



Riverfront Office Space
FOR LEASE



**CLASS-A PROFESSIONAL &
OUTPATIENT MEDICAL OFFICE**

1000 N FRONT STREET, WORMLEYSBURG, PA 17043

REAL ESTATE OWNED BY Healthpeak[®] | DOC LISTED NYSE



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EXECUTIVE SUMMARY

Lease Availability

1st Floor 3,246 - 3,298 SF

2nd Floor 1,024 - 7,116 SF

3rd Floor 8,010 SF

Lease Rate \$12.00 per SF/yr

Lease Type NNN

Location

Zoning General Commercial

Municipality Wormleysburg Borough

County Cumberland County

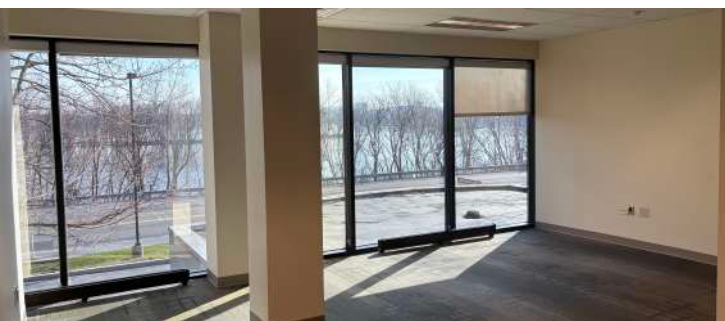


PROPERTY OVERVIEW

Landmark Commercial is pleased to present this medical and professional office building located on North Front Street in Wormleysburg. With significant capital improvements already completed in common areas and tenant fitouts, this property offers an excellent opportunity to lease state-of-the-art Class-A outpatient medical or professional office space.

PROPERTY HIGHLIGHTS

- Spectacular views of the Susquehanna River and Harrisburg City Skyline
- Office layouts suitable for various medical and professional uses
- High-speed internet, conference rooms, and ample parking available for tenants
- Excellent location on US-11/15 with easy access to I-81, I-83, and I-76 PA Turnpike
- Close to Harrisburg's Central Business District, Camp Hill Borough, and surrounding submarkets.
- Property under NEW Ownership!



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 Floors	5
Lot Size	2.0 AC
Building Class	A
Tenancy	Multi
Office Suite Lease	Up to 21,670 SF
Parking	4.5 / 1,000
Year Built	1980
Year Renovated	2024

BUILDING SPECIFICATIONS

Construction	Steel / Concrete
Roof Type	Flat / Rubber
Lighting	LED throughout
Heating/Cooling	Central AC / Gas Heat
Sprinklers	Wet System
Security	Yes
Signage	Monument, Lobby, Suite

MARKET DETAILS

Traffic Count on N Front St	8,539 SF
Municipality	Wormleysburg Borough
County	Cumberland County
Zoning	General Commercial
Ideal Uses	Outpatient Medical Practice, Professional Business

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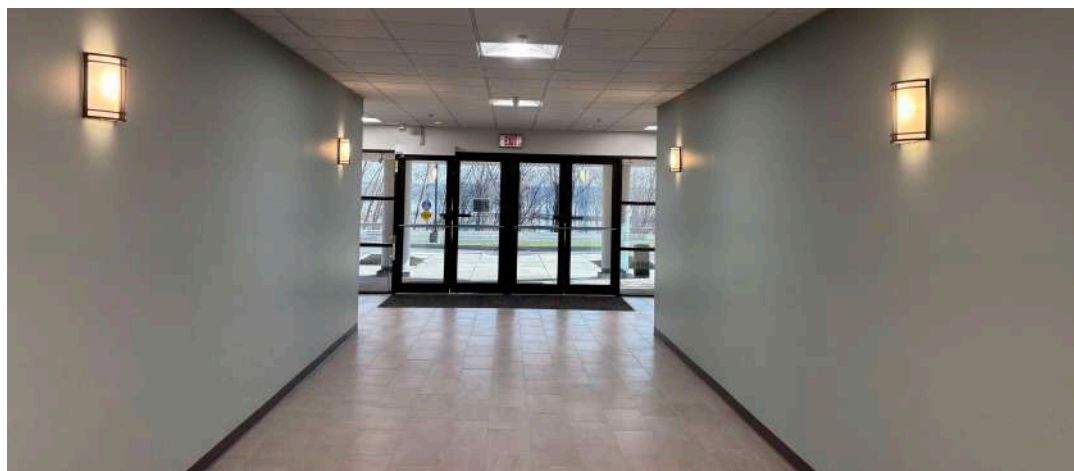
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INTERIOR PICTURES



