



OFFICE SPACE FOR LEASE

4660 TRINDLE RD | CAMP HILL, PA 17011



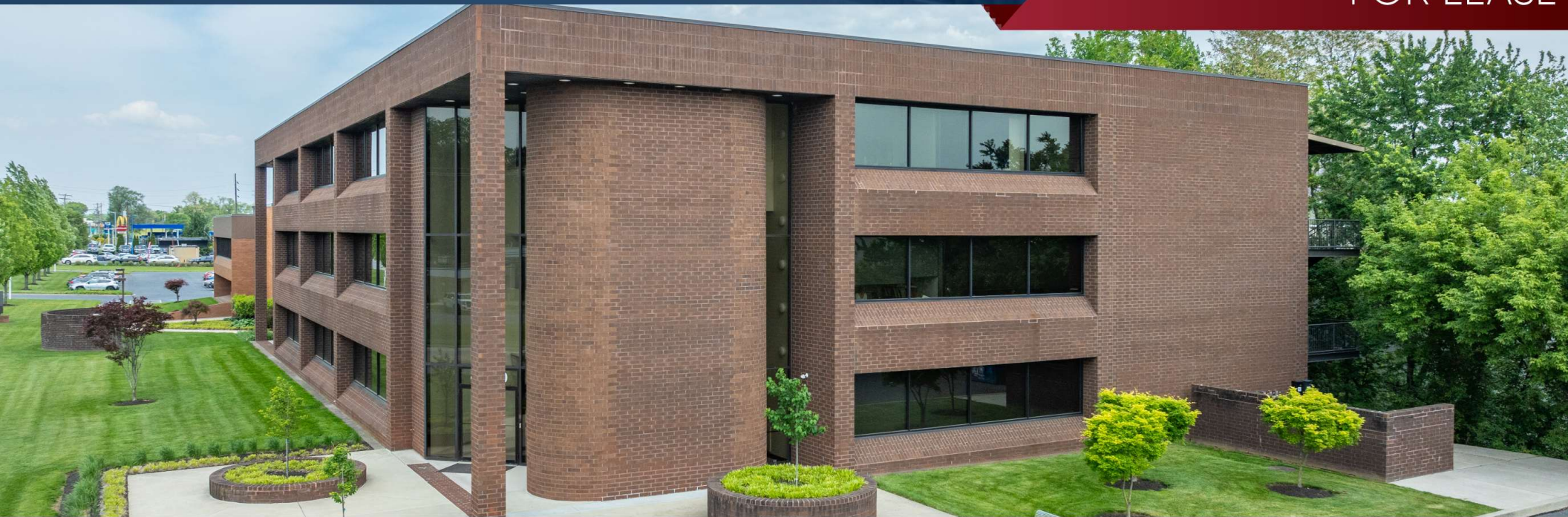
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(717) 731.1990

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WORLDWIDE
REAL ESTATE SERVICES



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CAMP HILL, PA 17011

OFFICE SPACE AVAILABLE
FOR LEASE



OFFERING SUMMARY

Available SF	10,407 SF
Lease Rate	\$20.95 per SF/yr
Lease Type	Gross + Janitorial
Submarket	Harrisburg West
Zoning	Professional Office
Municipality	Hampden Township
County	Cumberland County

EXECUTIVE SUMMARY

Landmark Commercial Realty is pleased to present a prime leasing opportunity located conveniently in the heart of Hampden Township on Trindle Road (RT 641), just off US-11 and RT-581. This newly renovated office building is strategically located between Harrisburg and Carlisle, making this a perfect location for a regional headquarters/satellite office. Suites can accommodate various sized businesses.

