CAMPBELL
Commercial Partners LLC

99 NOVEMBER DRIVE, CAMP HILL

OFFICE BUILDING

FOR LEASE

525 N. 12th Street, Suite 203
Lemoyne, PA 17043
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ART CAMPBELL
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JESSICA GASPER
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Offering Summary

Also available for Sale. Contact agent for pricing.

Street Address: 99 November Drive
City, State, Zip: Camp Hill, PA 17011
Municipality: Camp Hill Borough
County: Cumberland

Positioned among well-known national retailers, this highly visible location offers outstanding potential for a wide range of uses. Previously occupied by OIP and a dental practice, the space is well-suited for both medical and general office purposes. Ellie Mental Health, an outpatient clinic, currently occupies part of the second floor.

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	LEASE TYPE	LEASE TERM
Floor 1	3,750 +/-	$19.00-$19.50/SF	Plus Electric & Janitorial	Negotiable
Floor 2	1,830+/-	$16.50-$18.50/SF	Plus Electric & Janitorial	Negotiable
* **Floor 3 - Suite A**	1,920 +/-	$16.50-$18.50/SF	Plus Electric & Janitorial	Negotiable
* **Floor 3 - Suite B**	1,830 +/-	$16.50-$18.50/SF	Plus Electric & Janitorial	Negotiable

*Can be combined for 3,750+/- SF

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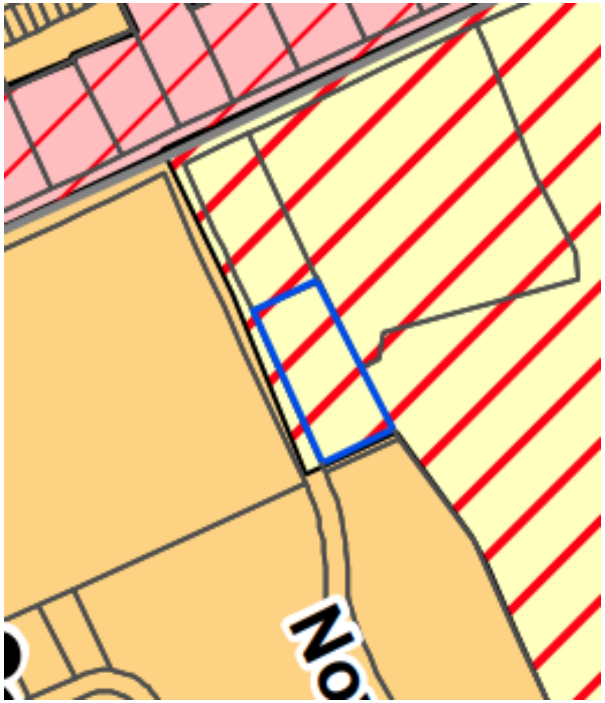
Property Details

Building SF:	11,250+/-
Available SF:	1st floor - 3,750+/- SF
	2nd floor - 1,830+/- SF
	3rd floor - Suite A - 1,920+/- SF
	Suite B - 1,830+/- SF
	(can be combined for 3,750+/- SF)
Space Type:	Office
Construction:	Masonry
# Of Floors:	Three
Elevators:	One
Flooring:	Carpet, Laminate, Tile
Lighting:	Flourescent
Sprinklers:	No
HVAC:	Electric
Ceiling Type:	2x4 accoustic tile
Restrooms:	6 (2 per floor)
Signage:	Monument signage available
Parking:	40+/- spaces
Internet:	Verizon

Zoning

CS: Regional Shopping Center



LDR	Low Density Residential	DT	Downtown
MDR	Medium Density Residential	CS	Regional Shopping Center
MDRO	Medium Density Residential Office	CG	General Commercial
MDRO1	Medium Density Residential Office 1	LN	Light Industrial
CN	Commercial Neighborhood		Park