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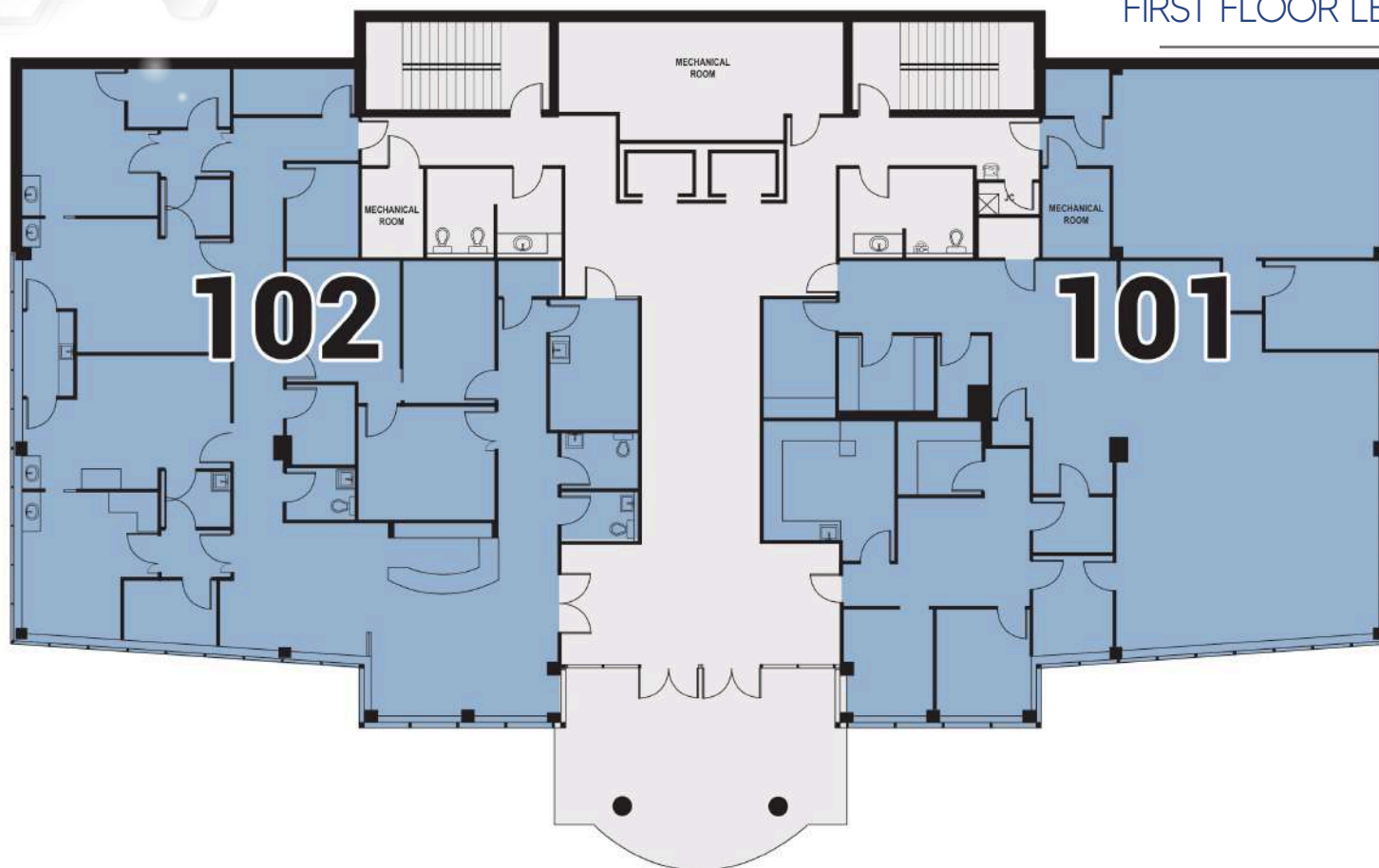
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FIRST FLOOR LEASE AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
101	3,246 SF	NNN	Upon Request	Spacious office suite, ideal for professional business services.
102	3,298 SF	NNN	Upon Request	Spacious office suite, ideal for outpatient medical practice. Multiple ADA restrooms and dedicated reception area.