HIGHLIGHTS

- Newly renovated office suites available for lease
- Centrally located in Hampden Township, just off 
- Easy access to 

CLOSE TO MAJOR RETAIL AMENITIES



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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PROPERTY DETAILS

Building Size	54,250 SF
Lot Size	4.45 AC
Property Subtype	Professional Office
Building Class	B
Tenancy	Multi
Number of Floors	3
Year Built / Renovated	1992 / 2023
Restrooms	In-suite? In
Parking Type	In-Common, Surface Lot
Parking Count	244
Parking Ratio	4.5 : 1,000
Ceiling Height	9'
Ceiling Type	Drop
Construction	Masonry
Roof	Rubber
Lighting	Fluorescent
Heating/Cooling	Gas
Sprinklers	No
Security	Key Fob
Signage	Monument (Trindle Road)
Submarket	West Shore Business District



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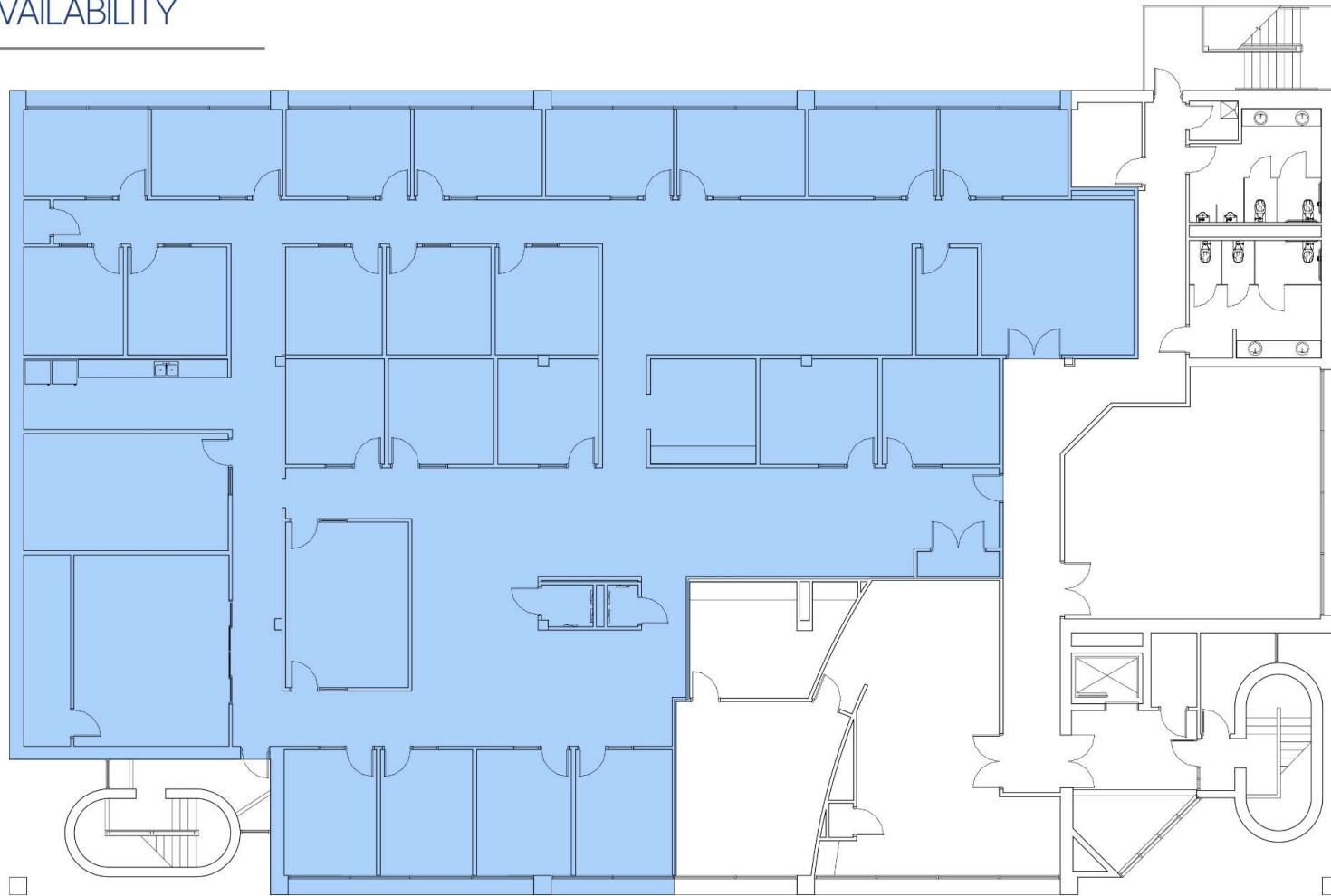
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3RD FLOOR AVAILABILITY



