



**FOR SALE OR LEASE**

**355 N 21<sup>ST</sup> STREET, CAMP HILL, PA 17011**

PROFESSIONAL OFFICE BUILDING FOR SALE | SUITES FOR LEASE



# PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21<sup>ST</sup> STREET  
CAMP HILL, PA 17011

## OFFERING SUMMARY

Sale Price	\$3,200,000
Price per SF	\$109.22 per SF
Property Taxes	\$53,464
APN	01-20-1854-145
Available SF for Lease	500-3,278 SF
Lease Rate	Storage Units: \$275-300 Office Suites: \$17.50 per SF/Yr
Lease Type	Gross/Full Service
CAM	N/A
Zoning	CO-Commercial Office Zoning
Municipality	Camp Hill Borough
County	Cumberland County

## PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present a hard-to-find multi-tenant office investment property in Camp Hill. Located 3 miles from Harrisburg and the State Capitol Complex, this property is easily accessible to many of the area's transportation routes. Originally built in 2007, the property has undergone many capital improvement projects. The property will be sold as fully leased, or with owner-occupancy which will generate positive income from existing long-term tenants.

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
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## PROPERTY HIGHLIGHTS

- Contemporary architecture with large windows letting in abundant natural light
- Ideal for medical, professional or association users
- 2016 renovations included steel-framed stairwell replacement, updating common hallway areas
- Additional renovations include various capital improvement projects

## LOCATION HIGHLIGHTS



**PennState Health**  
HOLY SPIRIT MEDICAL CENTER

307-bed community hospital, established in 1963, that provides outpatient & inpatient diagnostic, medical, urgent care & surgical services.

**STRONG PROFESSIONAL DEMOGRAPHICS:** The subject property is located in a dense professional area, with over 16,000 employees daily. More 1,125 companies have corporate headquarters within 1-mile.

**CENTRALLY LOCATED:** Just off the Camp Hill Bypass, at the N 21<sup>st</sup> Street intersection, the property provides direct access to US-15 (Gettysburg | Washington, D.C.) and connects to the PA Turnpike (Philadelphia | Pittsburgh), I-81 (Carlisle | Hagerstown), and I-83 (York | Baltimore).

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2



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## PROPERTY DETAILS

Number of Buildings	1
Building Size	29,300 SF
Lot Size	1.4 Ac
Building Class	B
Tenancy	Multi
Number of Floors	3
Restrooms	In-Common
Parking	Onsite   Covered   102 Spaces
Year Built   Renovated	2007   2021

## BUILDING SPECIFICATIONS

Construction	Masonry & Glass
Roof Type	Metal Deck supported by steel columns, beams & joists   Covered by single-ply thermoset membrane (replaced 2007)
Power	1600 Amp via transformers in walkways
HVAC	12 packaged roof units
Sprinklers	Fire suppression system: Heat detectors, pull stations, alarm strobes, monitored by local company
Signage	Directory

## MARKET DETAILS

Cross Streets	N 21 <sup>st</sup> St & Harvey Taylor Bridge Bypass
Traffic Count at Intersection	12,364 ADT
Municipality	Camp Hill Borough
County	Cumberland County
Zoning	CO- Commercial Office

