



CUSHMAN &
WAKEFIELD



600 BENT CREEK BOULEVARD

MECHANICSBURG, PA 17050

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

Nestled in one of the fastest growing regions of Pennsylvania, just off I-81 in Silver Spring Township, this first class office building offers multiple suites ranging from 1,922 SF up to 13,009 SF. Spectacular windows throughout this building provide a serene atmosphere with wonderful views of the Conodoguinet Creek.



OFFERING SUMMARY Price reduced by \$700,000

SALE PRICE	\$5,200,000
LEASE PRICE	\$19.50/SF Gross excluding in-suite janitorial
PROPERTY TAXES	\$60,205.69
APN	38-07-0459-069

AVAILABLE SF	1,922 SF up to 13,009 SF
ZONING	C2 - Commercial Office
MUNICIPALITY	Silver Spring Township
COUNTY	Cumberland County

PROPERTY DETAILS

Number of Buildings	1
Building Size	40,752 SF
Lot Size	5.9 acres
Building Class	A
Tenancy	Multi
Number of Floors	3
Restrooms	Private in-suite & common area
Parking	On-site, 150 Spaces
Year Built / Renovated	2006 / 2021
Construction	Masonry & glass
Roof Type	Flat rubber
Power	220v
HVAC	VAV System
Sprinklers	N/A
Signage	Monument/Directory/Suite



PROPERTY PHOTOS



FLOOR PLAN

Terrace

Up to 13,009 SF Available



FLOOR PLAN

1st Floor

1,922 SF up to 4,794 SF
Available

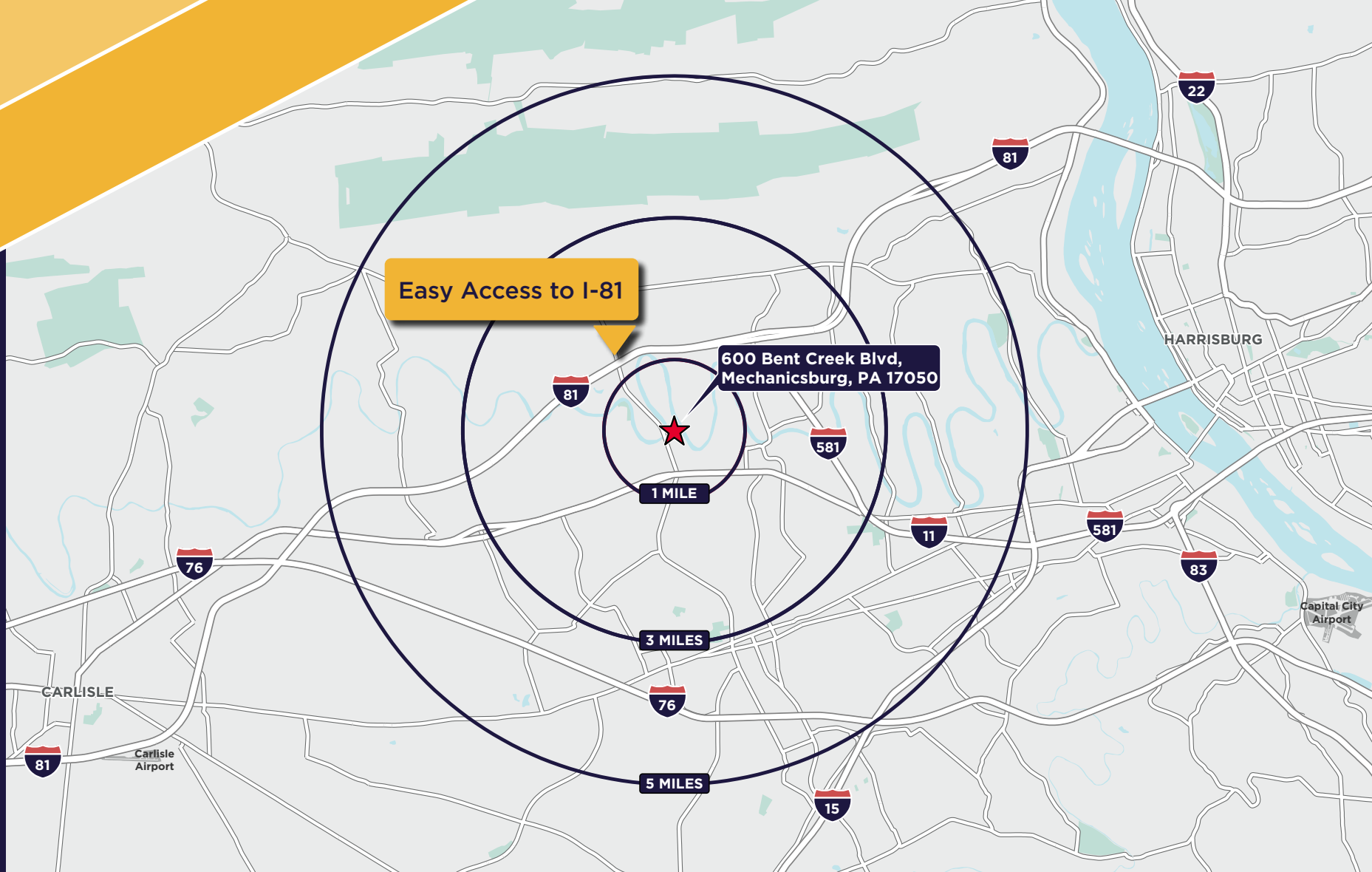


FLOOR PLAN

2nd Floor

Up to 13,009 SF
Available





2024	1 MILE	3 MILES	5 MILES
Total Population	3,601	36,313	88,755
Total Households	1,249	13,667	36,769
Avg Household Income	\$127,405	\$151,224	\$128,204
Total Businesses	232	934	2,908
Total Daytime Population	6,125	36,337	93,515

AERIAL MAP

The map displays a variety of businesses and landmarks in Silver Spring, Maryland. Key areas and businesses include:

- SILVER SPRING COMMONS:** Walmart, VFC, Value City Furniture, Olive Garden, TACO BELL, McDonald's, Starbucks, Arby's, KFC, and Giant.
- SILVER SPRING SQUARE:** Best Buy, Ross Dress for Less, Wegmans, Advance Auto Parts, Koh's, Petco, Bed Bath & Beyond, Sleepys, and Mattress Firm.
- SILVER CREEK PLAZA ON THE PIKE:** Target, Sprint, Domino's, Harbor Freight Tools, GMC, Hyundai, Volvo, Wendy's, AutoZone, Dunkin', Burger King, Marshalls, HomeGoods, Hobby Lobby, Lowe's, and The Home Depot.
- HAMPDEN ELEMENTARY SCHOOL:** Located on the right side of the map.
- TERRA PARK:** Located in the lower left quadrant.
- Other Businesses:** CarMax, Regent Insurance Company, Deloitte, AECOM, Enterprise, ALDI, the Vitamin Shoppe, Chevrolet, Verizon, Party City, Starbucks, Life Storage, DHL, Petsmart, Quik's, Ashley Homestore, and Popcornopolis.





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