LEASE INFORMATION

FLOOR	SUITE	SUITE SIZE	LEASE RATE	LEASE TYPE	DETAILS
3 rd	301	10,407 SF	\$20.95 SF/yr	Gross + Janitorial	Private Offices, In-suite Break room, Conference

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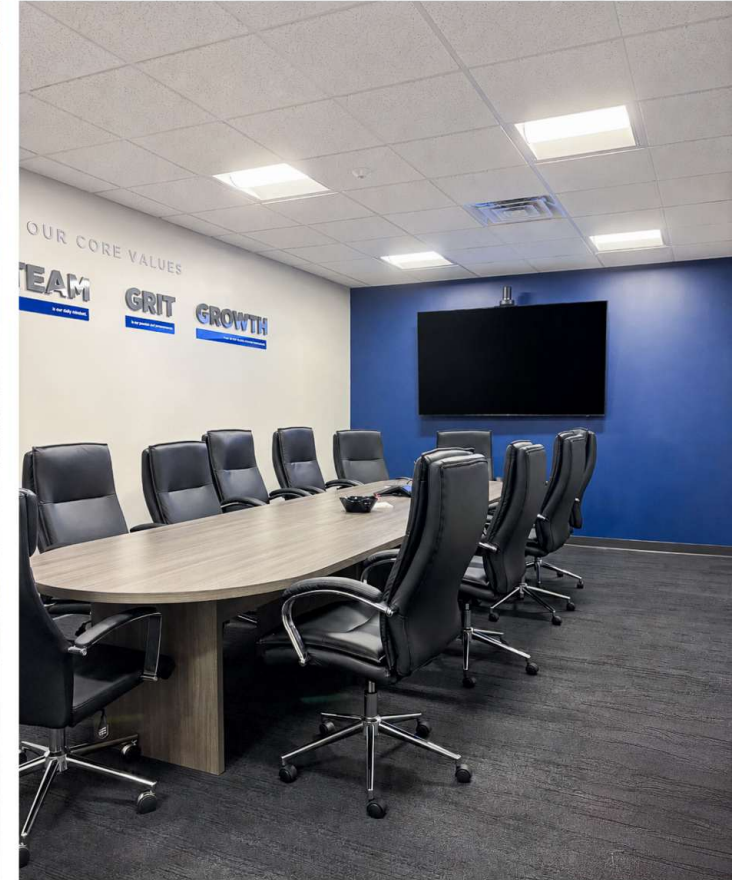
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SPACE PHOTOS