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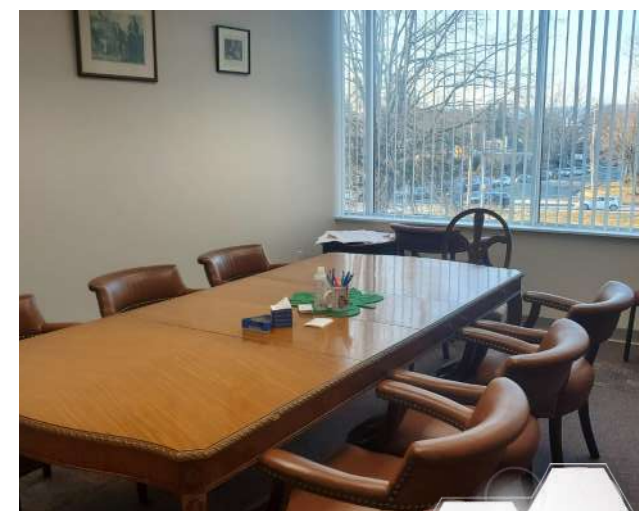
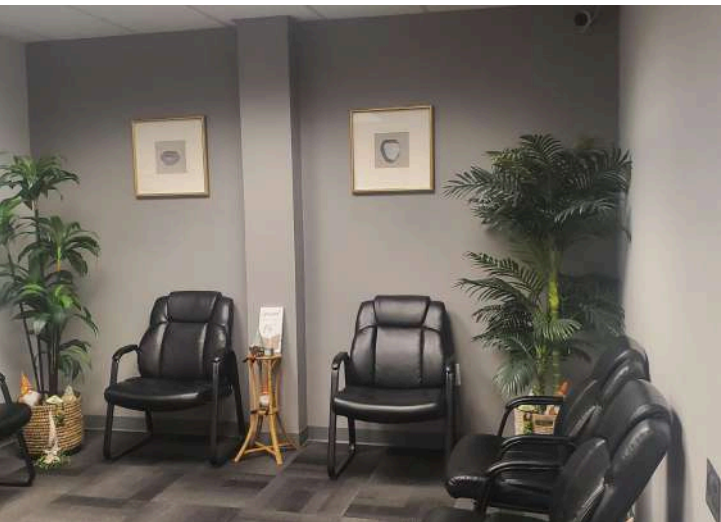
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# PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

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ADDITIONAL PHOTOS



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## LEASE AVAILABILITY

SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
Storage Units	Varies	Gross/Full Service	\$275-300 per Mo	Garage Level
101	1,020 SF	Gross/Full Service	\$17.50 per SF/yr	4 private offices with dedicated reception
104	1,340 SF	Gross/Full Service	\$17.50 per SF/yr	1 large open area with 2 private offices

SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
205	1,663 SF	Gross/Full Service	\$17.50 per SF/yr	Available June 1, 2026, can be combined.
208	1,098 SF	Gross/Full Service	\$17.50 per SF/yr	
211A	1,271 SF	Gross/Full Service	\$17.50 per SF/yr	Available Now

SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
301	3,278	Gross/Full Service	\$17.50 per SF/yr	A former cancer center for Penn State Health. Suite has full medical buildout, private bathrooms and multiple exam rooms with cabinets and sinks. Ready to be used by any professional provider
303	850	Gross/Full Service	\$17.50 per SF/yr	
305	929 SF	Gross/Full Service	\$17.50 per SF/yr	
306	1,200 SF	Gross/Full Service	\$17.50 per SF/yr	Large open suite to be configured

