



CLASS A MEDICAL SPACE FOR LEASE

FREDRICKSEN OUTPATIENT CENTER I | MECHANICSBURG, PA



WWW.LANDMARKCR.COM
(717) 731.1990











OFFERING SUMMARY

Available Space	1,585 - 3,730 SF
Lease Rate	Negotiable
Lease Type	NNN
Building Size	55,870 SF
Building Type	On Campus Medical Office
Floors	4
Lot Size	63.55 Acres
Year Built	2014
Campus	UPMC West Shore
Municipality	Hampden Township
County	Cumberland
Zoning	Office Park (OP)

PROPERTY HIGHLIGHTS

- Excellent opportunity to lease turn-key medical office space in Fredrickson Outpatient Center I on campus of UPMC West Shore Hospital (UPMC WSH)
- The Class A building is professionally maintained and managed
- The available suites offer:
 - Various suite sizes ranging from 1,585 SF up to 3,730 SF
 - High end finishes to suit needs of variety of medical practices
 - Shared access, amenities, and parking with main campus building
- Excellent location just off of Wertzville Rd and  with easy access to     
- Current Tenants include UPMC, Select Physical Therapy, & Good Day Pharmacy offering services that include: general surgery, orthopaedic care, UPMC Heart and Vascular Institute, UPMC Hillman Cancer Center, UPMC Wound and Hyperbaric Center, & prescription services

PROPERTY OVERVIEW

Fredrickson Outpatient Center I (FOC I) is a class-A four-story 56,057 SF outpatient medical office building located at 2025 Technology Parkway which is ideally situated on campus of UPMC West Shore Hospital in Mechanicsburg, PA. The campus is centrally located along Wertzville Road just off I-81.

Various suite sizes are available from 1,585 SF up to 3,730 SF and offer turn-key delivery for a myriad of medical uses. FOC I shares access and amenities with UPMC West Shore Hospital which offers a wide range of services that include:

- General Surgery & Orthopaedic Care
- UPMC Heart and Vascular Institute
- UPMC Hillman Cancer Center
- UPMC Wound and Hyperbaric Center
- New Helen M. Simpson Rehabilitation Hospital with Select Physical Therapy

