



MEDICAL AND PROFESSIONAL OFFICE SPACE IN LEMOYNE  
AVAILABLE FOR LEASE



3 WALNUT ST, LEMOYNE, PA





### EXECUTIVE SUMMARY

Rare opportunity to lease class A medical or professional space in a well located office building in Lemoyne, PA. The property is conveniently located along US 11 & 15, close to Harrisburg's Central Business District, Penn State Holy Spirit Hospital Campus, and Camp Hill Borough. Leasing availability is a rarity in this building!

### OFFERING DETAILS

Address:	3 Walnut St, Lemoyne, PA
Availability:	5,000 - 12,638 SF
Lease Rate:	Negotiable
Building Size:	68,795 SF
Floors:	2
Avg Floor Size:	37,500 SF
County:	Cumberland
Municipality:	Lemoyne Borough

### HIGHLIGHTS

- Office space available for lease is ideal for professional or medical office use
- Suite can be demised to accommodate an array of sizes
- The 2<sup>nd</sup> floor space has private grade level access with reserved parking
- Highly visible building with roadside monument signage opportunity available
- Excellent location along US-11/15 close to Harrisburg Central Business District and Camp Hill Borough
- Well capitalized institutional ownership
- Easy Access to I-83, PA-581, I-81, and I-76 PA Turnpike.

### PROPERTY PHOTO



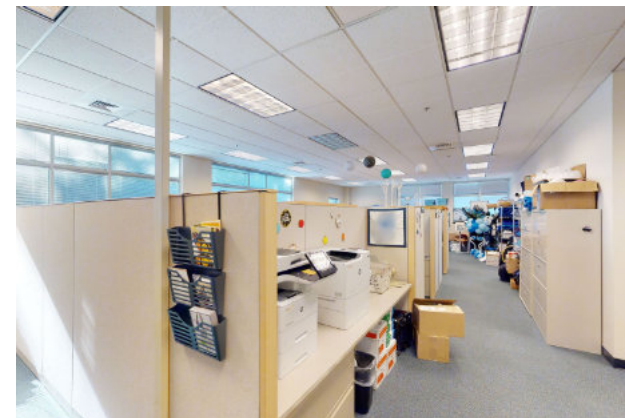
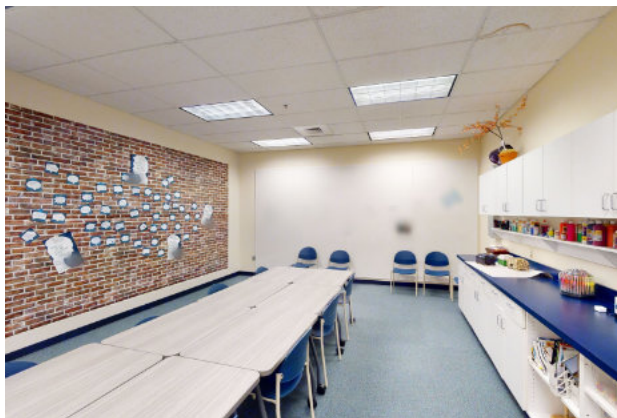
## FLOOR PLAN



