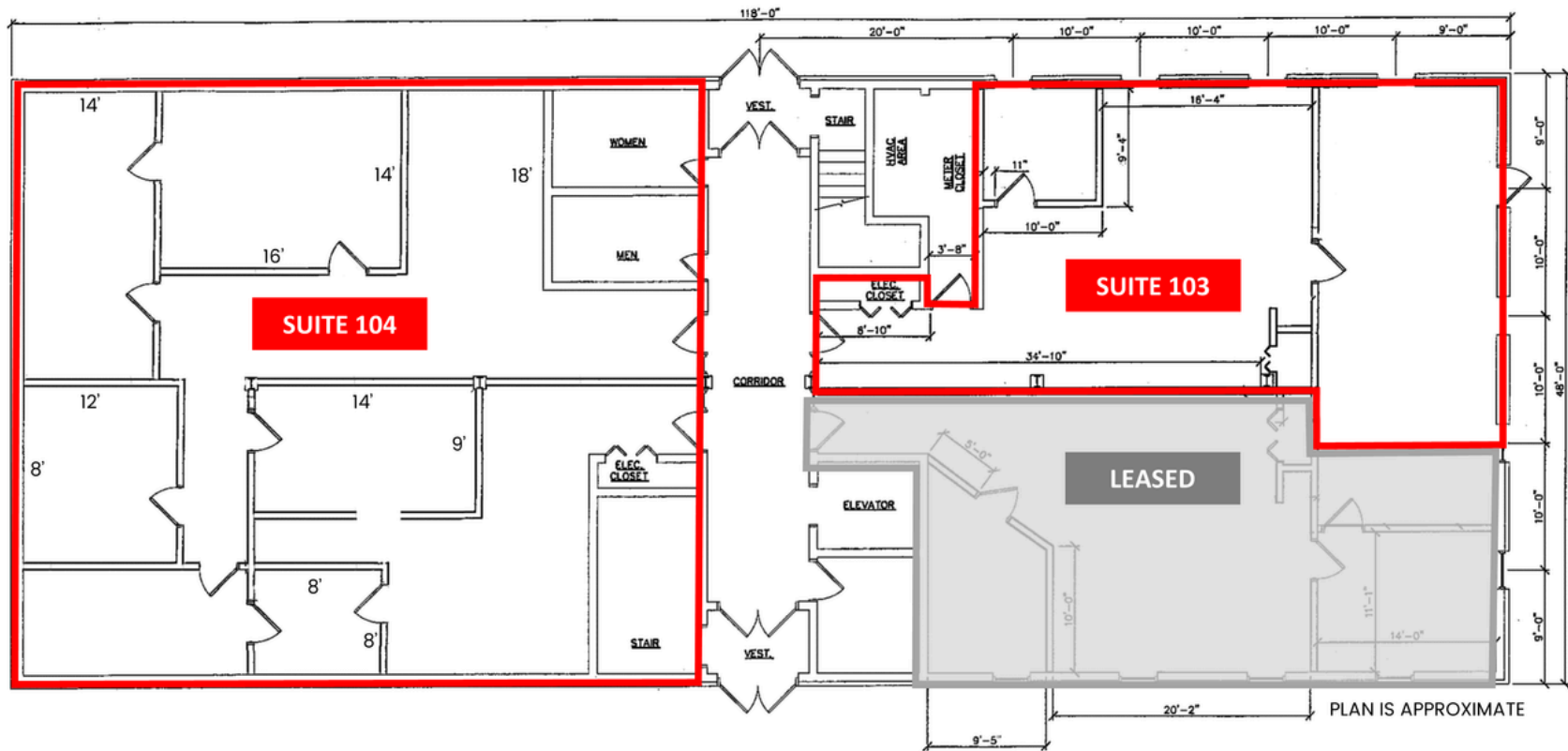
AVAILABLE SUITES

SUITE	SIZE (SF)	LEASE RATE	TERM	AVAILABILITY
103	900 +/-	\$14.50 SF/Yr	Negotiable	Immediate
104	2,500 +/-	\$14.50 SF/Yr	Negotiable	Immediate
203	1,680 +/-	\$14.50 SF/Yr	Negotiable	Immediate
304	900 +/-	\$14.50 SF/Yr	Negotiable	Immediate
401/403	2,500 +/-	\$14.50 SF/Yr	Negotiable	Immediate

Can get up to 3,400+/- SF on the same floor.