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LOCATION



HIGHMARK

PennState Health  
HOLY SPIRIT MEDICAL CENTER

GANNETT  
FLEMING

PennState Health  
URGENT CARE & TRAVEL MEDICINE

CORPORATE  
OFFICE

PennState Health  
NEUROLOGY & OB/GYN

DUNKIN'  
DONUTS

CAMP HILL BYPASS 18,074 ADT

N 21ST STREET  
4,162 ADT

HARVEY TAYLOR BRIDGE BYPASS

11,176 ADT

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## DEMOGRAPHICS

### POPULATION

1 MILE	10,331
2 MILE	86,928
3 MILE	195,852

### HOUSEHOLDS

1 MILE	4,347
2 MILE	37,246
3 MILE	80,927

### AVERAGE HOUSEHOLD INCOME

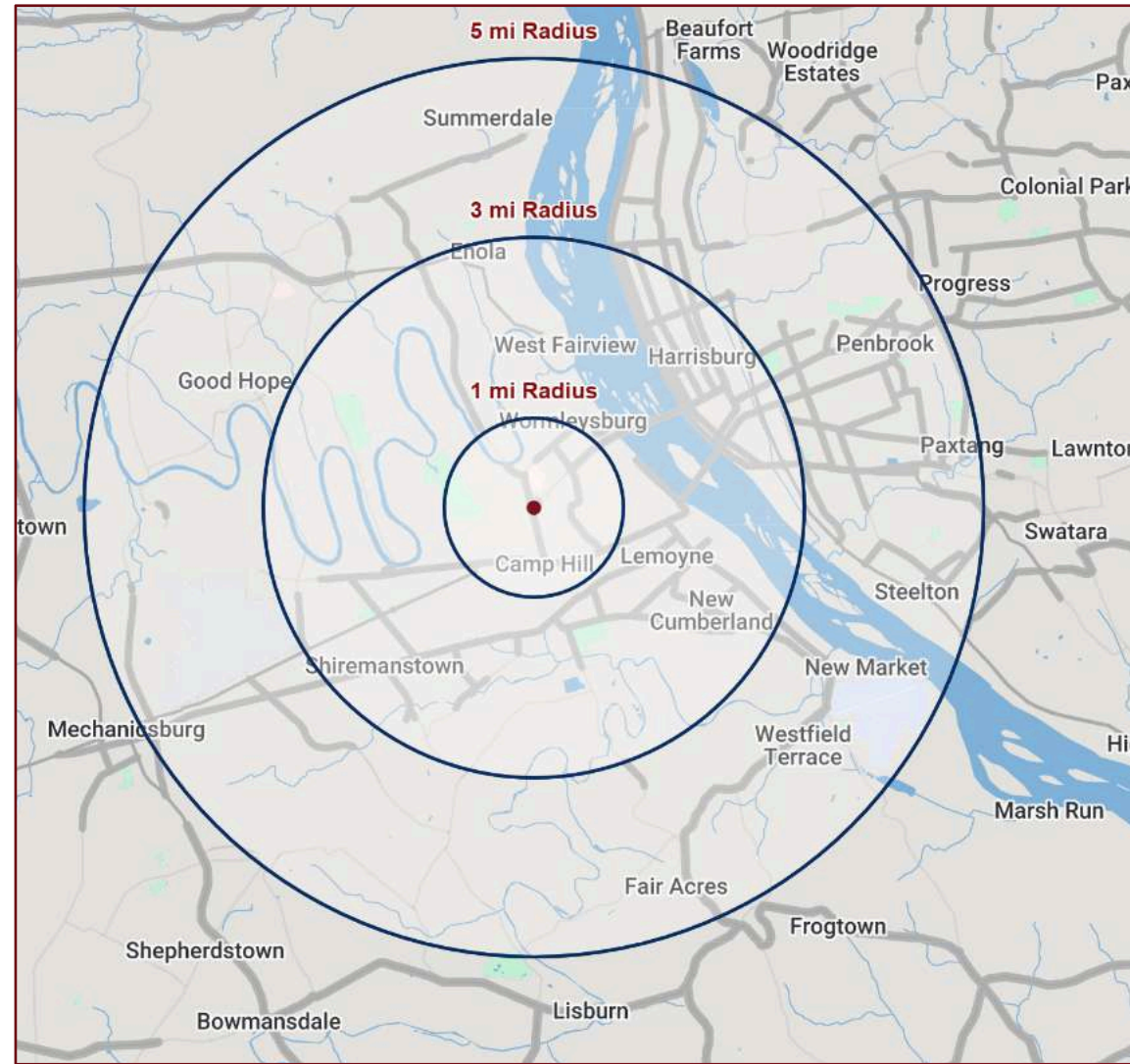
1 MILE	\$128,909
2 MILE	\$108,279
3 MILE	\$104,521

### TOTAL BUSINESSES

1 MILE	860
2 MILE	4,803
3 MILE	8,794

### TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	13,714
2 MILE	73,030
3 MILE	124,139



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## AREA OVERVIEW

Camp Hill Borough, strategically situated just 3 ½ miles southwest of downtown Harrisburg and the State Capital Complex, offers a unique blend of suburban tranquility and urban convenience. With a population and median household income well above the national average, Camp Hill is a pillar of prosperity and opportunity.

This charming borough provides a walkable community, characterized by coffee shops, eateries, and local retail establishments lining Market Street, creating an inviting atmosphere for residents and visitors alike. The diverse demographic of young professionals and retirees further enriches the borough's character.

Notably, Camp Hill and its neighboring municipalities house several major corporations, including the renowned Warrell Corporation and Ames True Temper, both headquartered in Camp Hill.

