



Professional Office Suites

FOR LEASE IN HAMPDEN TOWNSHIP

4076 MARKET STREET, CAMP HILL, PA



4076 MARKET STREET, CAMP HILL, PA 17011 PROFESSIONAL OFFICE SUITES

FOR LEASE



OFFERING SUMMARY

Available for Lease	432 - 1,500 SF
Lease Rate	\$12.00-\$15.95 per SF/Yr
Lease Type	Gross/Full Service
CAM	None
Zoning	Commercial Limited
Municipality	Hampden Township
County	Cumberland County

PROPERTY HIGHLIGHTS

- Direct signalized access from Central Boulevard
- Turnkey suites with desks and cubicles included
- Charming carriage house suite with private entrance and flexible layout
- Ideal for small businesses, professionals, or satellite teams
- Convenient access to Carlisle Pike, Route 15, and area amenities
- Professionally owned and managed
- Surrounded by restaurants, banks, and retail services

PROPERTY OVERVIEW

Landmark Commercial Realty proudly presents a professional office opportunity at 4076 Market Street in Camp Hill, PA. Ideally located at the signalized intersection of Market Street and Central Boulevard, the property offers direct signalized access from Central Blvd and excellent visibility in one of the West Shore's most convenient commercial corridors.

With suites ranging from 432 to 1,495 square feet, options include private offices, fully furnished plug-and-play suites, and a charming lower-level carriage house with its own entrance. The location offers immediate access to Carlisle Pike, Route 15, and an abundance of nearby amenities—making it a prime destination for small businesses and professionals alike.



Exxon Mobil

ORRSTOWNBANK

POLARIS ADVISORS



Citizens

VERBER FAMILY DENTISTRY

EVER GRAIN BREWING CO.



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LANDMARK COMMERCIAL REALTY

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

P : 717.731.1990

BO MANGAM
DIRECTOR - SALES & LEASING
BMANGAM@LandmarkCR.com
C: 717.805.4166

SEAN FITZSIMMONS
DIRECTOR - SALES & LEASING
SEAN@LandmarkCR.com
C: 717.421.6031



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PROPERTY DETAILS

Number of Buildings	1
Building Size	18,000 SF
Lot Size	1.57 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	In-common, per floor. Some units have in-suite
Parking	On-Site 35 Spaces
Year Built Renovated	1990 2023

BUILDING SPECIFICATIONS

Construction	Stucco
Roof Type	Shingle
Power	220v
HVAC	Updated Heat Pumps
Sprinklers	N/A
Signage	Monument

MARKET DETAILS

Cross Streets	Market St & Orrs Bridge Rd
Traffic Count at Intersection	8,089 ADT
Municipality	Hampden Township
County	Cumberland County
Zoning	Commercial Limited

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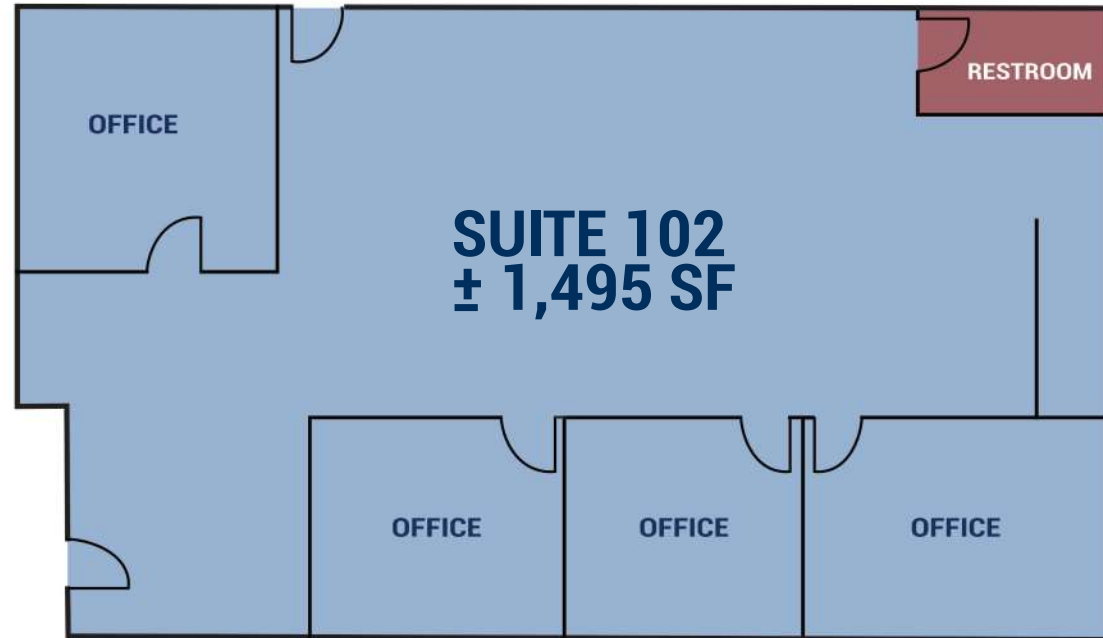
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1st FLOOR AVAILABILITY