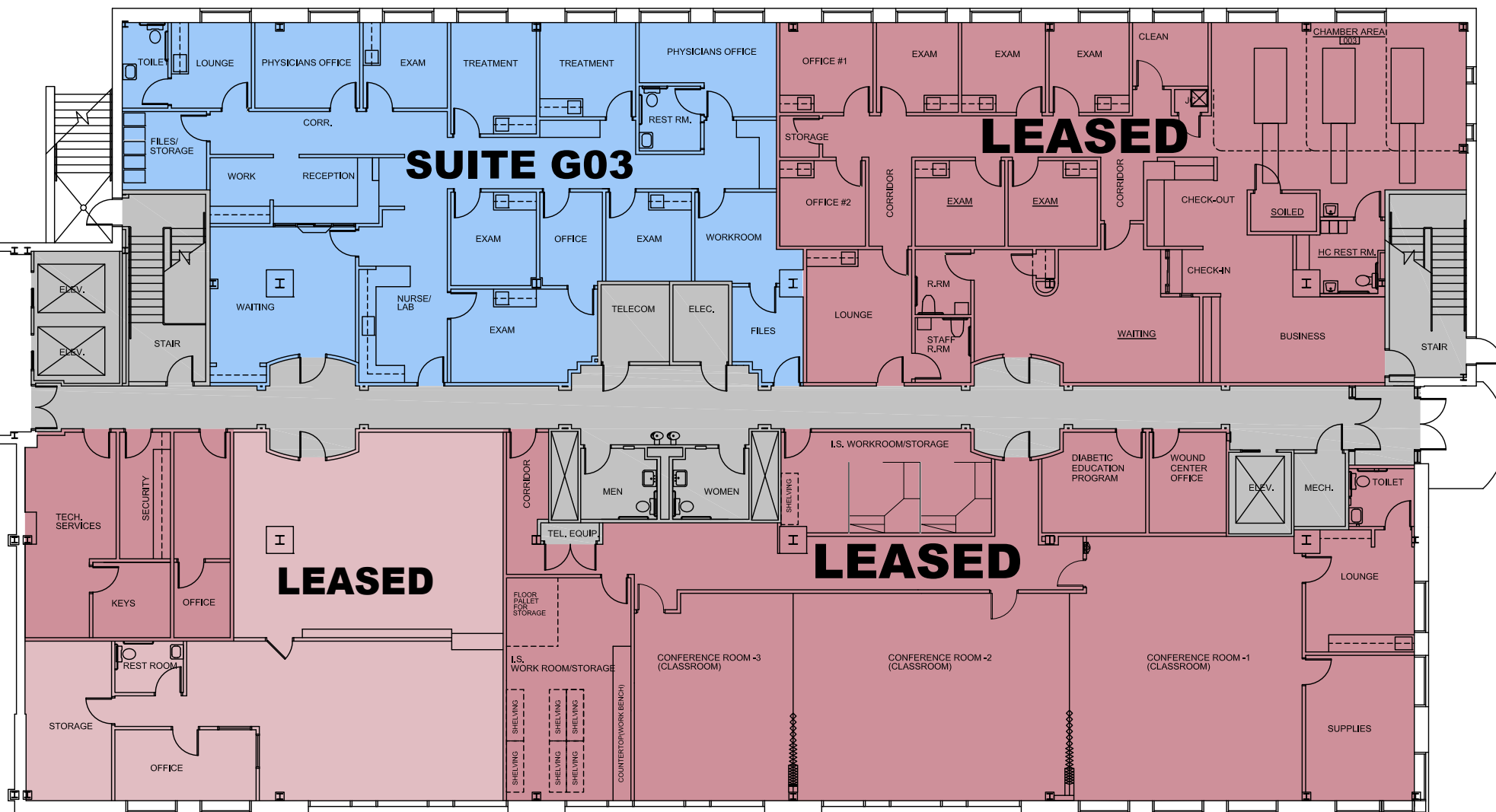
AVAILABLE SPACE

LEASE INFORMATION

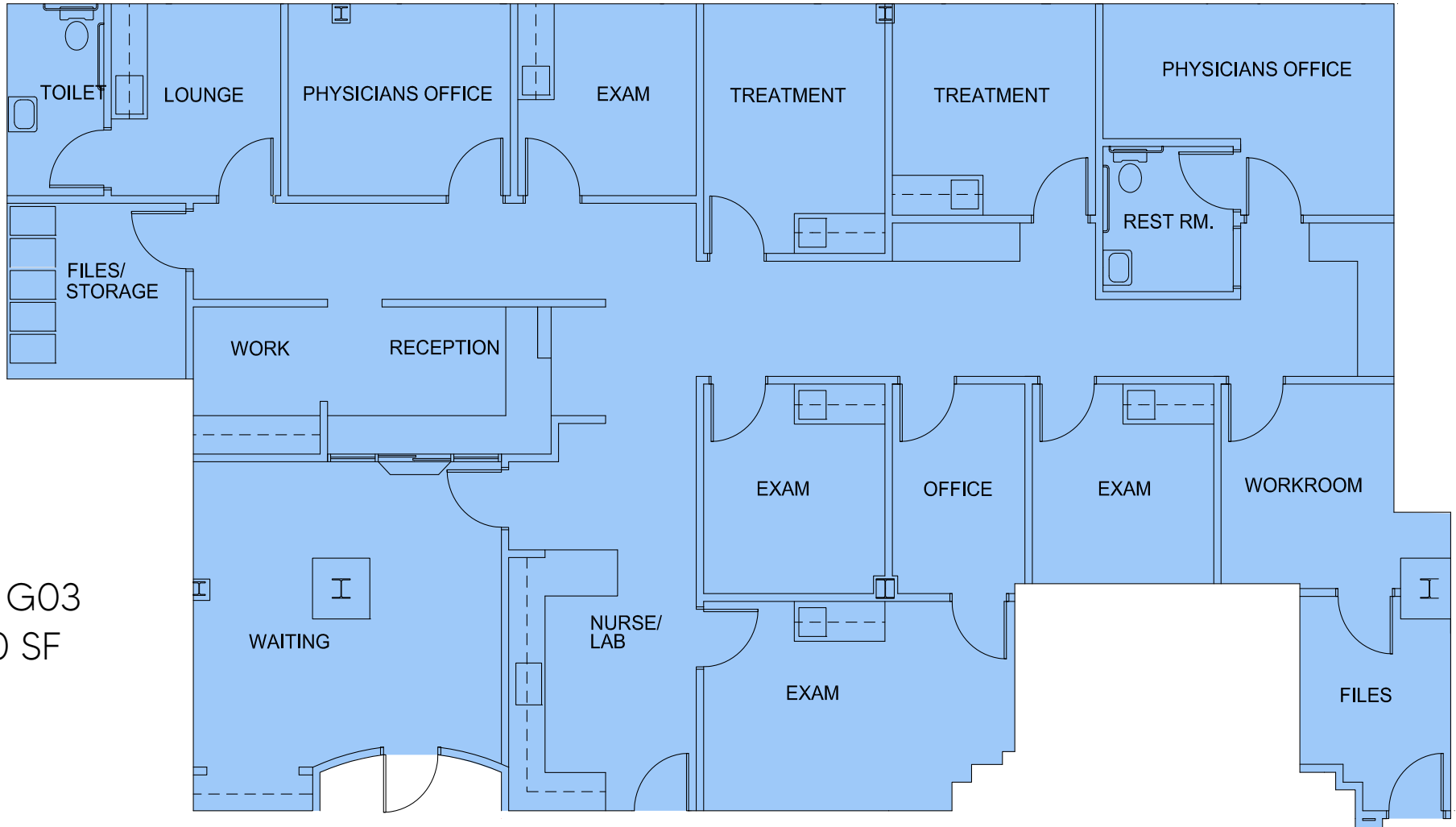
Floor	Suite	Available SF	Lease Rate	Lease Type
Ground Floor	G03	3,150 SF	Negotiable	NNN
2 nd Floor	205	1,585 SF	Negotiable	NNN
3 rd Floor	303	3,730 SF	Negotiable	NNN
3 rd Floor	310	2,353 SF	Negotiable	NNN