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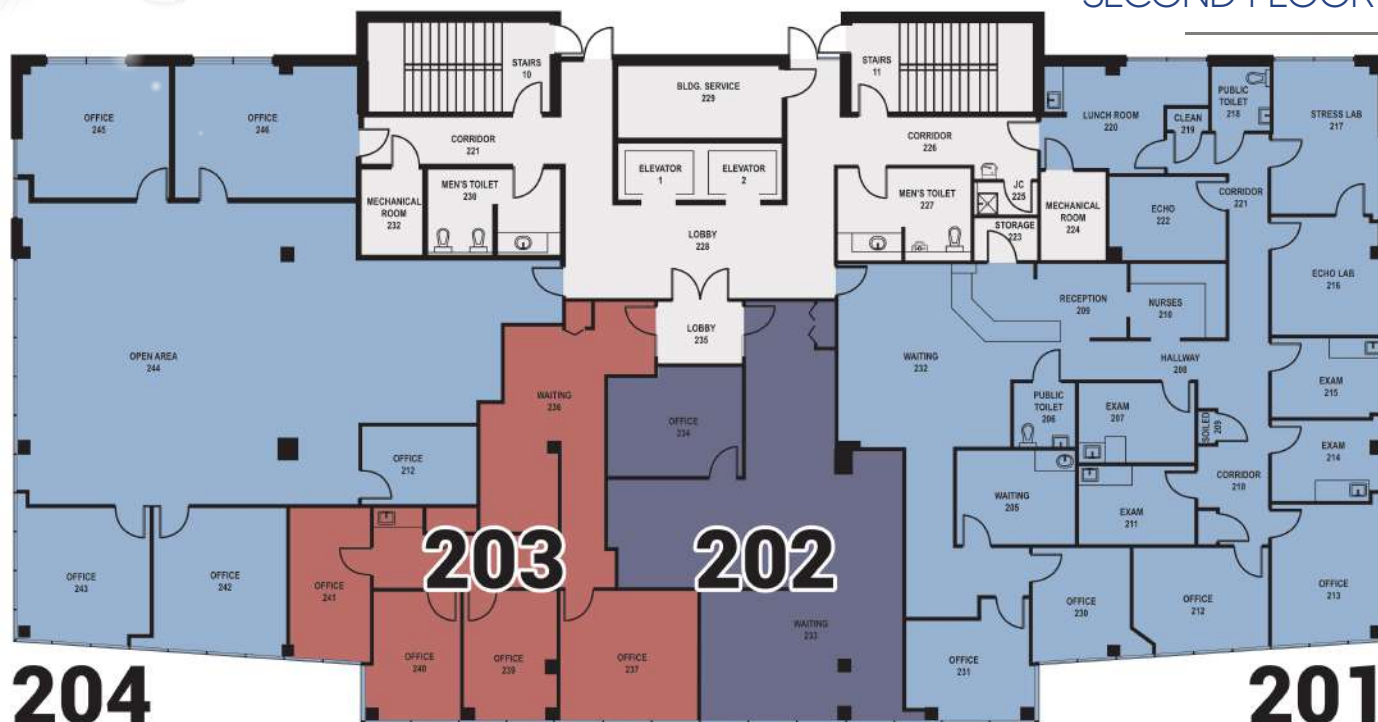
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SECOND FLOOR LEASE AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
201	2,918 SF	NNN	Upon Request	Designed with specialized infrastructure, including advanced HVAC systems for optimal air quality, dedicated nurse stations, and private consultation rooms.
202	1,024 SF	NNN	Upon Request	Impress clients and partners with a prestigious address, well-maintained common areas, and a professional reception area
203	1,131 SF	NNN	Upon Request	Modern, flexible office spaces designed to enhance productivity and provide a professional atmosphere
204	2,043 SF	NNN	Upon Request	Tailor the space to fit your business needs, this suite offers spacious open areas designed to foster collaboration and creativity among your team