SUITE	SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
102	± 1,495 SF	\$15.95 per SF/yr	Gross Full-Service	Beautifully renovated suite on the first floor. (available February, 1, 2026)

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2nd FLOOR AVAILABILITY



SUITE	SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
209	620 SF	\$15.95 per SF/yr	Gross Full-Service	Available June 1, 2026

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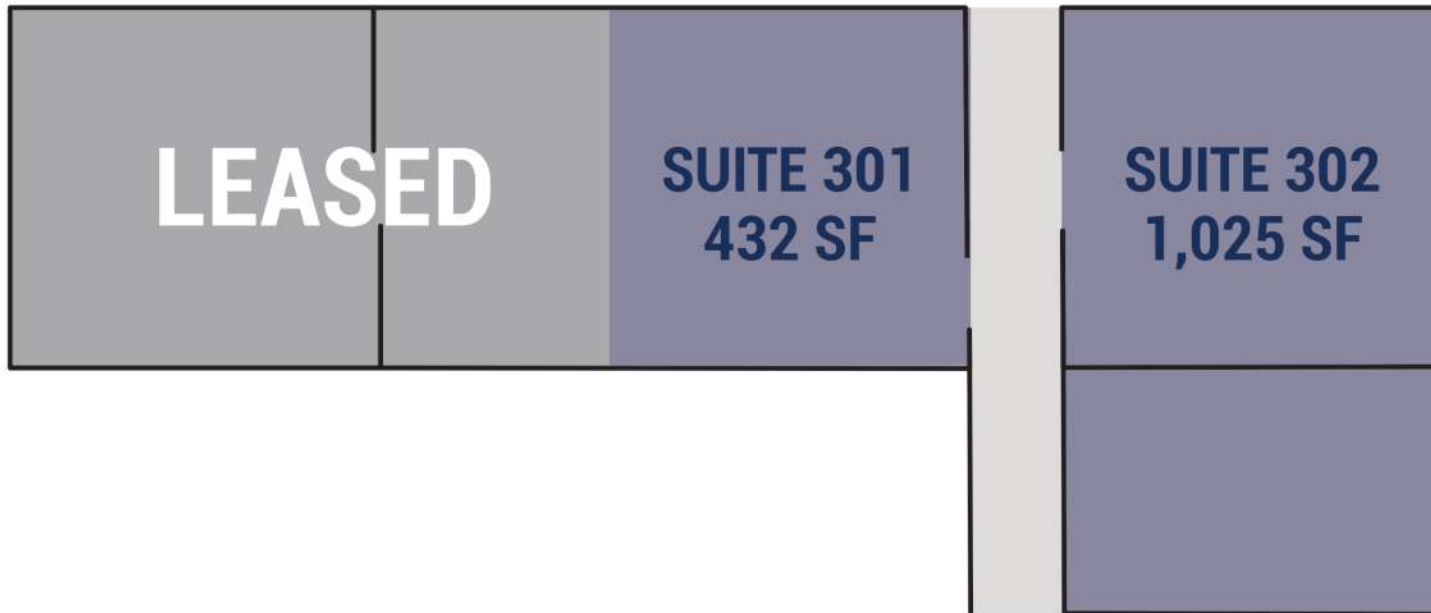
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3rd FLOOR LEASE AVAILABILITY