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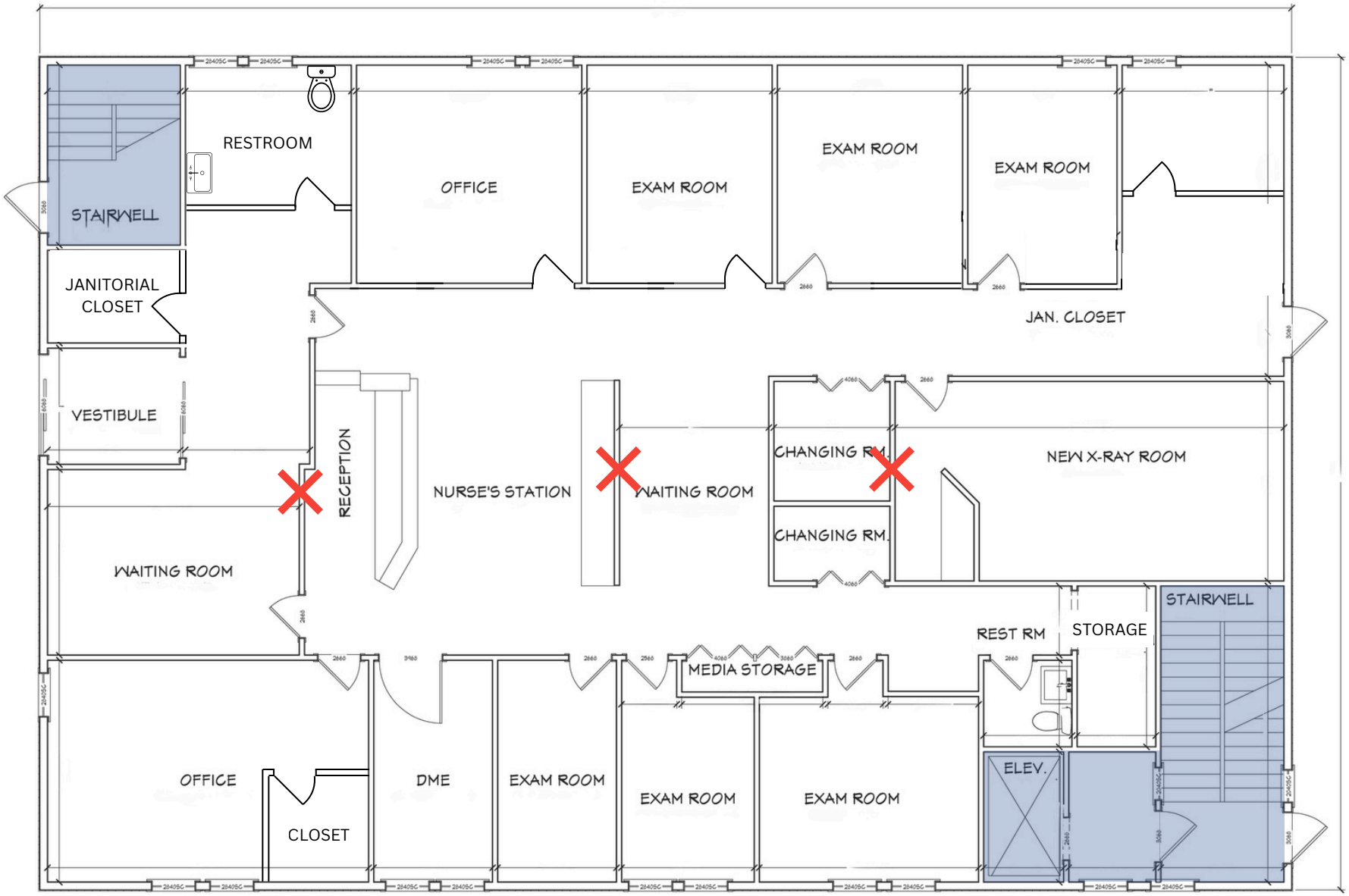
FIRST FLOOR