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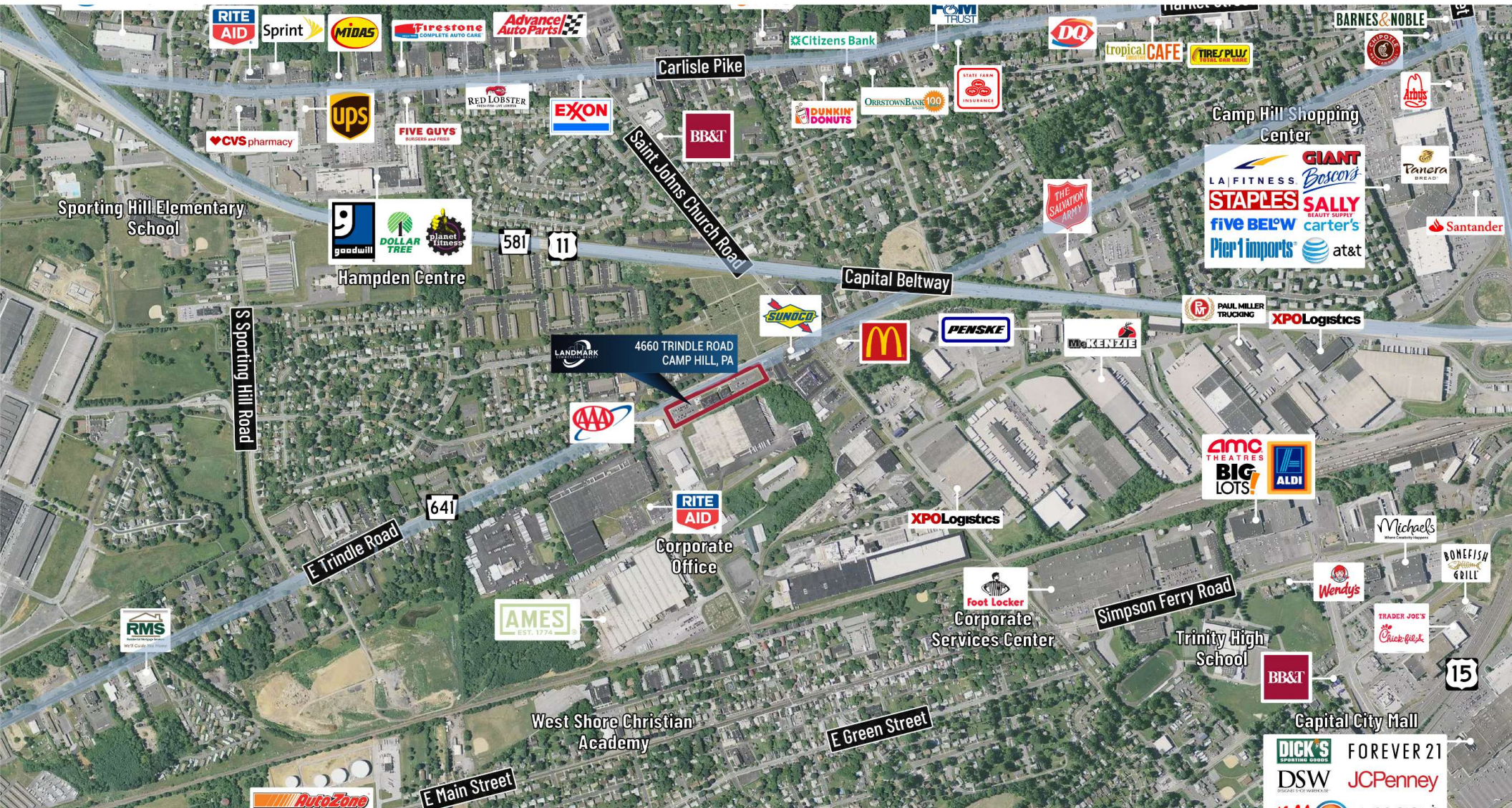
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DEMOGRAPHICS