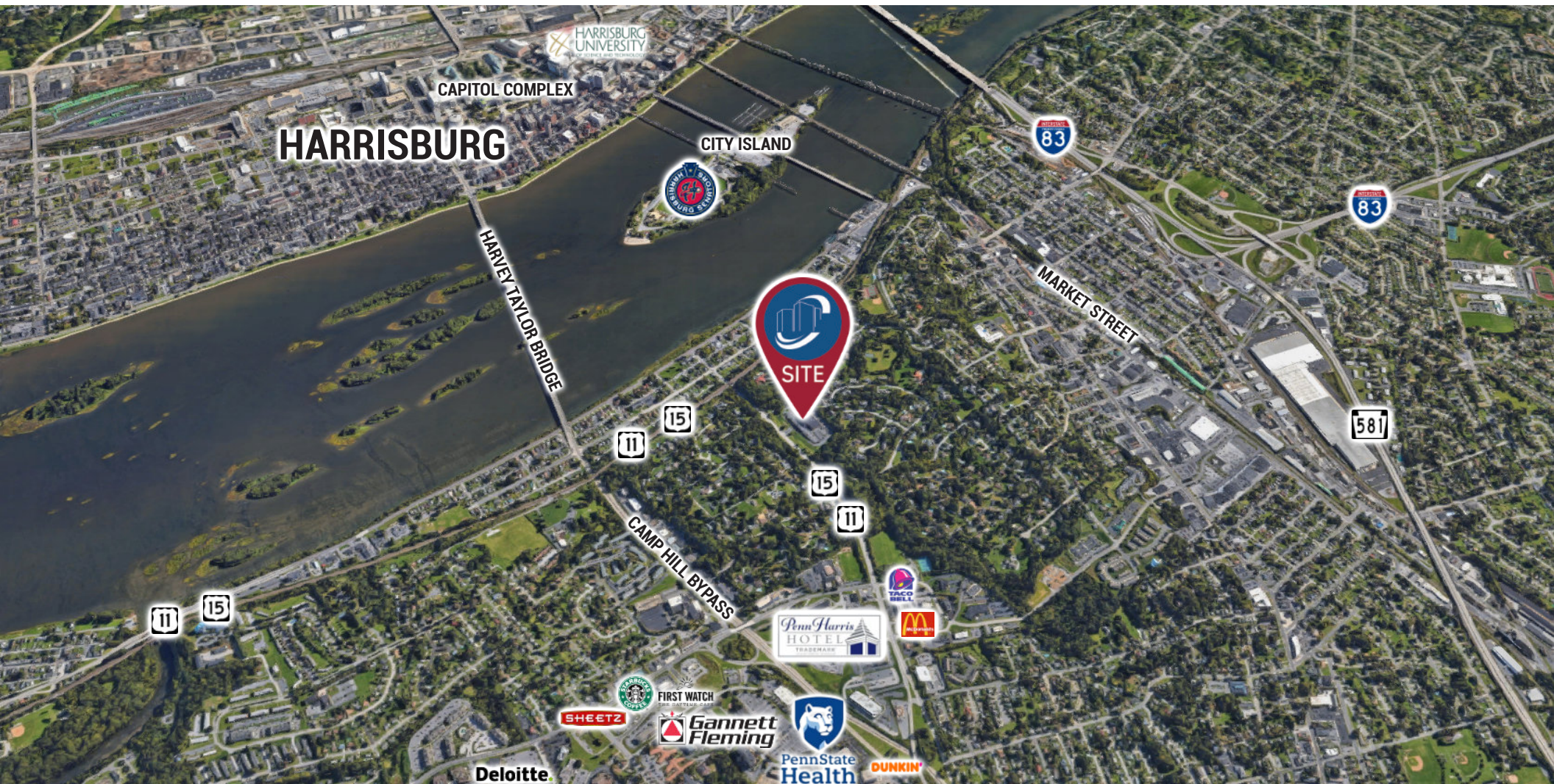
### LEASE INFORMATION

Suite	Floor	Available SF	Lease Rate
200	2 <sup>nd</sup> Floor with Grade Level Access	5,000 - 12,638 SF	Negotiable

## SPACE PHOTOS



### LOCAL MAP



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

MICHAEL CURRAN, SIOR  
PRESIDENT & EXEC MANAGING DIRECTOR  
E: MCURRAN@LANDMARKCR.COM  
C: 717.805.9277

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
E: JGRACE@LandmarkCR.com  
C: 717.421.1943