GROUND FLOOR PLAN



FLOORPLAN

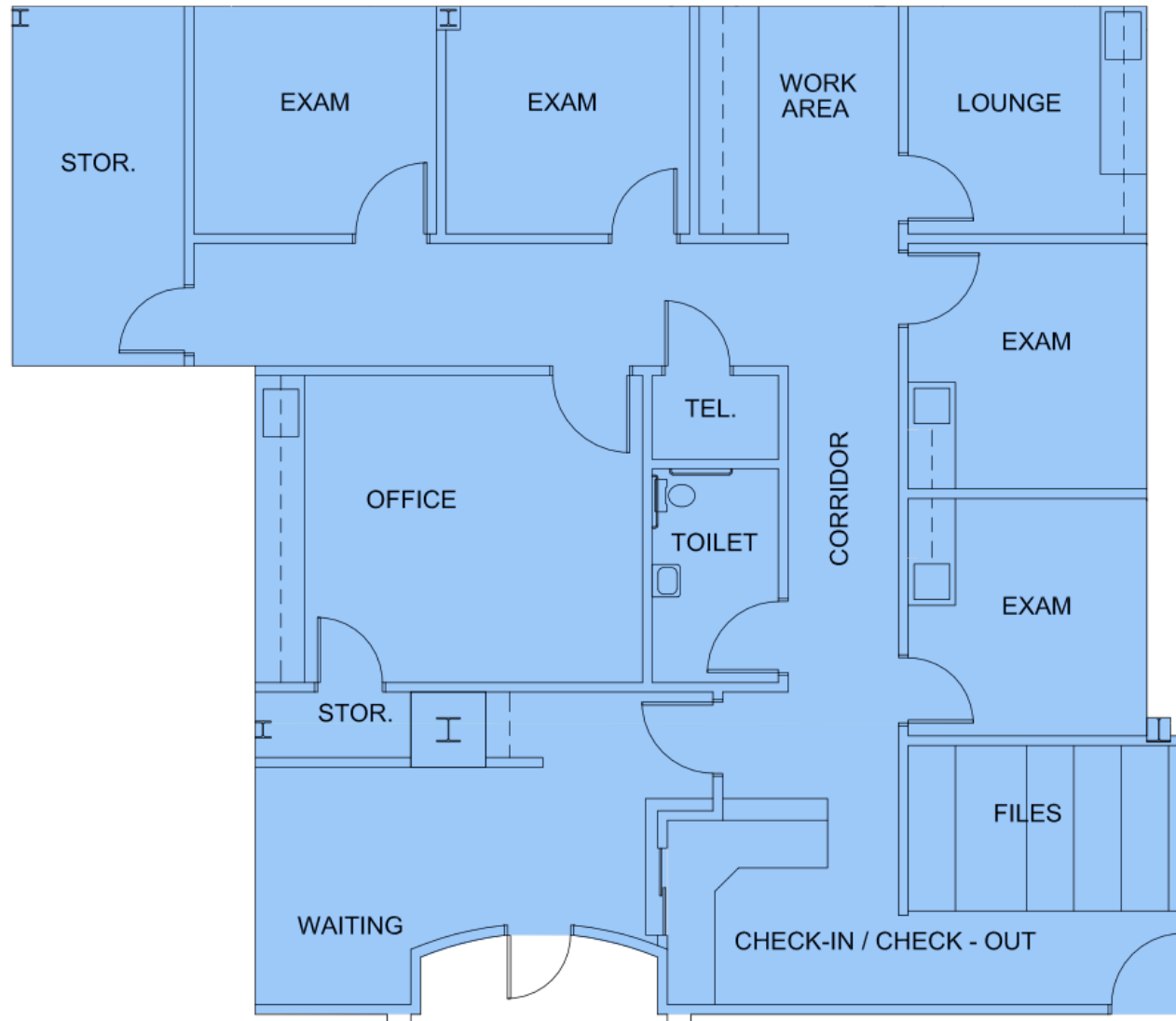


SUITE G03
3,150 SF

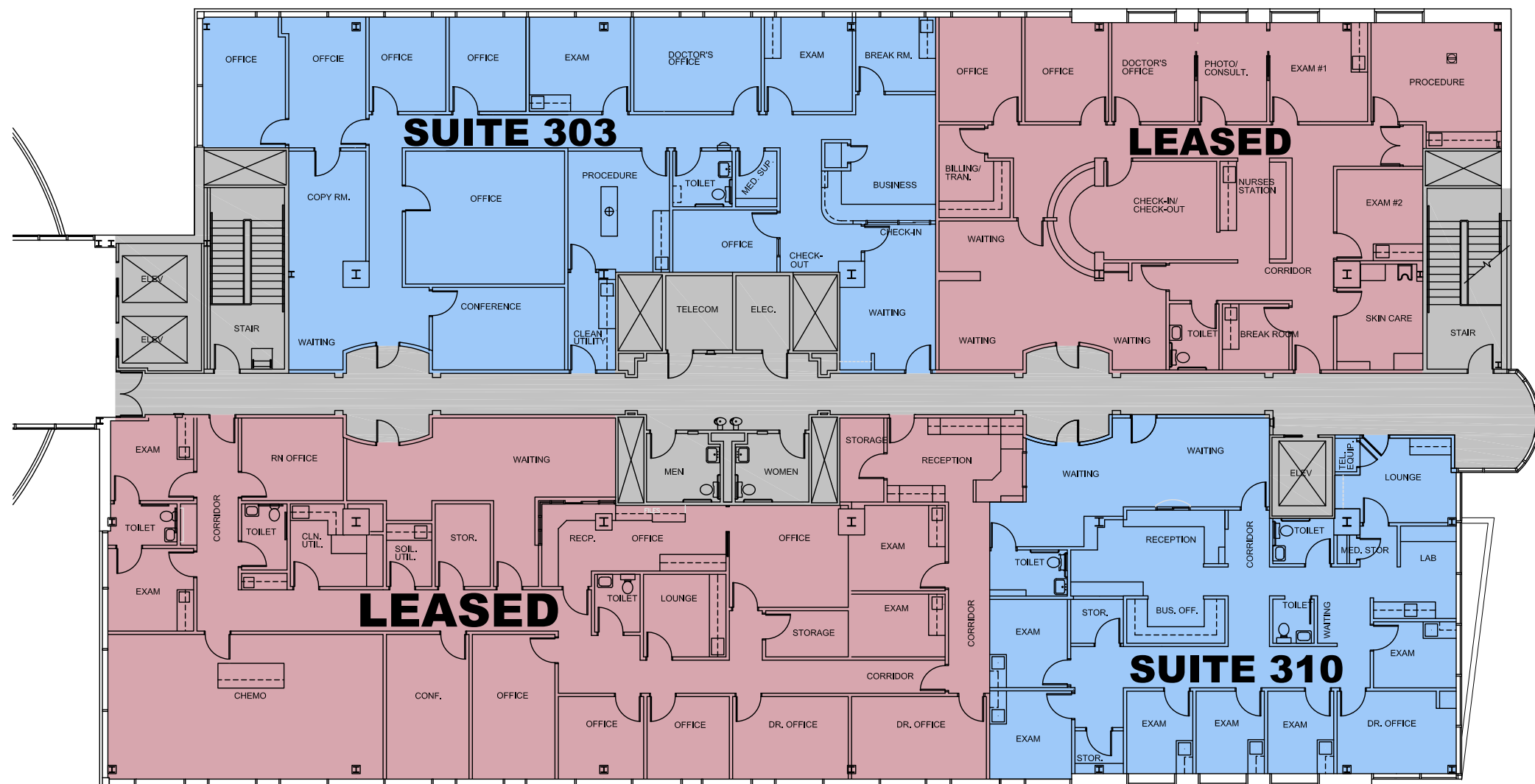