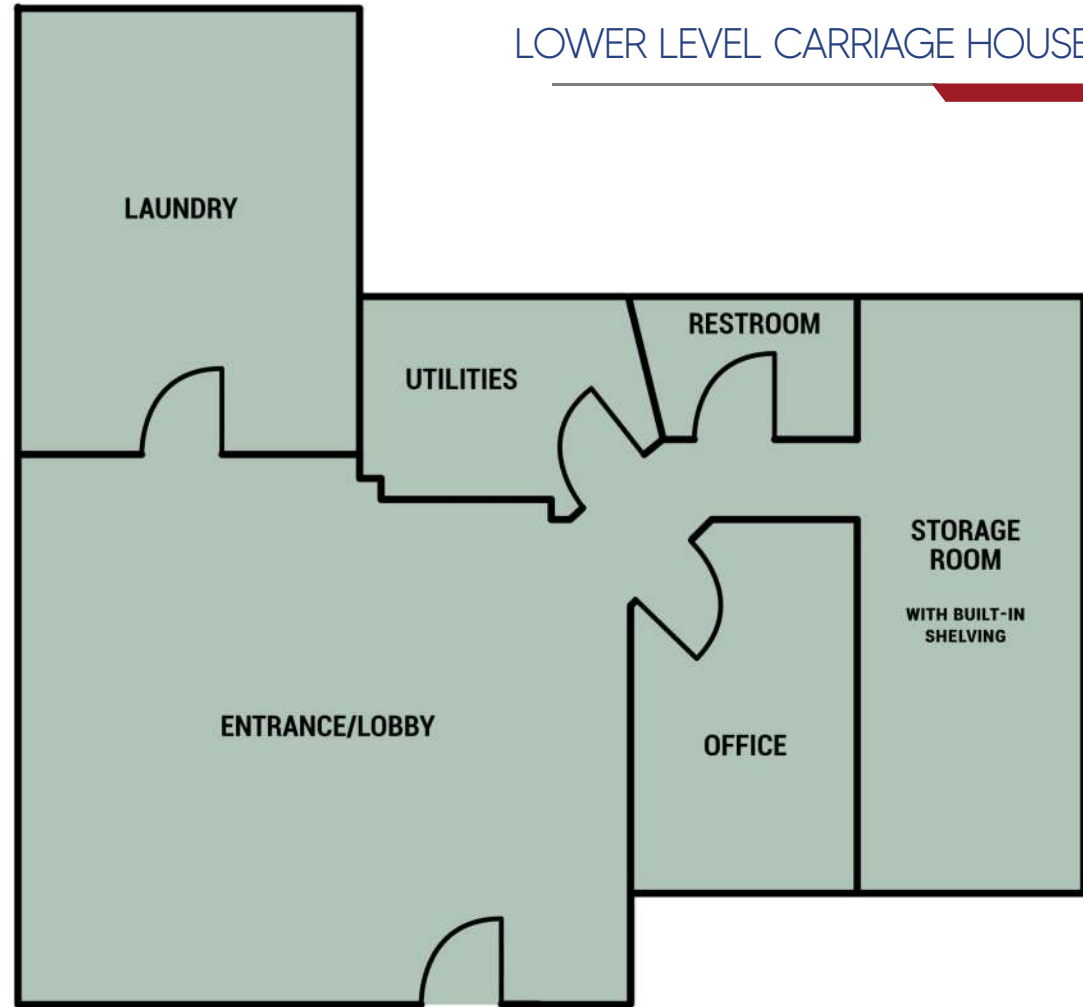
SUITE	SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
301	432 SF	\$12 per SF/yr	Gross Full-Service	A compact, fully furnished private office ideal for solo professionals or small teams seeking a turnkey solution. Includes desks, cubicles, and shared access to common areas.
302	1,025 SF	\$12 per SF/yr	Gross Full-Service	A spacious, fully furnished suite designed for growing teams. Features multiple workstations, natural light, and plug-and-play setup for immediate use.





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LOWER LEVEL CARRIAGE HOUSE

LOCATION	SUITE	SIZE	LEASE RATE	LEASE TYPE	DESCRIPTION
Lower Level	Carriage House	1,062 SF	\$13.50 per SF/yr	Gross Full-Service Sublease	A charming office space with private entrance, flexible open layout, and abundant character—perfect for creative firms, boutique professionals, or anyone seeking a more distinctive setting.

