



FOR SALE OR LEASE

355 N 21ST STREET, CAMP HILL, PA 17011

PROFESSIONAL OFFICE BUILDING FOR SALE | SUITES FOR LEASE



PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST 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	500-3,980 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 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

LANDMARKCR.COM





PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011



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 21st 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).

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



LANDMARKCR.COM



PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011



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 st St & Harvey Taylor Bridge Bypass
Traffic Count at Intersection	12,364 ADT
Municipality	Camp Hill Borough
County	Cumberland County
Zoning	CO- Commercial Office

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

LANDMARKCR.COM

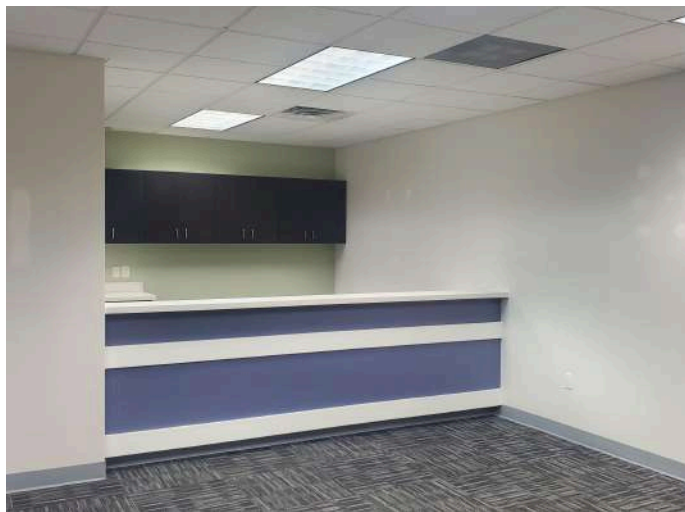
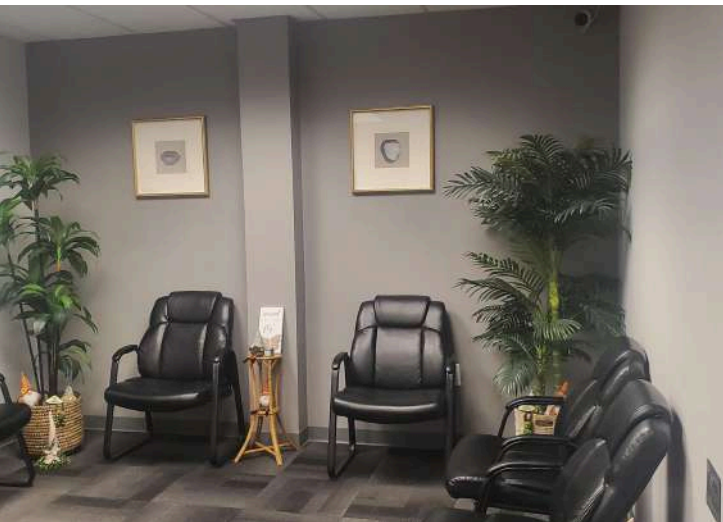




PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011

ADDITIONAL PHOTOS



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



LANDMARKCR.COM



PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011

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	± 3,980	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
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