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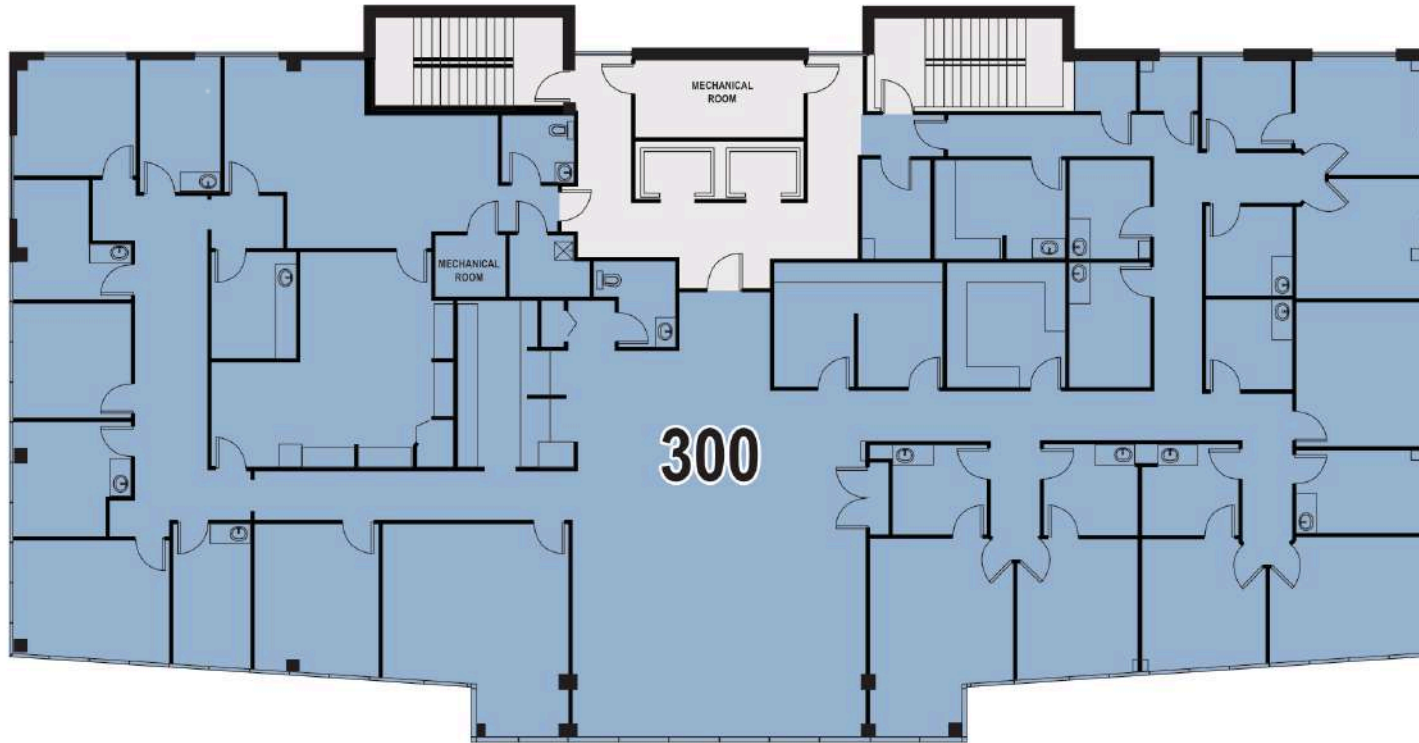


