

# Office Space For Lease

**3913 Market St., 1st Floor ,  
Camp Hill, PA 17011**

**LoopNet #:** 18623346  
**Property #:** 3053  
**Listing Broker's:** RB, DB



## Building Description

**Building SF:** 4,776  
**Construction Status / Type:** Existing / Brick/Block  
**Year Built / Year Refurbished:** 2000  
**Building Class:** "A"  
**# of Floor(s) / # of Unit(s):** 2 / 2  
**Elevator(s):** 0  
**Roof Type / Age:** Slant Shingle  
**Floor Type:** Carpet  
**Lighting:** Fluorescent  
**Sprinkler(s):** Yes  
**Heat:** Heat Pump  
**Ceiling Height (Min / Max):** / 8'  
**Ceiling Type:** Drywall/Acoustical Tile/Plaster  
**Handicapped Accessible:** Yes  
**Security:** No  
**Restroom(s):** 1 Per Suite  
**Signage:** Yes

## Listing Broker

**Roy Brenner**  
717.731.1990  
rbrenner@landmarkcr.com  
**Drew Bobincheck, CCIM**  
717.731.1990  
dbobincheck@landmarkcr.com

## Location/Site Description

**Municipality:** Hampden Township  
**County:** Cumberland  
**Zoning:** Co-Commercial Office  
**Tax Parcel:** 10-21-0277-143  
**Topography:** Flat  
**Cross Street:** Oak Avenue  
**Access:** Market and Oak Street  
**Frontage:** 227 Ft. on Market Street  
**Lot Size/ Dimensions (LxW):** 1.43 Acre(s) / 227 Ft. x 285 Ft. (LxW)

## Utilities Description

**Gas / Water / Sewer:** N/A / Public / Public  
**Supplier / Power:** PPL  
**Phone / Cable / BroadBand:** Available / Available / Available

## Lease Description

| Floor       | Suite | Type   | Space SF | Rate    | Comments  |
|-------------|-------|--------|----------|---------|---|
| 1st         |       | Office | 1,023    | \$13.00 | Tenant is responsible for Electric, Heat and Air Conditioning   |
| Lower Level |       | Office | 2,000    | \$7.80  | Plus Electric. Suite is currently set up for a training center. |

## Comments

**Listing:** Quality brick office building located in prestigious Camp Hill, PA. First floor office suite available. Window lines face Market Street. Garden level is currently set up as a training center. Jack Gaughen ERA Realtors occupies the remainder of the building.

**Property:** Two story decorative brick building. Good visibility and access.

**KEY:** K7

**Parking:** 4 per 1,000



ONCOR INTERNATIONAL  
20 Erford Road, Lemoyne, PA 17043  
P.O.Box 3004, Harrisburg, PA 17105-3004  
www.landmarkcr.com  
(717) 731-1990 1-800-722-1990

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