



Spacious Multi-level Office Space

AVAILABLE FOR SUBLEASE

629 LOWTHER ROAD, LEWISBERRY, PA

629 LOWTHER ROAD · LEWISBERRY, PA 17339

SPACIOUS MULTI-LEVEL OFFICE SPACE AVAILABLE

Fairview Industrial Park
FOR SUBLEASE




OFFERING SUMMARY

Available SF for Lease	12,170 SF
Lease Rate	\$14.00 per SF/Yr
Lease Type	Gross
CAM	N/A
Zoning	IB-Industrial Business
Municipality	Fairview Township
County	York County

PROPERTY OVERVIEW

Landmark Commercial Realty is proud to present a 12,170 sq ft two-level office space for sublease. Suite includes an elevator, 20+ private offices, and multiple expansive conference rooms. Showcasing high-quality finishes from its use as a radiology practice, this space offers a professional setting ideal for medical or office users. With a rental rate priced below market, new tenants have a rare opportunity to secure value and visibility in a prime location. Tenant responsible for trash removal and janitorial services in addition to base rent. Sublease available through 1/31/29.

PROPERTY HIGHLIGHTS

- Backup generator in place to safeguard productivity during unexpected power interruptions.
- High-quality finishes create a polished, professional environment.
- Prominent visibility with seamless access to 

LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

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PROPERTY DETAILS

Number of Buildings	1
Building Size	58,890 SF
Lot Size	7.2 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	4
Parking	In Common
Year Built	1969

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber
Power	Single-Phase 200 Amp
HVAC	Gas Heat Central AC
Sprinklers	No
Security	Shipe Card
Signage	Monument

MARKET DETAILS

Cross Streets	I-83 & Wyndamere Rd
Traffic Count at Intersection	36,000 ADT
Municipality	Fairview Township
County	York County
Zoning	IB- Industrial Business

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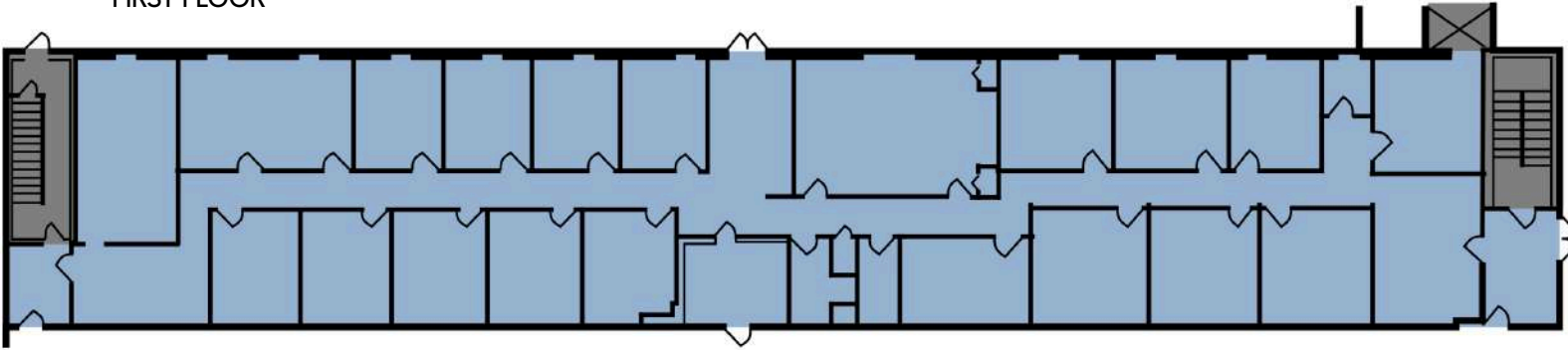
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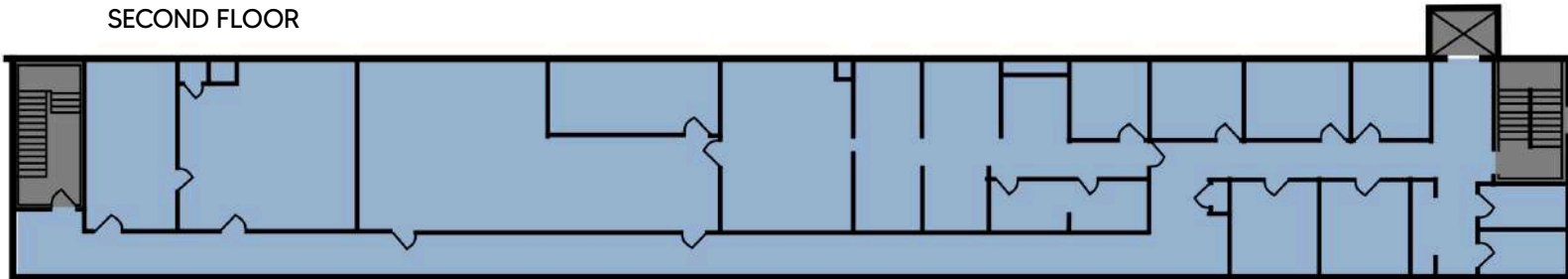
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FLOORPLAN