NICK TALLEY  
SENIOR ASSOCIATE  
E: NTALLEY@LandmarkCR.com  
C: 717.578.0195

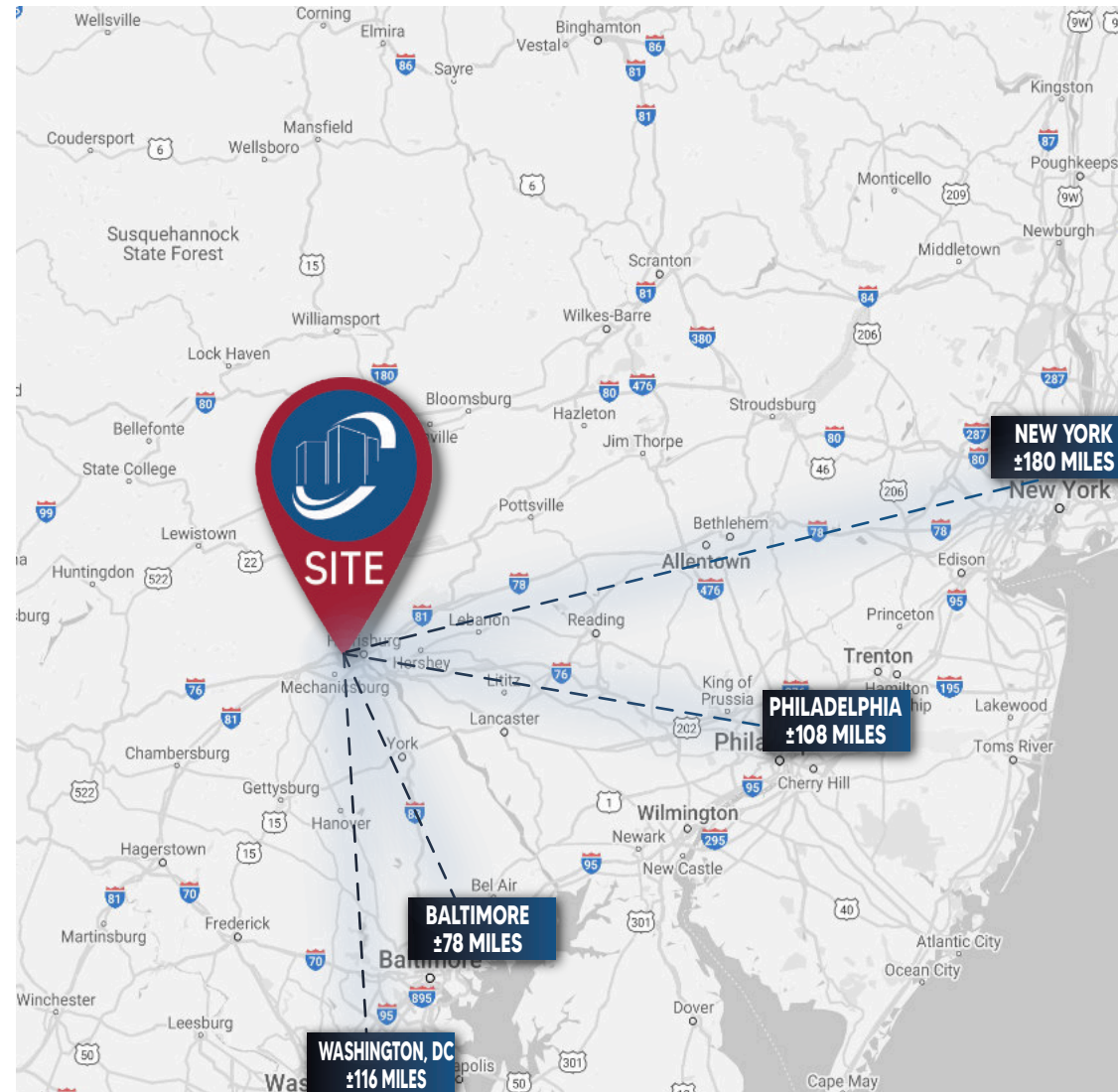
### AREA OVERVIEW

**HARRISBURG WEST SHORE:** The town of Camp Hill is located in the lively West Shore area of Cumberland Valley and is just two miles from the state capital of Harrisburg. The town is as lovely as it is historical and includes a great local shopping scene. More than 55% of the small businesses in town are women-owned.

The Downtown Camp Hill Association supports the Downtown Business District by collaborating with local government and building a strong enterprise ecosystem. The walkable and shopable neighborhood concept is the catalyst for economic prosperity and community connection.

**HARRISBURG EAST SHORE:** Downtown Harrisburg is the central core neighborhood, business and government center which surrounds the focal point of Market Square, and serves as the regional center for the greater metropolitan area of Harrisburg, Pennsylvania, United States.

Harrisburg's Central Business District includes the Pennsylvania State Capitol Complex and other state government offices, the Dauphin County Courthouse and other county government offices, City of Harrisburg offices, Pennsylvania State Museum, federal government offices, and other, non-government related commercial retail and office development.



**POPULATION**  
3,077



**AVG FAMILY INCOME**  
\$90,903



**BUSINESSES**  
186



**EMPLOYEES**  
2,484

## CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



## PROFESSIONAL AND MEDICAL OFFICE FOR LEASE

For More Information Contact:

**MICHAEL CURRAN, SIOR**

*President & Executive Managing Director*

E: [MCURRAN@LANDMARKCR.COM](mailto:MCURRAN@LANDMARKCR.COM)

C: 717.805.9277

**JASON GRACE, CCIM, SIOR**

*CEO & Managing Principal*

E: [JGRACE@LANDMARKCR.COM](mailto:JGRACE@LANDMARKCR.COM)

C: 717.421.1943

**NICK TALLEY**

*Senior Associate*

E: [NTALLEY@LANDMARKCR.COM](mailto:NTALLEY@LANDMARKCR.COM)

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