POPULATION

1 MILE	8,556
3 MILE	65,267
5 MILE	158,674

HOUSEHOLDS

1 MILE	3,988
3 MILE	26,810
5 MILE	67,364

AVERAGE HOUSEHOLD INCOME

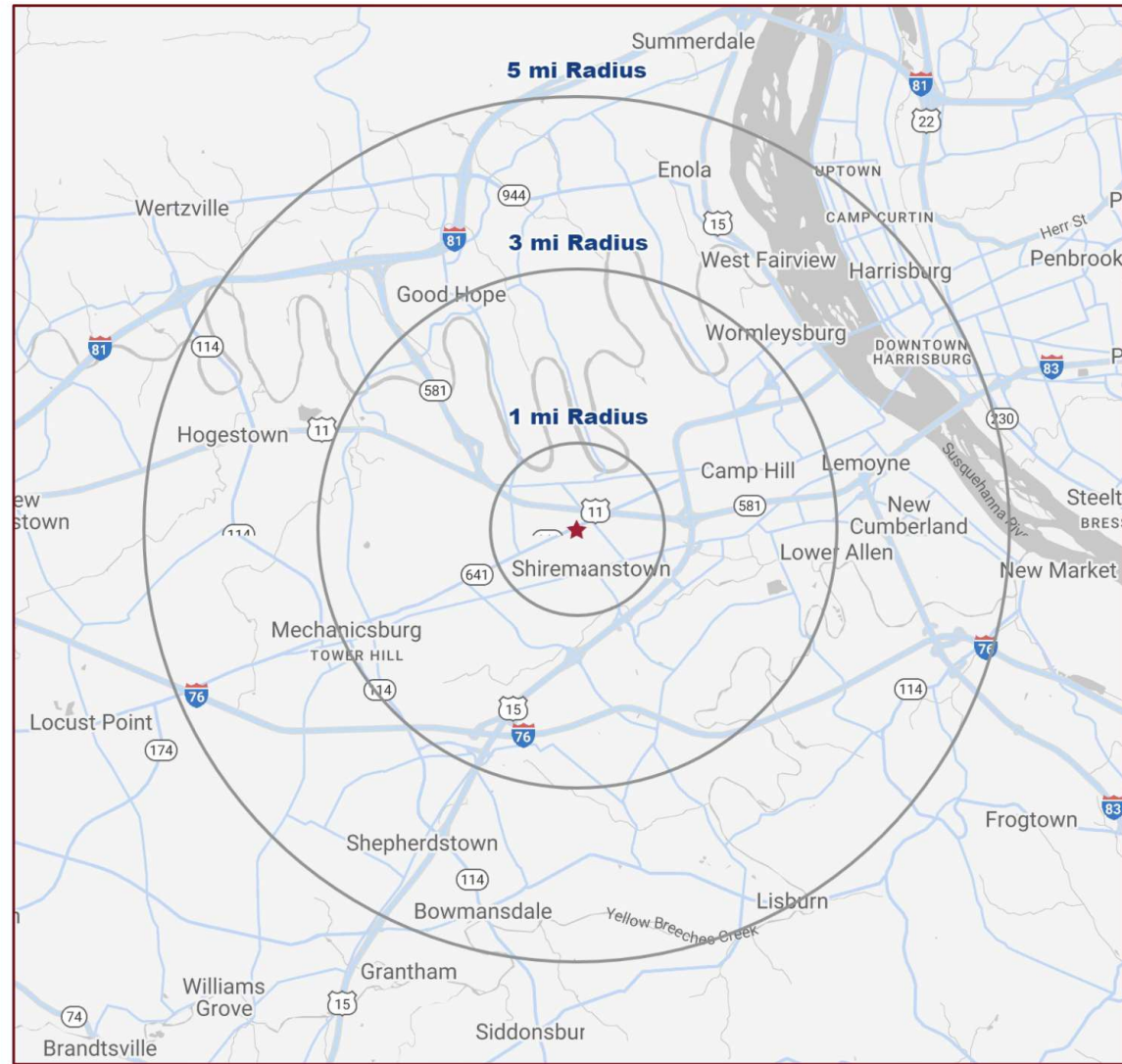
1 MILE	\$95,036
3 MILE	\$121,254
5 MILE	\$121,011

TOTAL BUSINESSES

1 MILE	625
3 MILE	3,568
5 MILE	7,305

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,701
3 MILE	49,173
5 MILE	109,745



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AREA OVERVIEW

EAST SHORE: 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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OFFICE BUILDING AVAILABLE FOR LEASE

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