FIRST FLOOR



SECOND FLOOR



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AREA



DILLSBURG

LISBURN

FROGTOWN



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DEMOGRAPHICS

POPULATION

1 MILE	2,686
3 MILE	15,357
5 MILE	57,755

HOUSEHOLDS

1 MILE	1,077
3 MILE	6,146
5 MILE	23,342

AVERAGE HOUSEHOLD INCOME

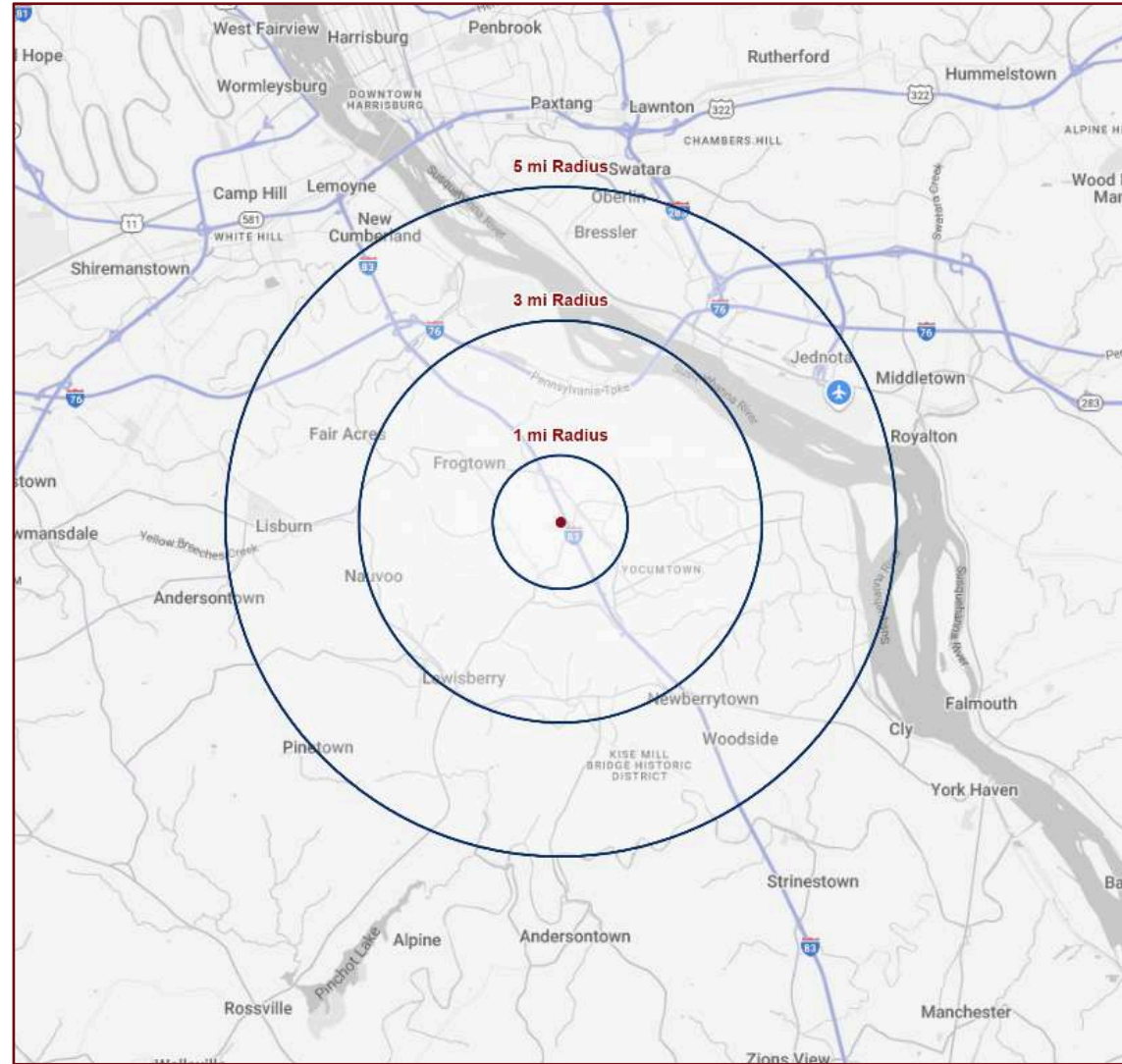
1 MILE	\$125,415
3 MILE	\$122,763
5 MILE	\$114,399

TOTAL BUSINESSES

1 MILE	157
3 MILE	436
5 MILE	1,693

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	2,224
3 MILE	5,389
5 MILE	17,407



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AREA OVERVIEW

LEWISBERRY, located within Fairview Township in York County, PA, offers a strategic and economically advantageous setting for office space, largely due to its immediate access to Interstate 83. This prime location connects businesses to major markets such as Harrisburg, York, Baltimore, and the broader Mid-Atlantic region, making it ideal for client accessibility, employee commuting, and streamlined logistics. Fairview Township has identified the I-83 corridor as a key growth zone, with developments like the proposed 84-acre Fairview Crossroads—a mixed-use project including office, retail, hospitality, and medical facilities—poised to boost local commerce and attract new business. This commitment to infrastructure and economic development supports a business-friendly environment, enhanced by comprehensive land-use planning and zoning that encourages commercial growth. For businesses seeking a small office suite, Lewisberry offers a rare mix of rural charm and regional connectivity, making it a smart move for those looking to position themselves for long-term success in Central Pennsylvania.