FLOORPLAN

SUITE 205
1,585 SF

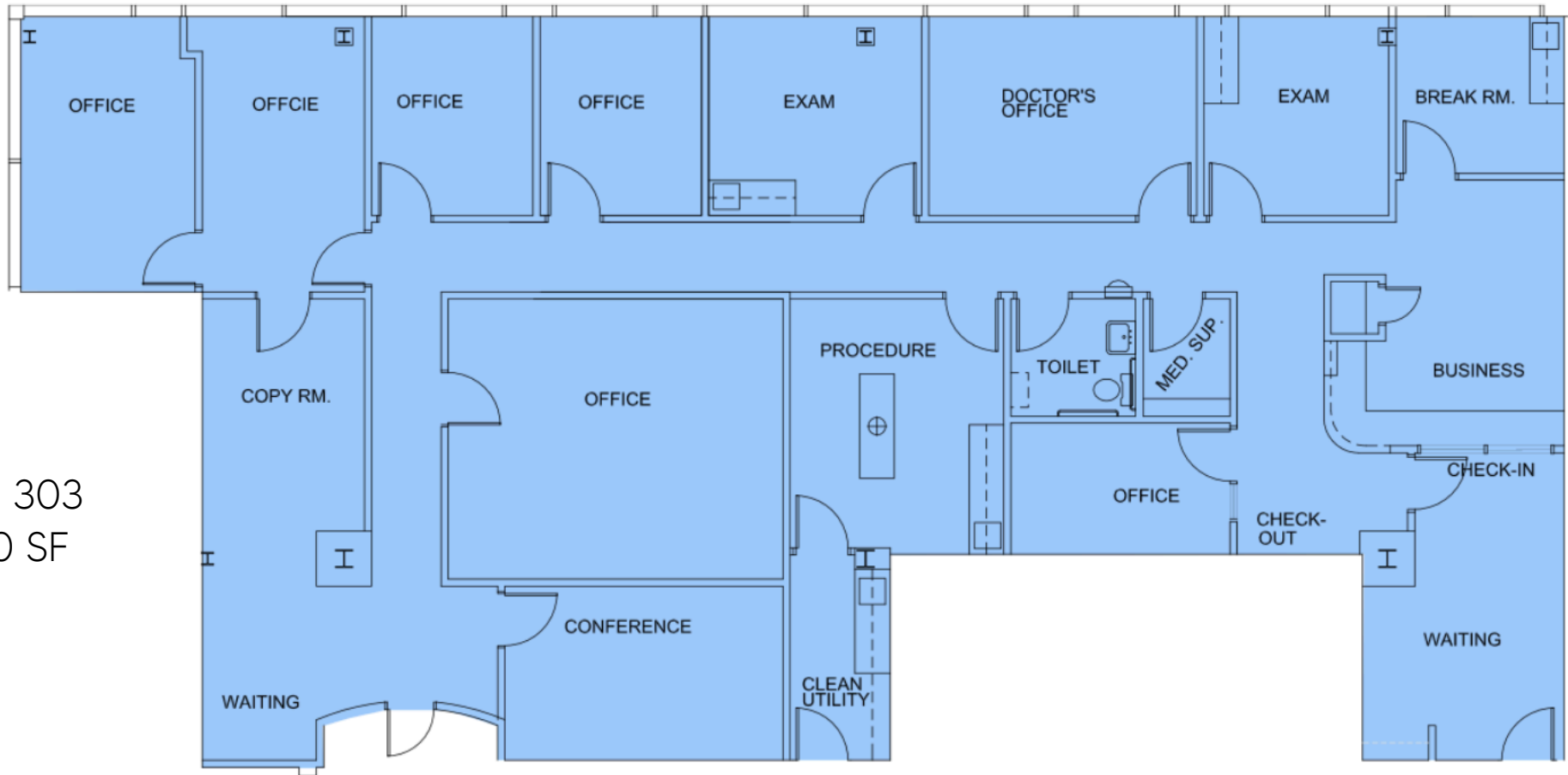


3RD FLOOR PLAN



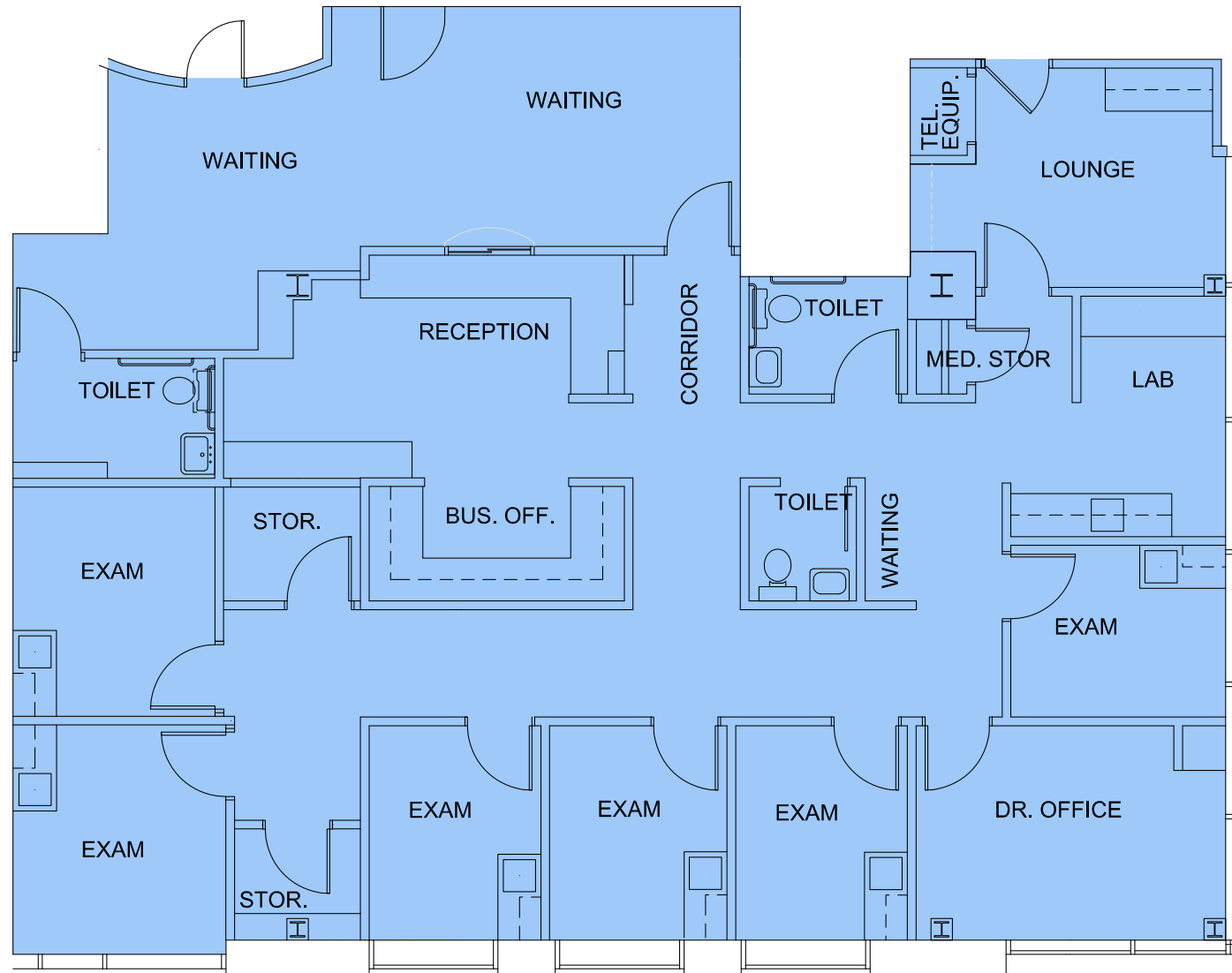
FLOORPLAN