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THIRD FLOOR LEASE AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
300	3,246 SF	NNN	Upon Request	Tailor the entire floor to fit your business needs, offering expansive space and privacy

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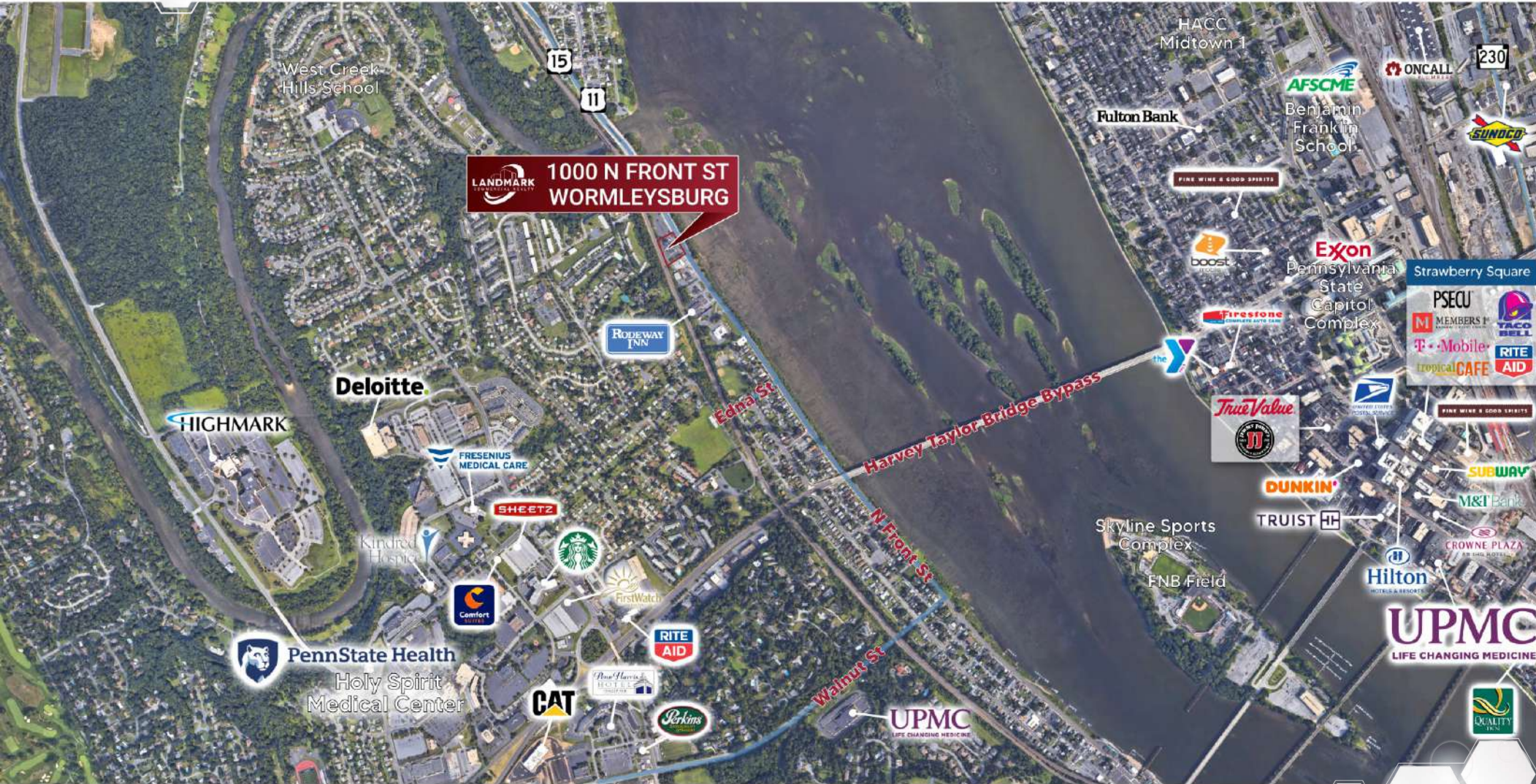