YORK COUNTY, Pennsylvania, is an attractive destination for businesses due to its strategic location, pro-business environment, and diverse economic base. Situated in south-central Pennsylvania, York County offers direct access to major highways like I-83 and Route 30, enabling efficient connectivity to major cities such as Harrisburg, Baltimore, Philadelphia, and Washington, D.C. The region benefits from a robust manufacturing and logistics sector, while also seeing growth in healthcare, technology, and professional services. York County's workforce is skilled and reliable, supported by strong vocational programs, higher education institutions, and workforce development initiatives. The cost of doing business is relatively low compared to nearby metropolitan areas, and the county offers competitive tax rates and access to various state and local incentives. Additionally, organizations such as the York County Economic Alliance actively support business growth through networking, advocacy, and development resources. With its combination of infrastructure, affordability, and a supportive business climate, York County presents a compelling option for companies looking to expand or relocate in the Mid-Atlantic region.

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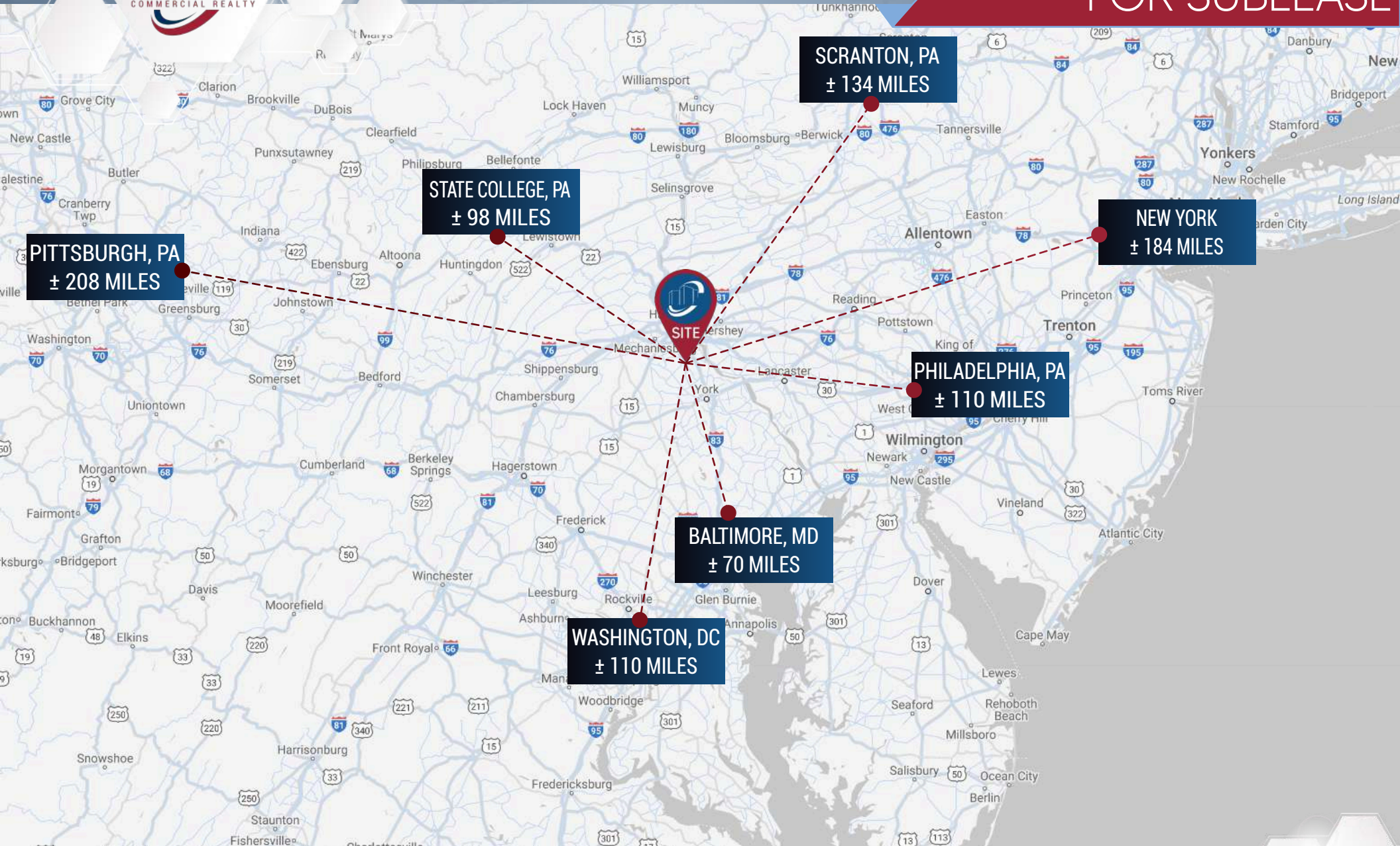
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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