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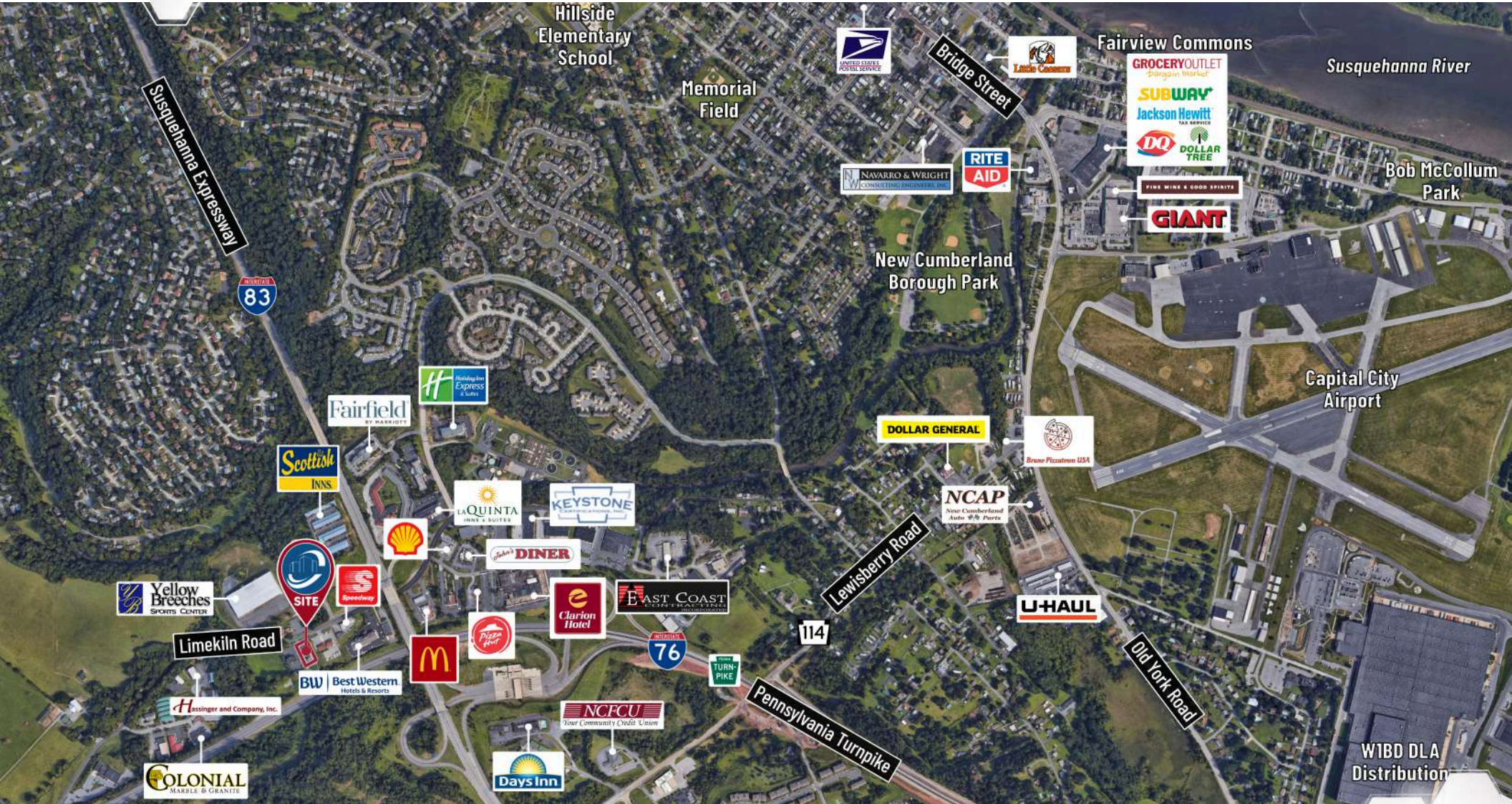
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AREA



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AREA OVERVIEW

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.

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.



HAMPDEN TOWNSHIP: Cumberland County has experienced the fastest rate of population growth out of any Pennsylvania county in recent years. It is the most desirable county in Pennsylvania to live, work, and do business.

Hampden and Silver Spring Townships have been the top two fastest growing municipalities for the last 10 years as per Cumberland County Planning Department. They have been a main destination for offices, restaurants, retail, hotels, car dealerships, personal and professional service providers, medical clinics, etc.

