



PROFESSIONAL BUILDING INVESTMENT
OWNER-OCCUPANT OPPORTUNITY
PROFESSIONAL SUITES AVAILABLE

FOR SALE | FOR LEASE

355 N 21ST STREET, CAMP HILL, PA 17011



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FOR SALE | LEASE

INVESTMENT OPPORTUNITY
OWNER-OCCUPANCY
SUITE LEASING AVAILABLE



PROPERTY SUMMARY

355 N 21st Street is a multi-tenant office building located in the heart of Camp Hill. Originally constructed in 2007 and enhanced through numerous capital improvements, the building provides a professional environment well suited for medical, professional, association, and service-oriented users. Its strategic location, strong tenant base, and convenient access to major transportation routes make it a premier office destination on the West Shore.

PROPERTY HIGHLIGHTS

- Available as a fully leased investment or owner-occupant purchase opportunity
- Available office suites from 500 SF to 3,278 SF
- Contemporary architecture with abundant natural light
- Renovated common areas and stairwell improvements
- Onsite and covered parking garage

LOCATION ADVANTAGES

- Located near Penn State Health Holy Spirit Medical Center, a 307-bed community hospital and major regional healthcare provider.
- Situated within one of the area's most established office and professional districts.
- Convenient access to the Harvey Taylor Bridge Bypass and N 21st Street intersection.
- Immediate connectivity to US-15, I-81, I-83, and the Pennsylvania Turnpike.

OFFERING SUMMARY

Sale Price	\$3,200,000
Price per SF	\$109.22
Property Taxes	\$53,464
APN	01-20-1854-145
Office Lease	500 - 3,278 SF
Lease Rate	\$17.50 per SF/yr Full-Service
Storage Lease	\$275 - \$300 per month Full-Service

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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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

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



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

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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
103	770 SF	Gross/Full Service	\$17.50 per SF/yr	Available October 1, 2026

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	1,967	Gross/Full Service	\$17.50 per SF/yr	Remaining portion of a former Penn State Health medical office suite. Excellent fit for healthcare, counseling, wellness, or general office users.
303	850	Gross/Full Service	\$17.50 per SF/yr	Efficient professional office suite ideal for small businesses, consultants, administrative offices, or service providers.
305	929 SF	Gross/Full Service	\$17.50 per SF/yr	Well-sized professional office suite suitable for a variety of professional, medical, or administrative users seeking a convenient Camp Hill location.

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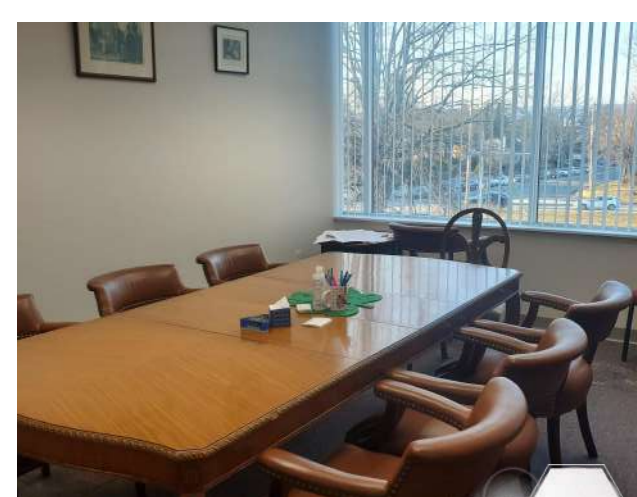
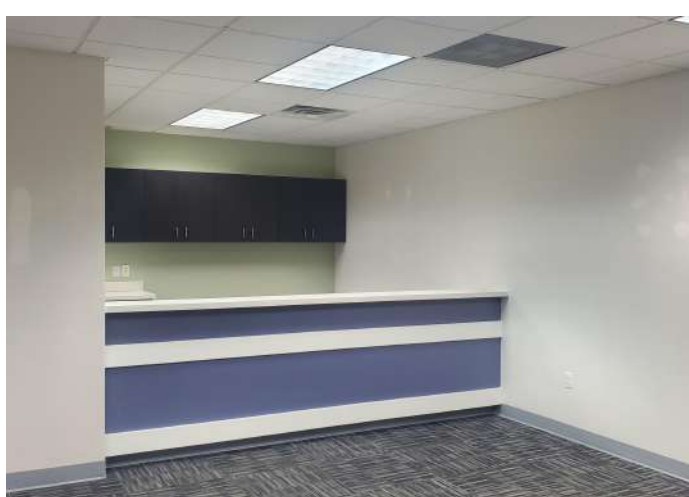
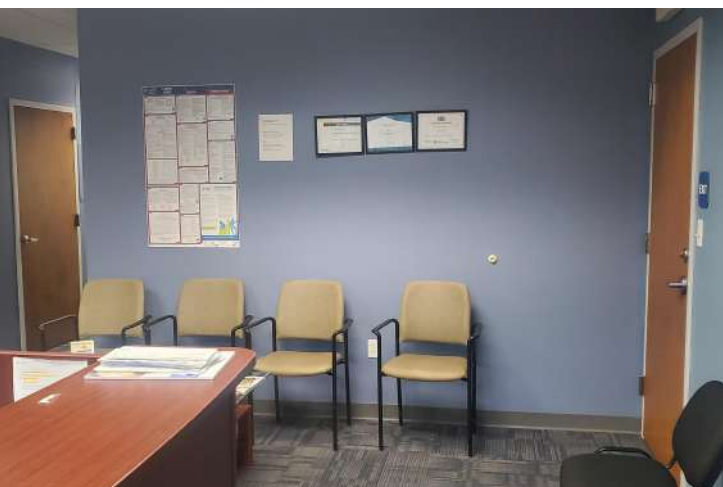


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ADDITIONAL IMAGES



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LOCATION



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Camp Hill DEMOGRAPHICS



8,376



\$130,490



450



3,474

DEMOGRAPHICS & LOCATION 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.



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