# Camp Hill DEMOGRAPHICS



8,376



\$130,490



450



3,474



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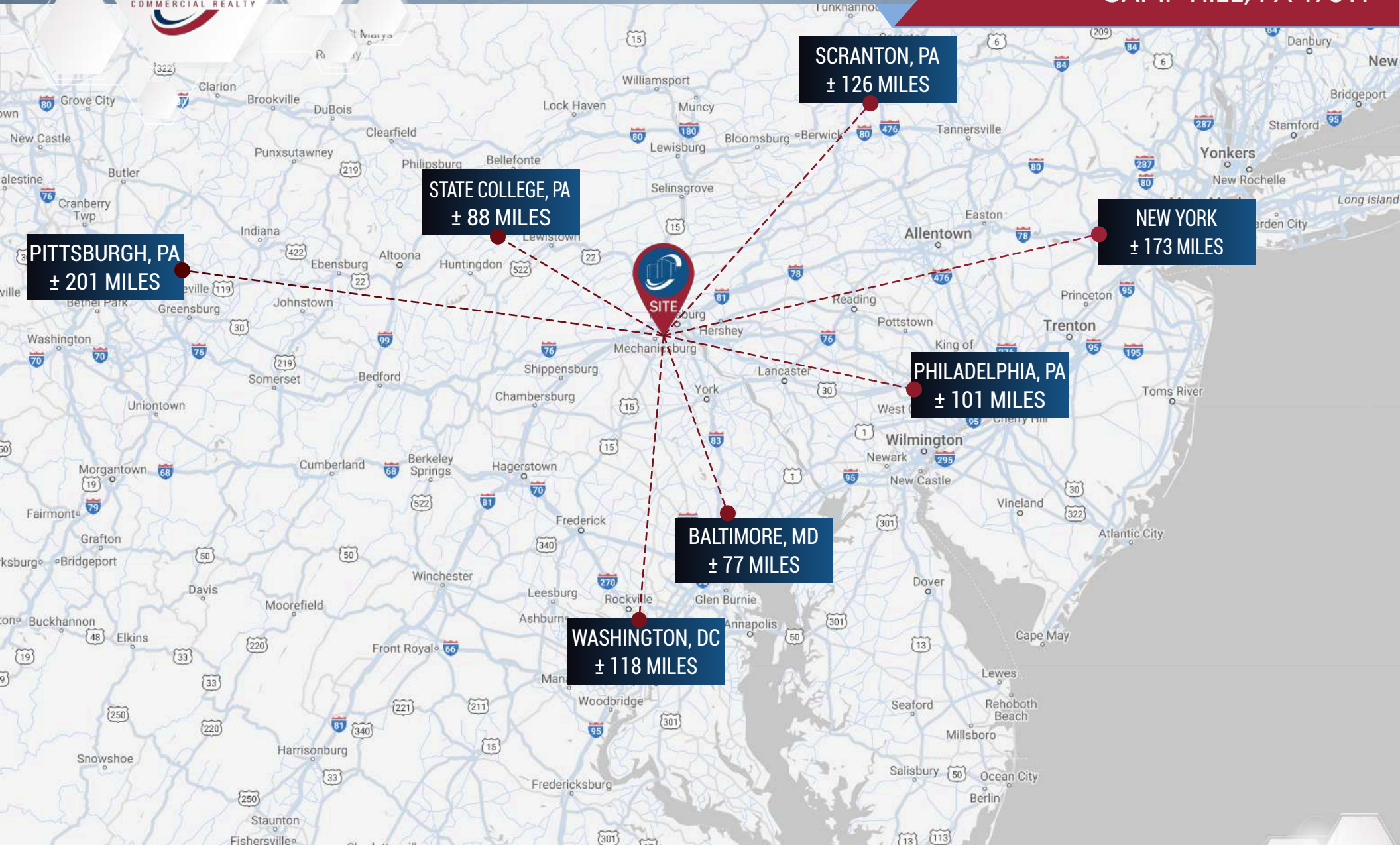


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**PITTSBURGH, PA  
± 201 MILES**