Hampden Township has always been open for business; it has a long tradition to work well with businesses to assist them in expansion and growth. It is a great township and great location for those who want to live close to Harrisburg with a short commute along the Harrisburg Beltway, with easy road access to airports, shipping ports, businesses, and very good schools.

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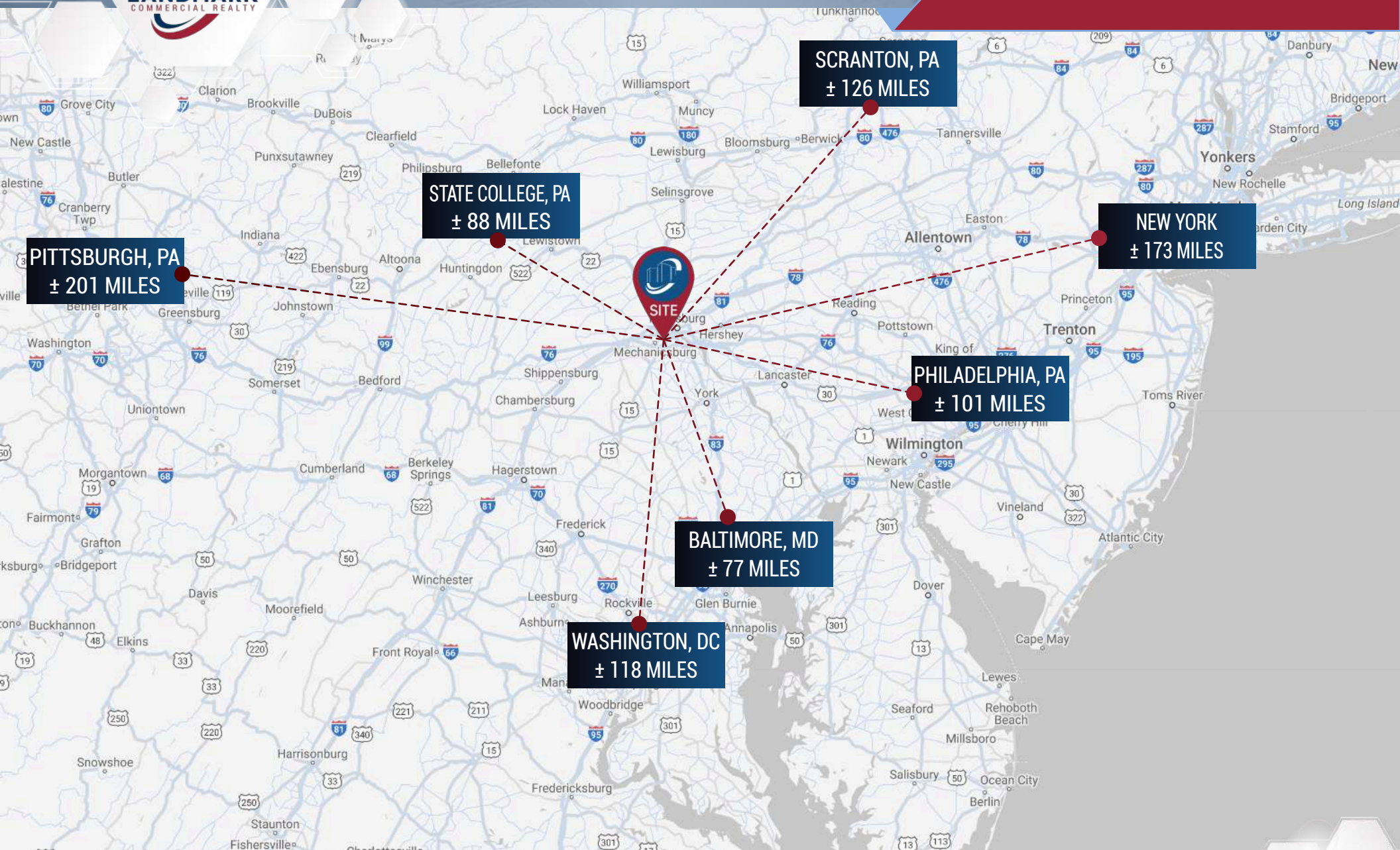


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney.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