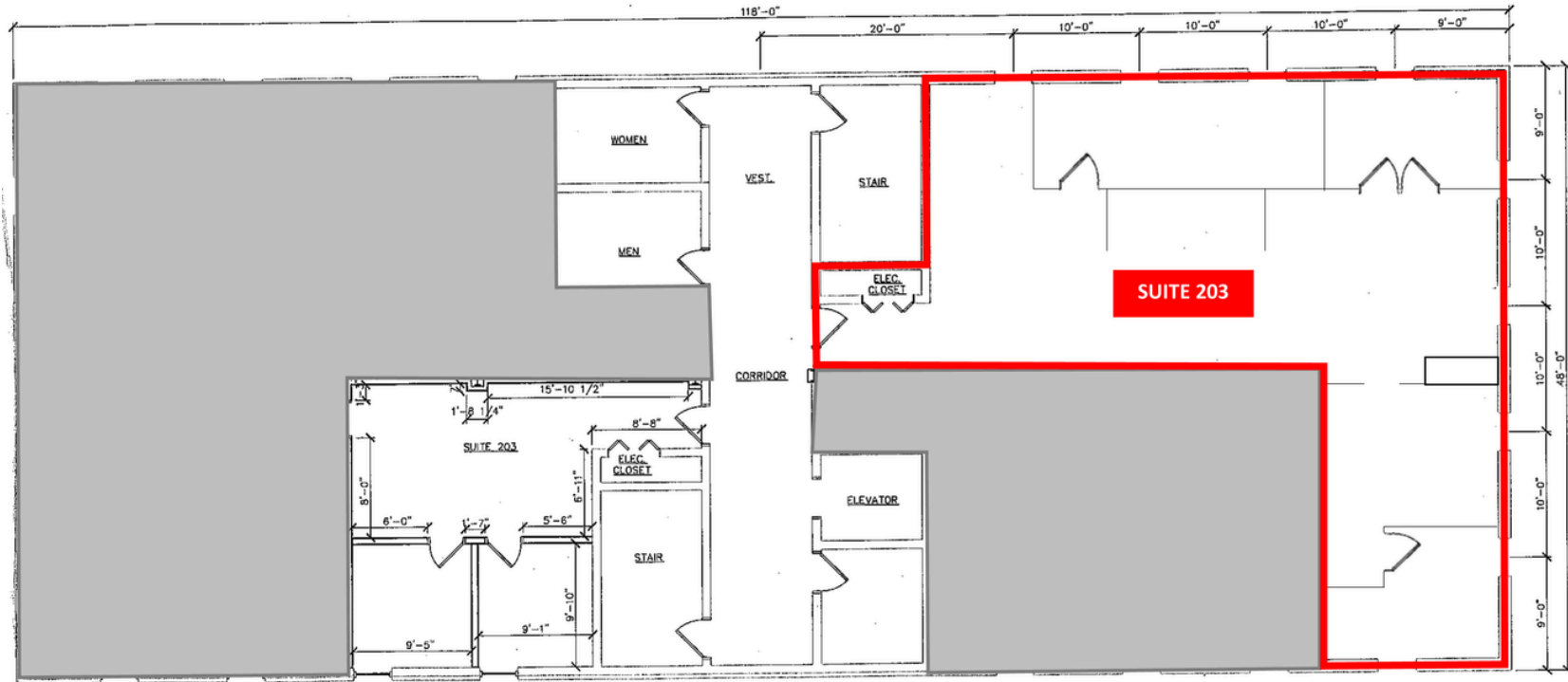
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