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LOCATION



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DEMOGRAPHICS

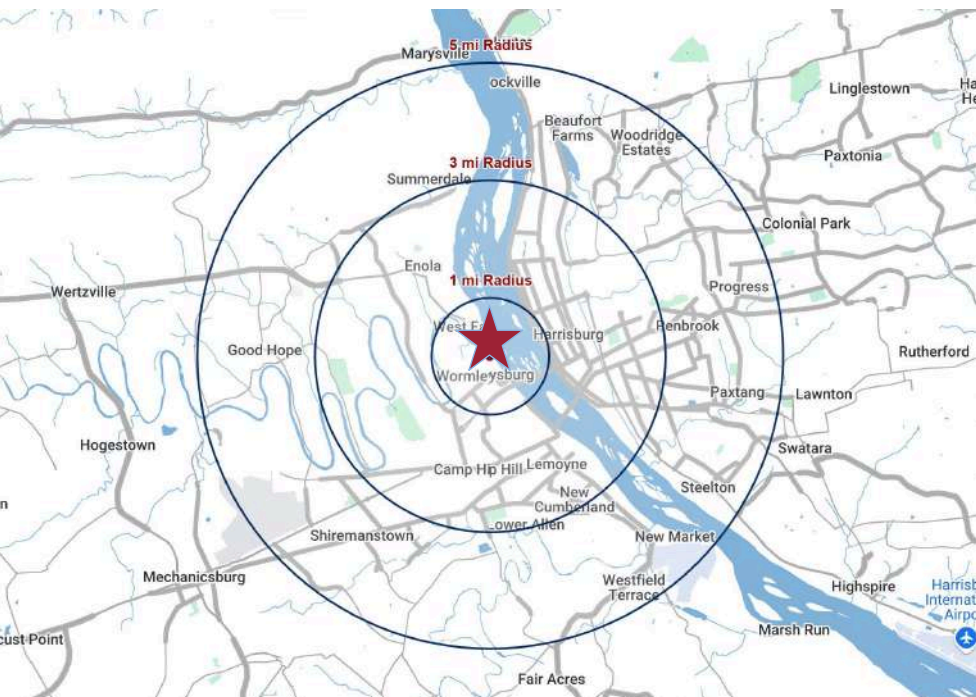
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,545	93,313	194,431
Households	3,428	40,313	81,142
Average Household Income	\$101,635	\$94,596	\$102,454
Businesses	282	4,759	8,759
Employees	4,363	79,194	134,779

Wormleysburg, Pennsylvania, is a picturesque borough located in Cumberland County, just across the Susquehanna River from Harrisburg, the state capital. Wormleysburg, Pennsylvania, has a population of around 3,072 people. The median age is 38.1 years, with a balanced mix of age groups.

This charming community offers a unique blend of suburban tranquility and urban convenience, making it an ideal location for professional and medical office suites. With easy access to major highways and bridges connecting to Harrisburg, Wormleysburg provides excellent connectivity for businesses and clients alike. The area offers a variety of amenities, including parks, restaurants, and retail options, contributing to a vibrant community atmosphere.

Additionally, the presence of reputable educational institutions and nearby healthcare facilities enhances the appeal of this location. Wormleysburg's strategic position within the Harrisburg-Carlisle Metropolitan Statistical Area, combined with its scenic views and community charm, makes it a prime choice for businesses seeking a dynamic and accessible environment.