**STATE COLLEGE, PA  
± 88 MILES**

**SCRANTON, PA  
± 126 MILES**

**NEW YORK  
± 173 MILES**

**PHILADELPHIA, PA  
± 101 MILES**

**BALTIMORE, MD  
± 77 MILES**

**WASHINGTON, DC  
± 118 MILES**



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

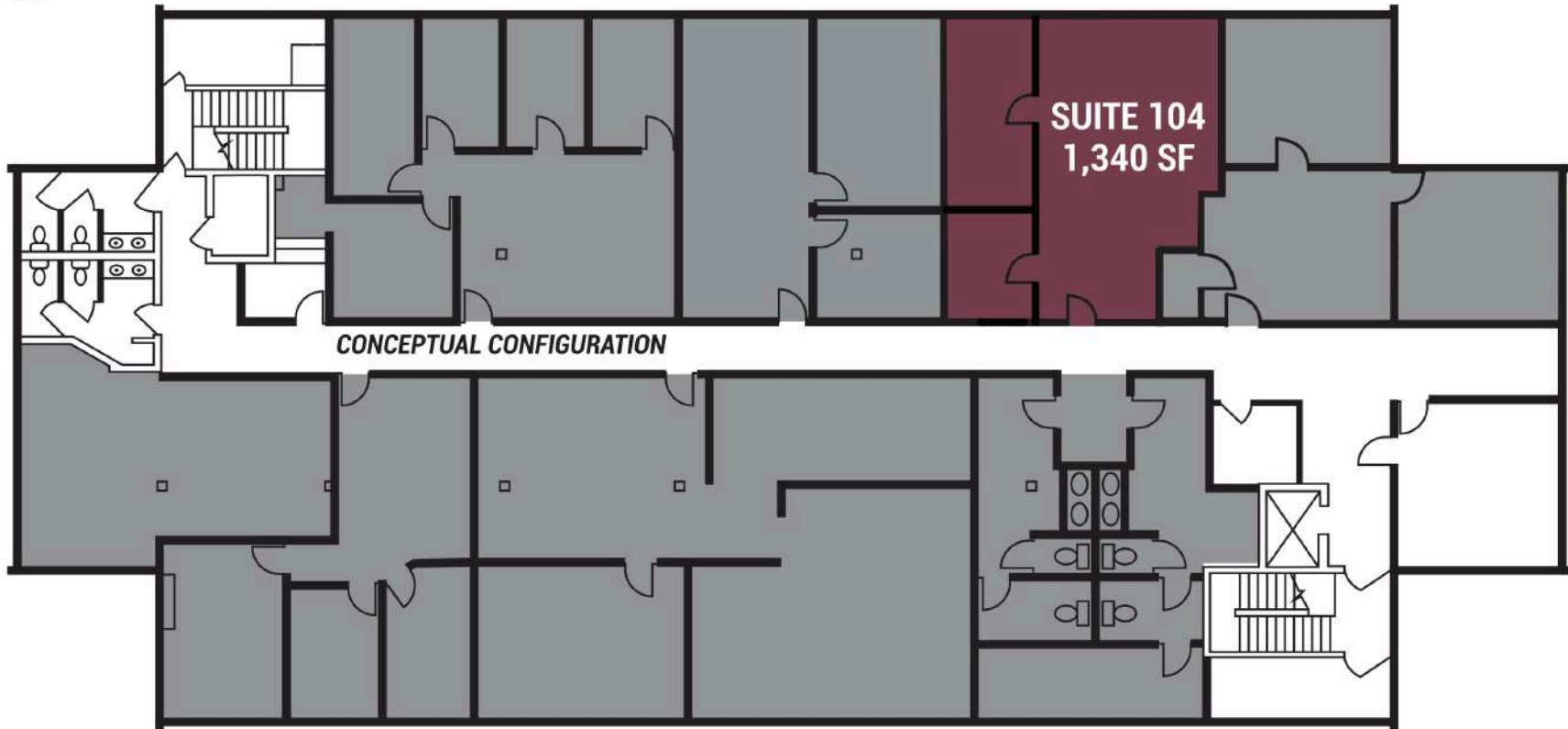
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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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FIRST FLOOR LEASE AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
Storage Units	Varies	Gross/Full Service	\$275-300 per Mo	Garage Level
101	1,020 SF	Gross/Full Service	\$17.50 per SF/yr	4 private offices with dedicated reception
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## SECOND FLOOR LEASE AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
200	1,500 SF	Gross/Full Service	\$17.50 per SF/yr	Can be divided into 2 suites, approximately 750 SF each
211A	1,271 SF	Gross/Full Service	\$17.50 per SF/yr	Available January 1, 2026



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## THIRD FLOOR LEASE AVAILABILITY



**SUITE 301**  
**± 3,980**

SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
301	± 3,980	Gross/Full Service	\$17.50 per SF/yr	A former cancer center for Penn State Health. Suite has full medical buildout, private bathrooms and multiple exam rooms with cabinets and sinks. Ready to be used by any professional provider
305	929 SF	Gross/Full Service	\$17.50 per SF/yr	
306	1,200 SF	Gross/Full Service	\$17.50 per SF/yr	Large open suite to be configured

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