PLAN IS APPROXIMATE

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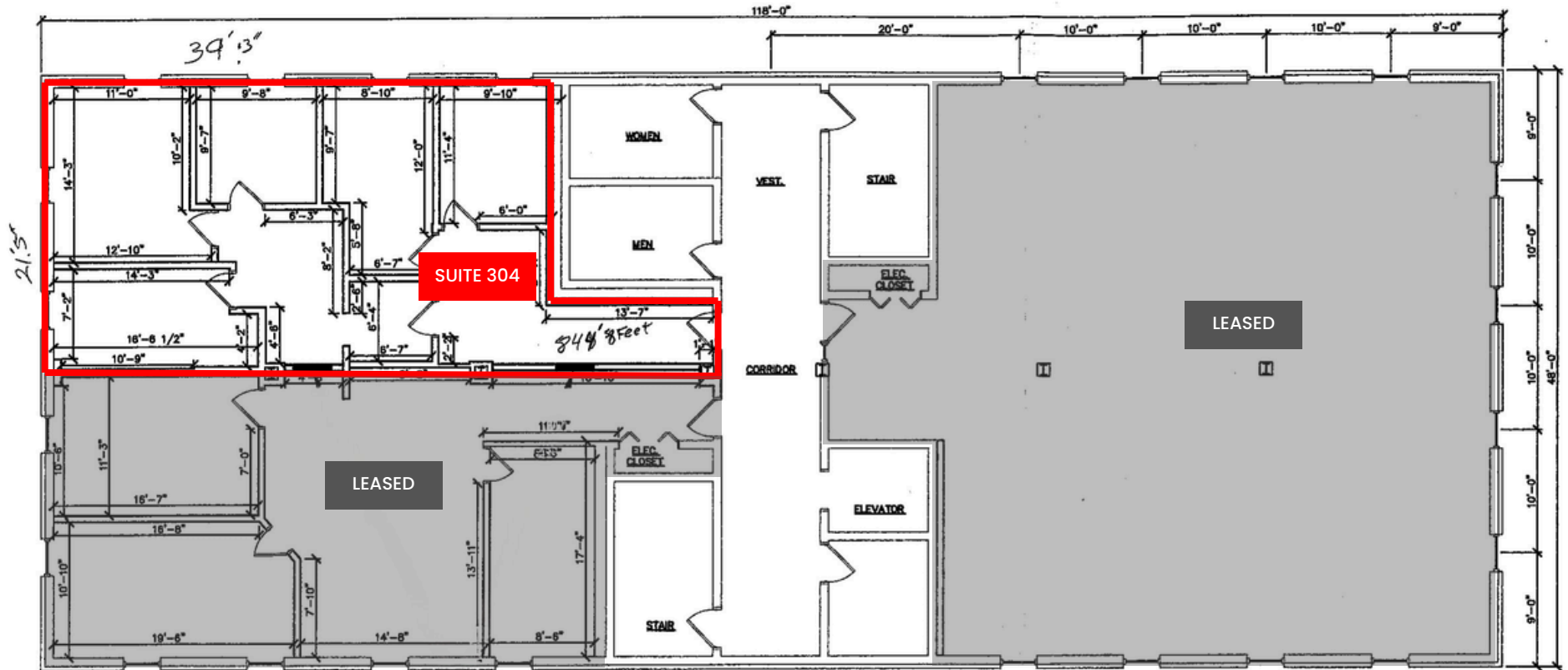