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



LANDMARKCR.COM



PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011

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

HARVEY TAYLOR BRIDGE BYPASS

11,176 ADT

CAMP HILL BYPASS 18,074 ADT

N 21ST STREET
4,162 ADT

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



LANDMARKCR.COM



PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011

AREA



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





PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011

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

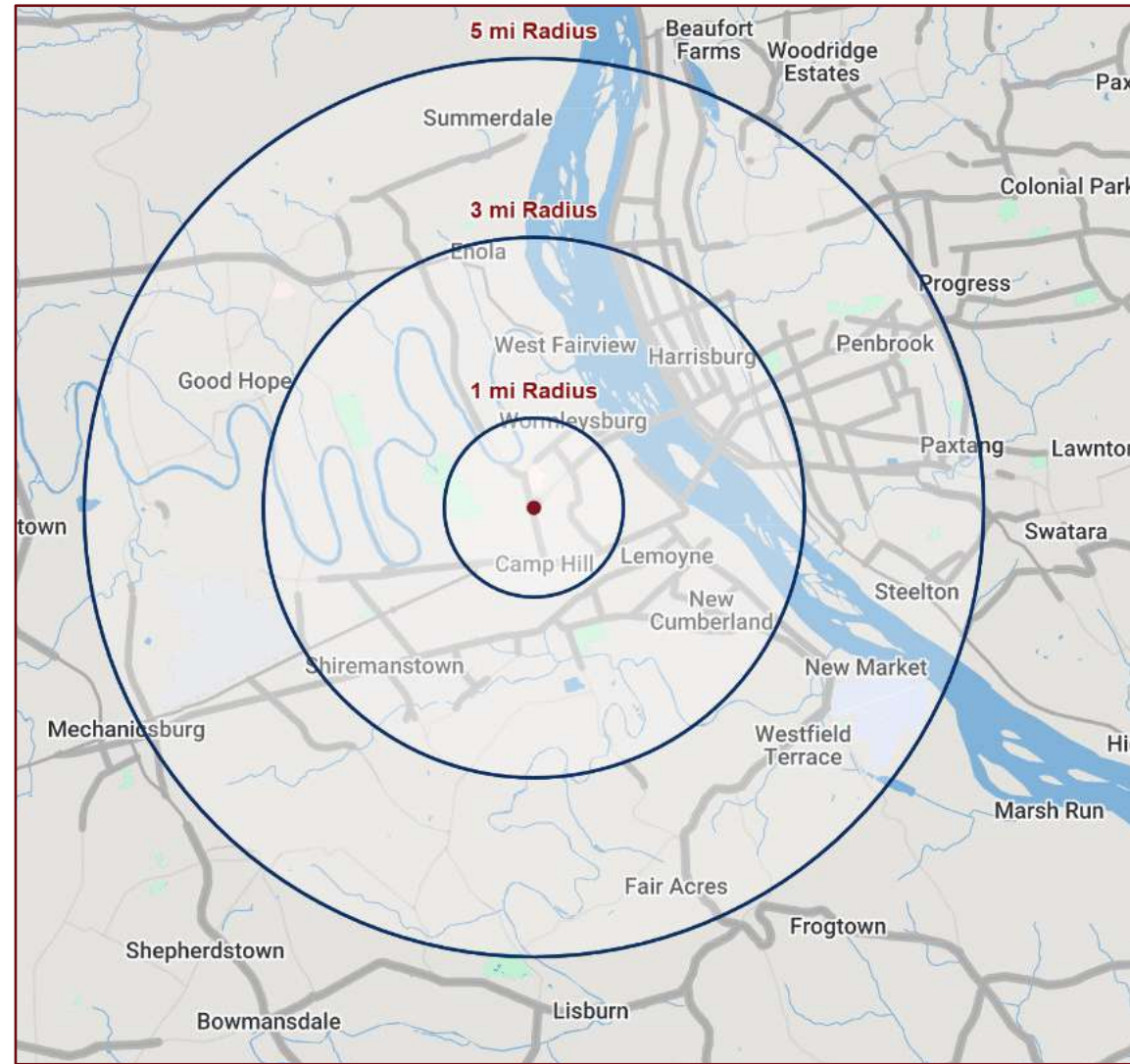
1 MILE	\$128,909
2 MILE	\$108,279
3 MILE	\$104,521

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



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



LANDMARKCR.COM

PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011

AREA OVERVIEW

Camp Hill DEMOGRAPHICS



8,376



\$130,490



450



3,474

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.