= SUPPORT POLE



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First Floor

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SECOND FLOOR

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Second Floor

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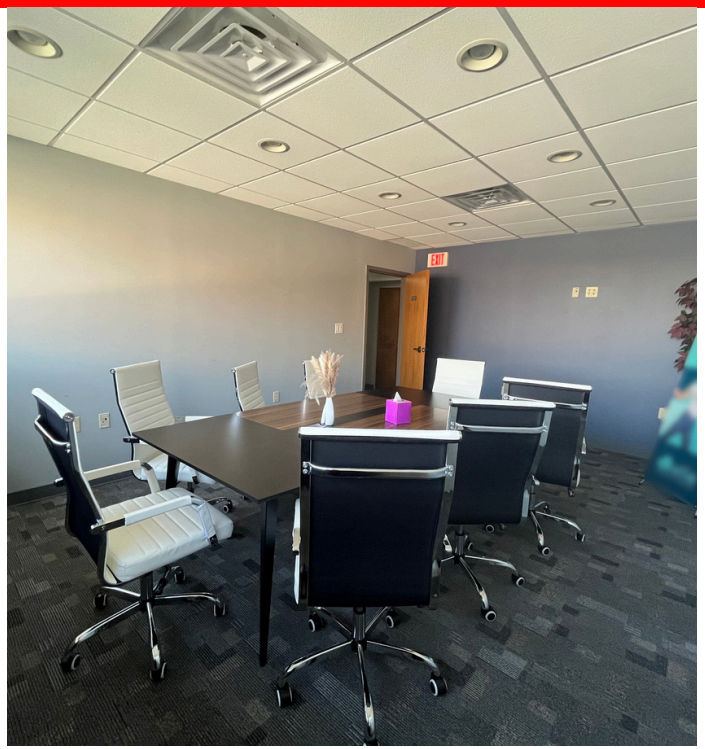
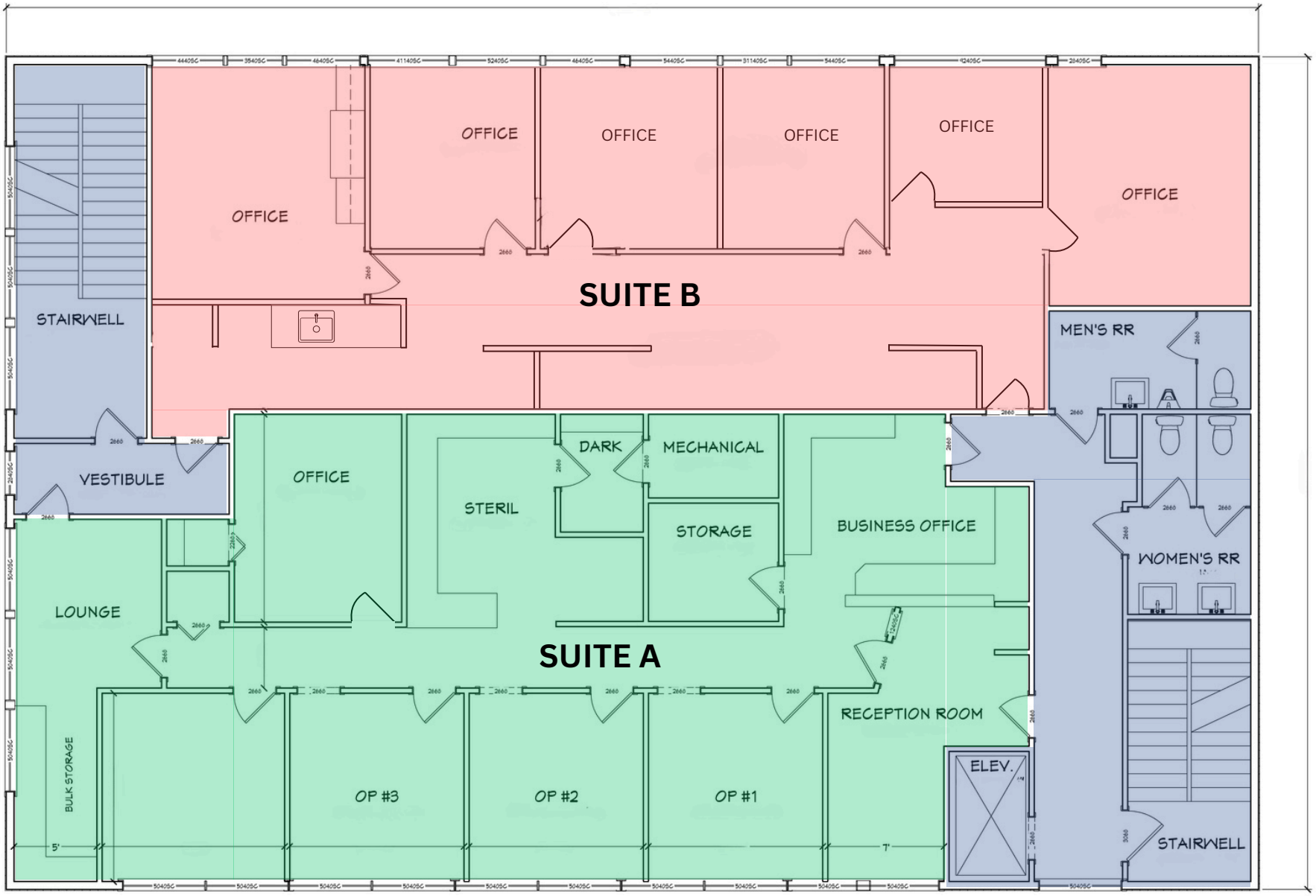


Third Floor



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Third Floor

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