SUITE 303
3,730 SF



FLOORPLAN

SUITE 310
2,353 SF



About UPMC West Shore



Built in 2014, UPMC West Shore is a five-story, 166-bed acute-care hospital with all private rooms located in Hampden Township.

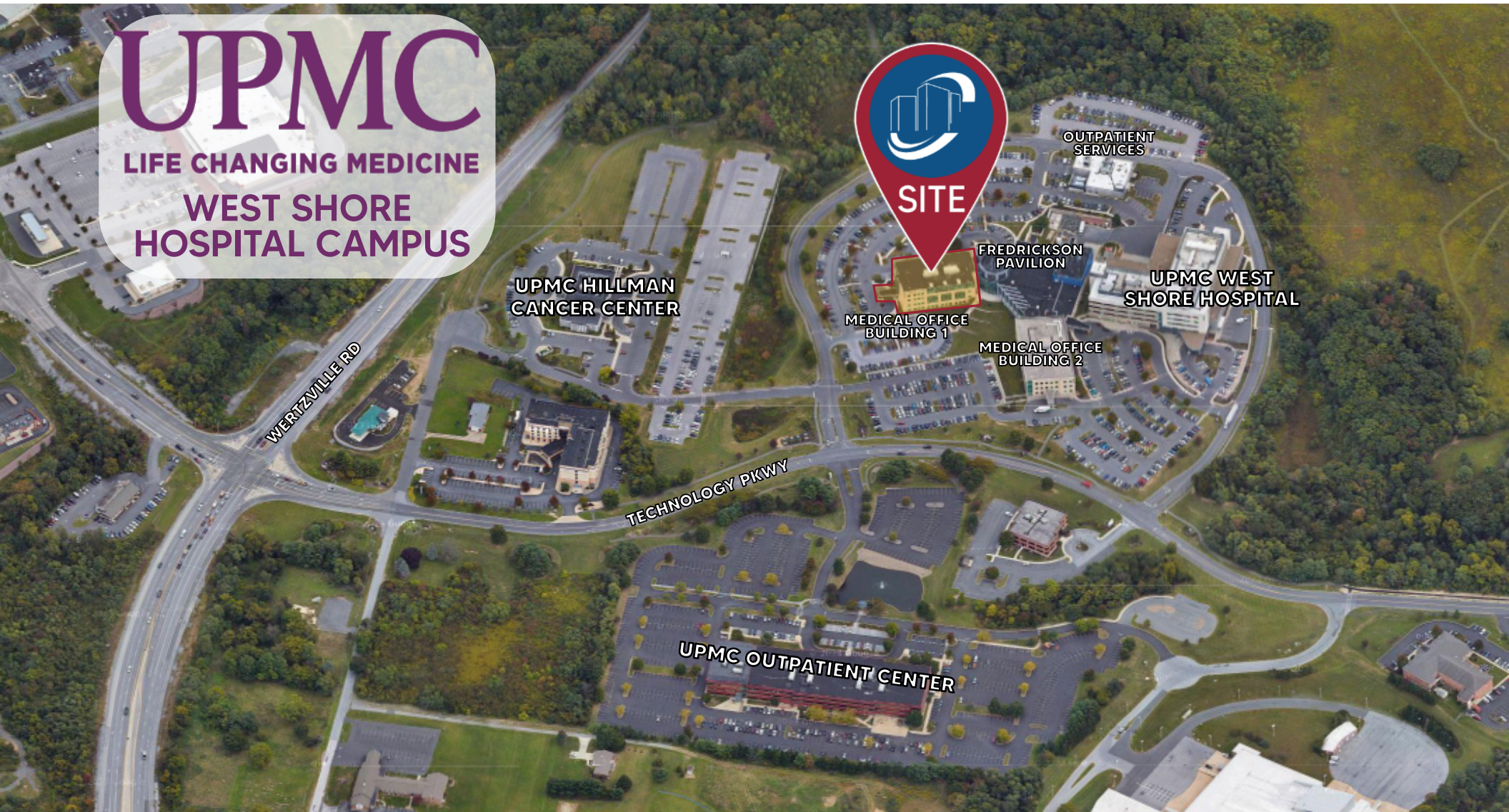
The hospital features:

- World-class cancer care at the UPMC Hillman Cancer Center.
- Premier orthopaedic and spine care at UPMC Orthopaedic Care locations in Central Pa.
- The region's leading thoracic care.
- UPMC Outpatient Center formerly the Fredricksen Center, a multi-specialty outpatient center that includes a variety of outpatient practices.
- West Shore Surgery Center offering skilled surgeons with leading-edge technology and equipment.

UPMC Community Osteopathic has achieved its fourth consecutive Magnet® designation from the ANCC Magnet Recognition Program® in 2021. Receiving Magnet Recognition is one of the highest achievements a hospital can obtain in professional nursing.

AERIAL

UPMC
LIFE CHANGING MEDICINE
WEST SHORE
HOSPITAL CAMPUS



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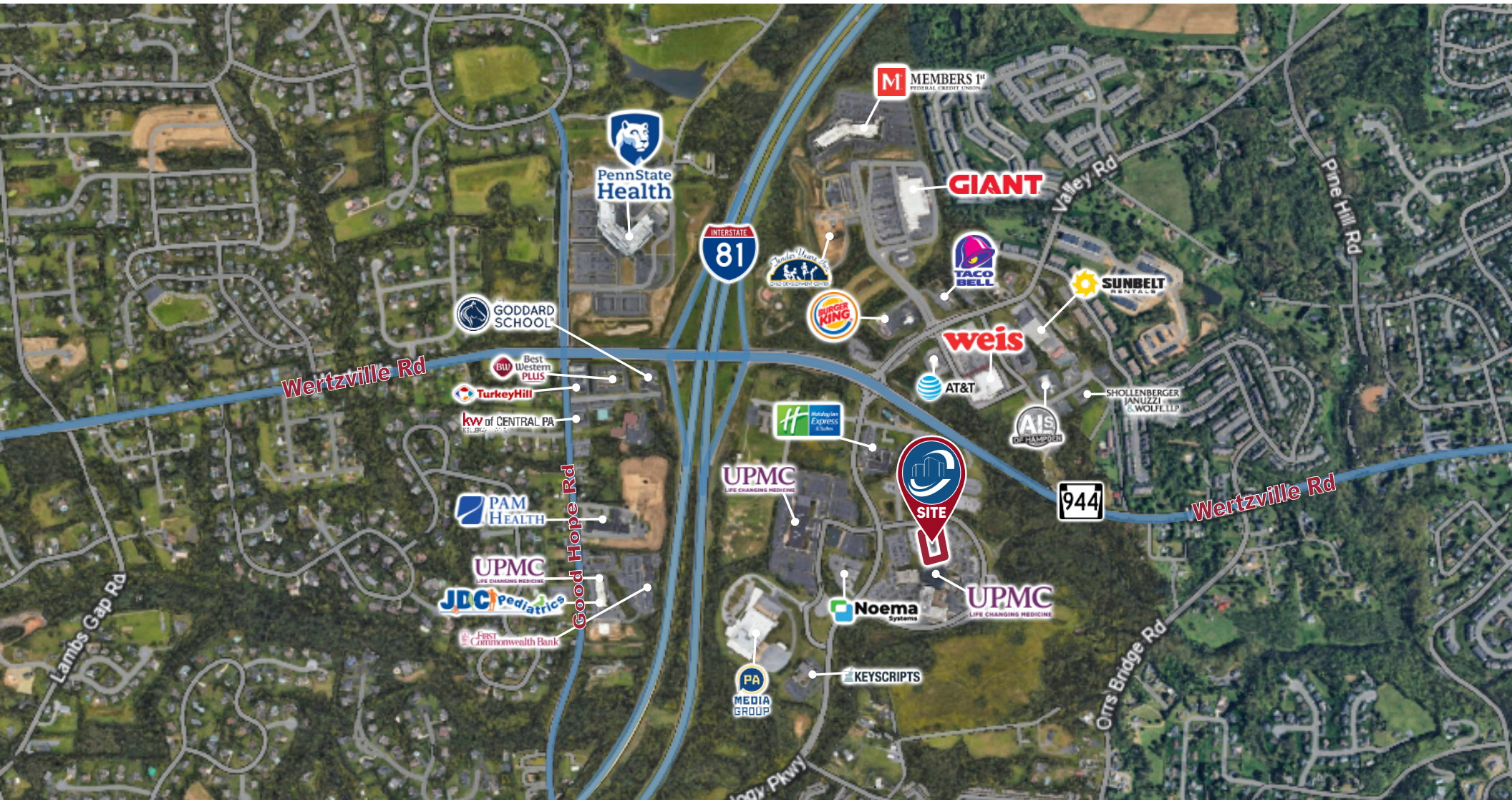
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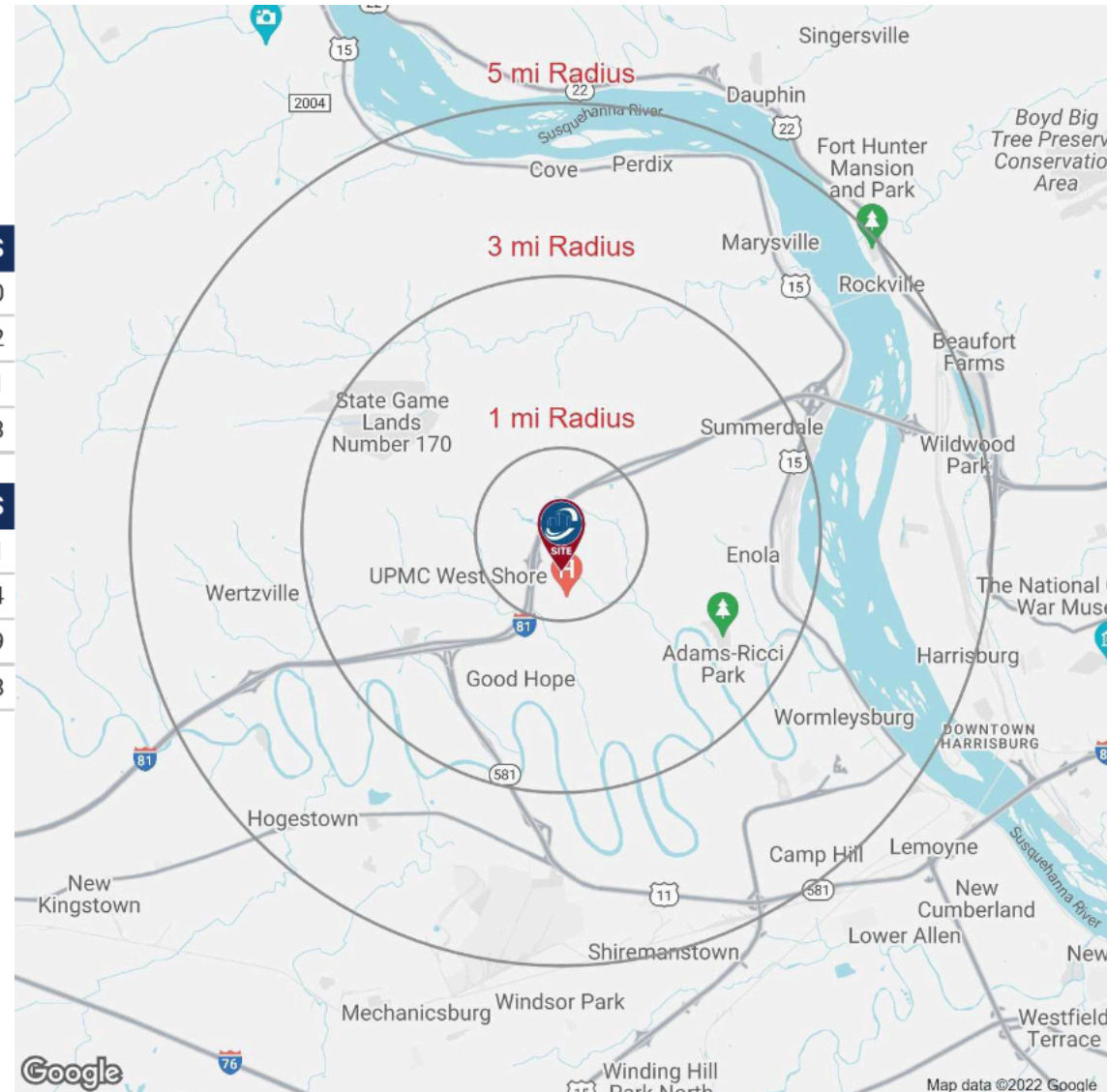
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TRADE AERIAL



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,243	45,378	120,080
Average age	43	42	42
Average age (Male)	41	41	41
Average age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,222	17,967	50,651
# of persons per HH	2.4	2.5	2.4
Average HH income	\$143,922	\$140,215	\$116,269
Average house value	\$396,630	\$351,267	\$300,578



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CLASS A MEDICAL SPACE AVAILABLE FOR LEASE

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