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

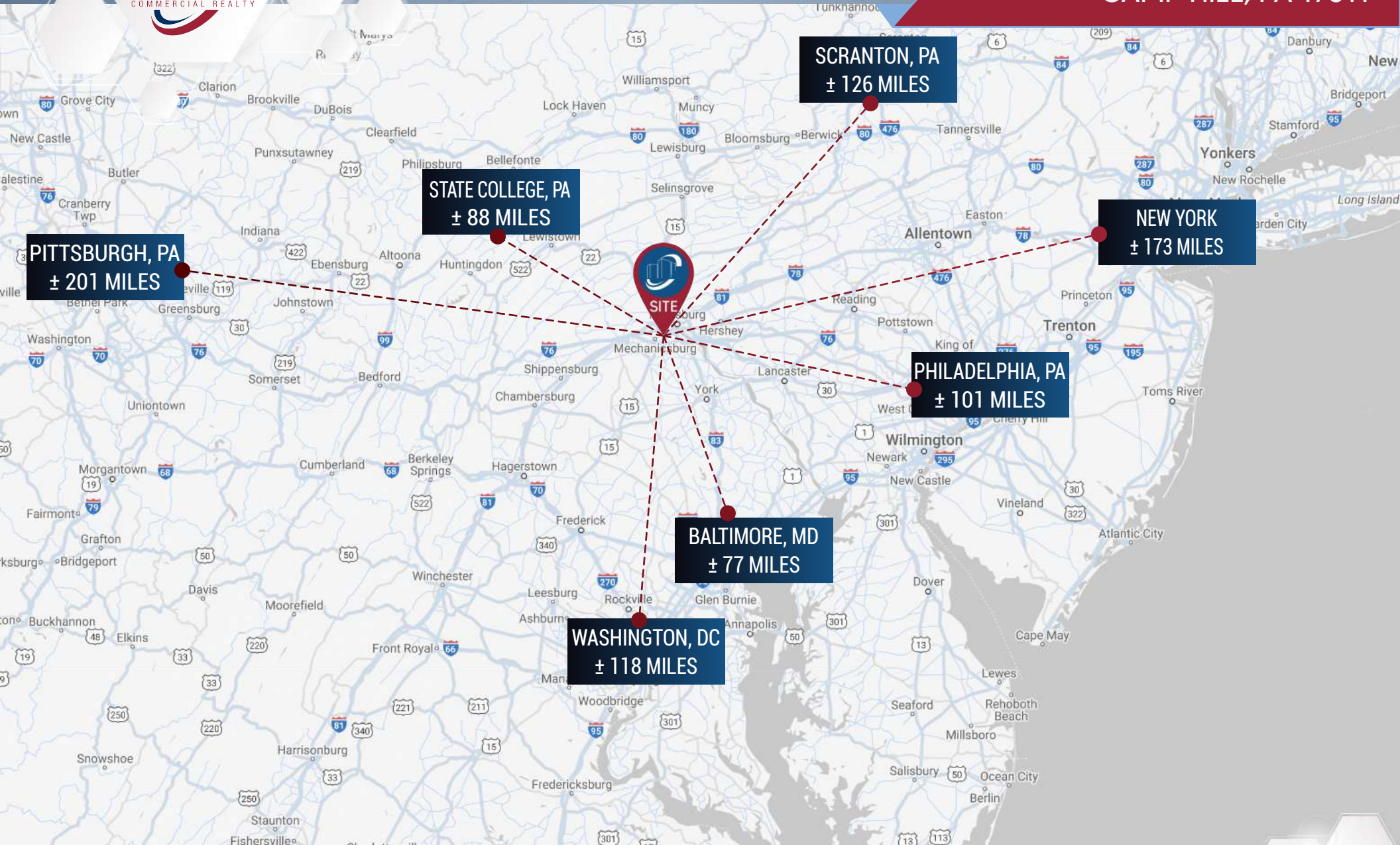
LANDMARKCR.COM





PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011



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



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

LANDMARKCR.COM





PROFESSIONAL OFFICE SUITES FOR SALE OR LEASE

355 N 21ST STREET
CAMP HILL, PA 17011

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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 or 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.

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



LANDMARKCR.COM