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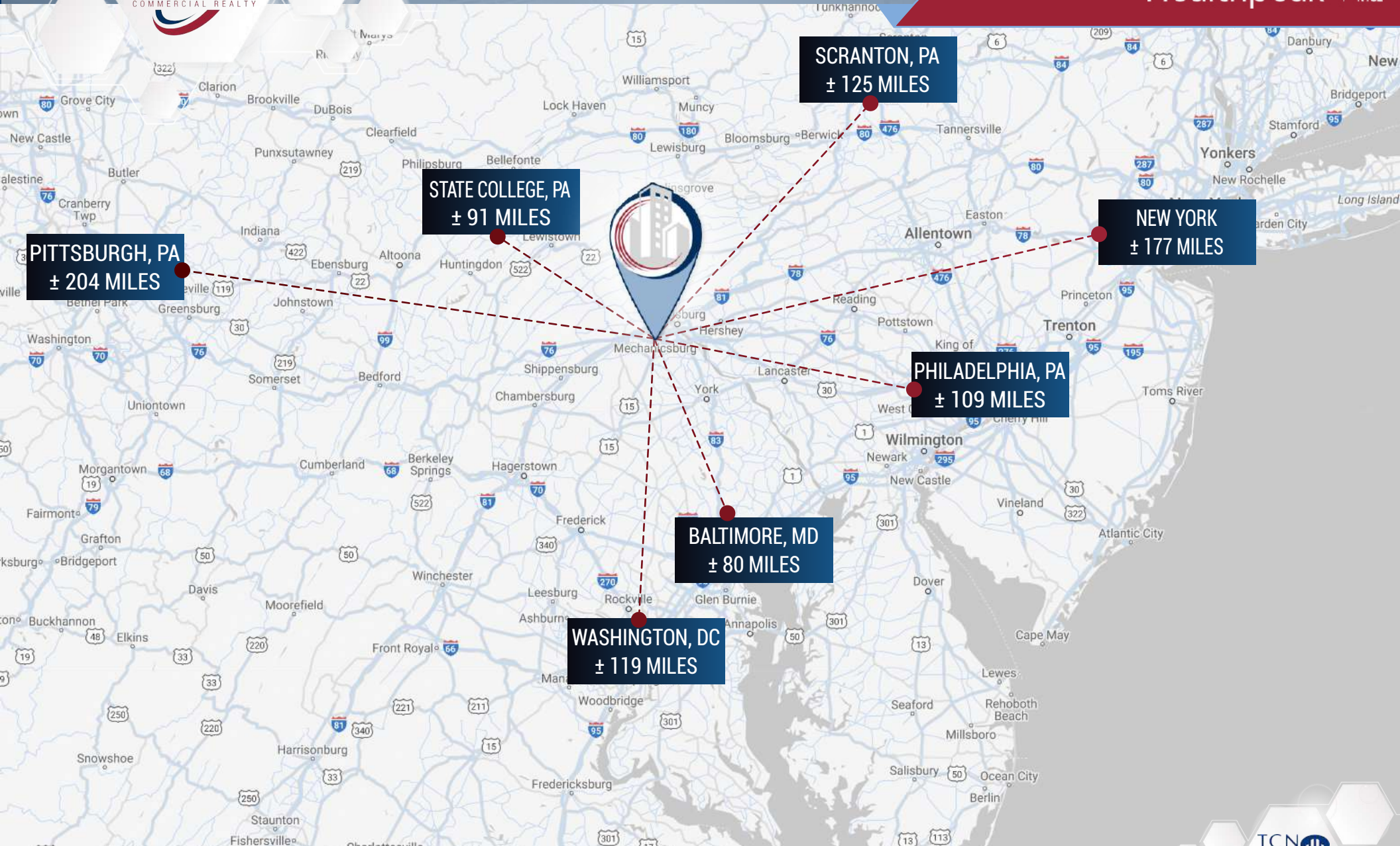
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