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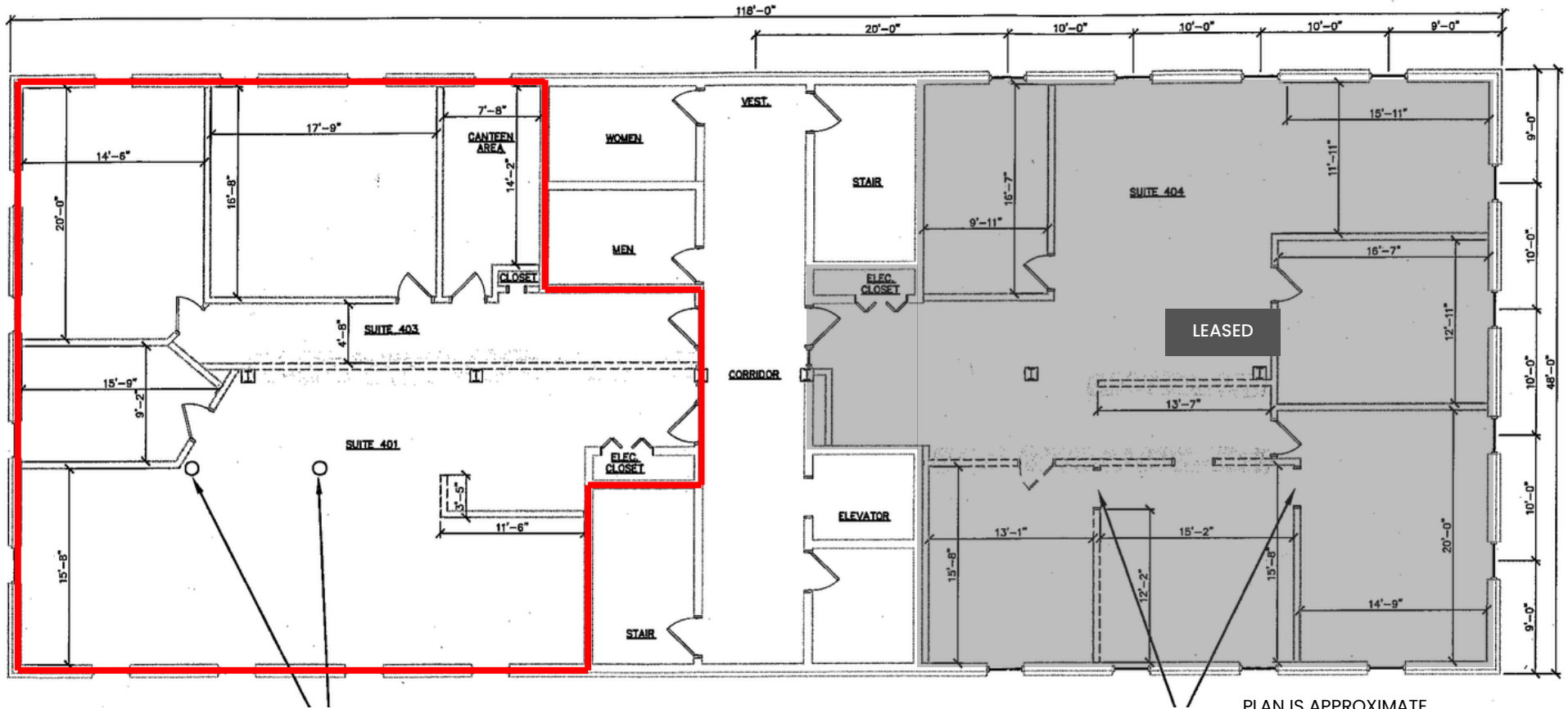
THIRD FLOOR PLAN



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FOURTH FLOOR PLAN



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Camp Hill Shopping Center

GIANT LA|FITNESS.
BARNES & NOBLE *Panera* BREAD™
Boscov's **OIP** *Arby's*
Santander
PNC BANK **FIVE BEL'W**

BIG LOTS! **ALDI** **AMC**
Wendy's

17,000 VPD

79,000 VPD

39,000 VPD

Hartzdale Plaza

ALFA ROMEO **Pizza Hut**
TIGER-ROCK



Batteries + Bulbs

Walmart



Lower Allen Commons

TRADER JOE'S **SPRINGHILL SUITES** BY MARRIOTT
The Good Feet Store America's Arch Support Experts
BONEFISH GRILL **Apricot Lane BOUTIQUE** **SportClips HAIRCUTS**

82,000 VPD

Capital City Mall

DICK'S SPORTING GOODS **DAVE & BUSTER'S** FINE WINE & GOOD SPIRITS
macy's **JCPenney** **PRIMANTI BROS.** **MAVIS DISCOUNT TIRE**
OUTBACK STEAKHOUSE **SPORTSMAN'S WAREHOUSE**

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