



OFFICE SPACE AVAILABLE FOR LEASE

WESTPORT BUSINESS CENTER
4550 LENA DR | MECHANICSBURG, PA 17055



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OFFERING SUMMARY

BUSINESS PARK	Westport Business Center
ADDRESS	4550 Lena Dr Mechanicsburg, PA 17055
AVAILABLE SF	1,278 - 16,000 SF
LEASE RATE	\$18.95 SF/yr
LEASE TYPE	Gross + Electric/Gas
BUILDING SIZE	48,000 SF
FLOORS	3
TYPICAL FLOOR	16,000 SF
LOT SIZE	4.01 Acres
YEAR BUILT	2000
PARKING	5/1,000 SF
SUBMARKET	Harrisburg West
COUNTY	Cumberland
MUNICIPALITY	Lower Allen Twp
ZONING	Business Park District (C-3)
ACCESS	US-15 via Rossmoyne Rd

PROPERTY OVERVIEW

4550 Lena Drive offers a flexible leasing opportunity within the established Westport Business Center in Mechanicsburg, PA, with availabilities ranging from 1,278 SF to 16,000 SF. Current options include 1,278 SF on the first floor, 4,250 SF on the second floor, and the entire 16,000 SF third floor, accommodating users from smaller professional firms to larger corporate or regional office requirements. The spaces provide the opportunity for customized build-outs tailored to tenant needs, while the property's strategic location near US Route 15 and the PA Turnpike (I-76) offers excellent regional connectivity and convenient access to a strong surrounding amenity base.

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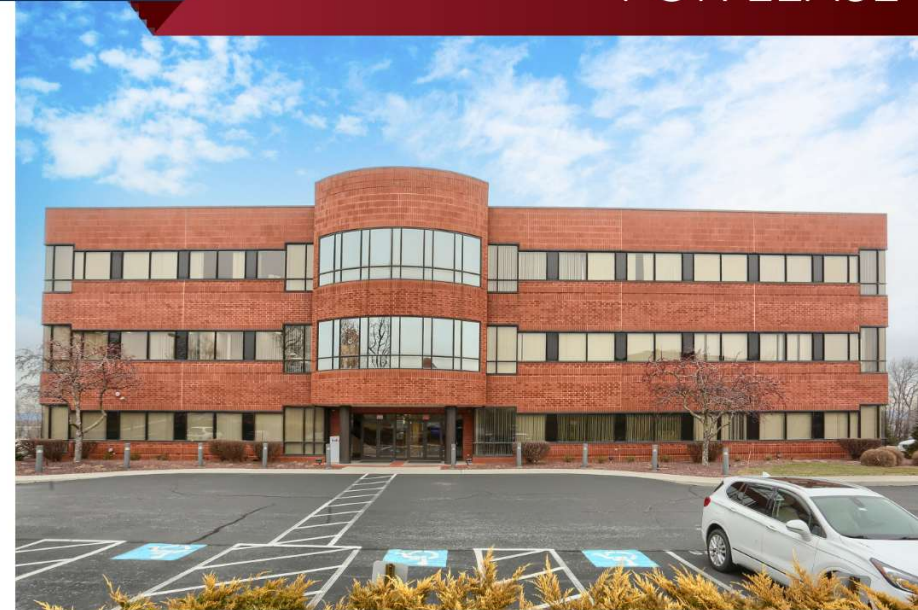
PROPERTY HIGHLIGHTS

- **Flexible Office Opportunities** - Three distinct availabilities of 1,278 SF, 4,250 SF, and 16,000 SF accommodate a broad range of requirements. The full third floor provides a compelling headquarters or large-office opportunity, while the first- and second-floor suites offer efficient options for smaller and mid-sized professional users.
- **Efficient, Adaptable Floor Plans** - The 1,278 SF first-floor suite features two existing private offices and an open reception/work area, while the larger second- and third-floor spaces provide flexibility for a mix of private offices, conference rooms, open workstations, and collaborative areas.
- **Customizable Office Environment** - Available spaces provide the opportunity to create a workplace tailored to each tenant's operational needs, with ownership prepared to work with qualified tenants on build-out and tenant improvement solutions subject to lease terms.
- **Modern, Sustainable Building Infrastructure** - Solar-powered, green office building with fiber optic connectivity to support high-speed communications, modern technology requirements, and evolving business operations.
- **Prime Westport Business Center Location** - Strategically positioned with convenient access to US Route 15 and the PA Turnpike (I-76), providing excellent connectivity throughout the West Shore, Harrisburg MSA, and Central Pennsylvania.
- **Strong Amenity Base Nearby** - Surrounded by an excellent selection of restaurants, retail, hotels, fitness facilities, and everyday services, offering employees and visitors exceptional convenience throughout the workday.

AVAILABLE SPACE

LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
1 st Floor	105	1,278 SF	\$18.95 PSF	Gross + Electric/Gas
2 nd Floor	203	4,250 SF	\$18.95 PSF	Gross + Electric/Gas
3 rd Floor	300	Up to 16,000 SF	\$18.95 PSF	Gross + Electric/Gas



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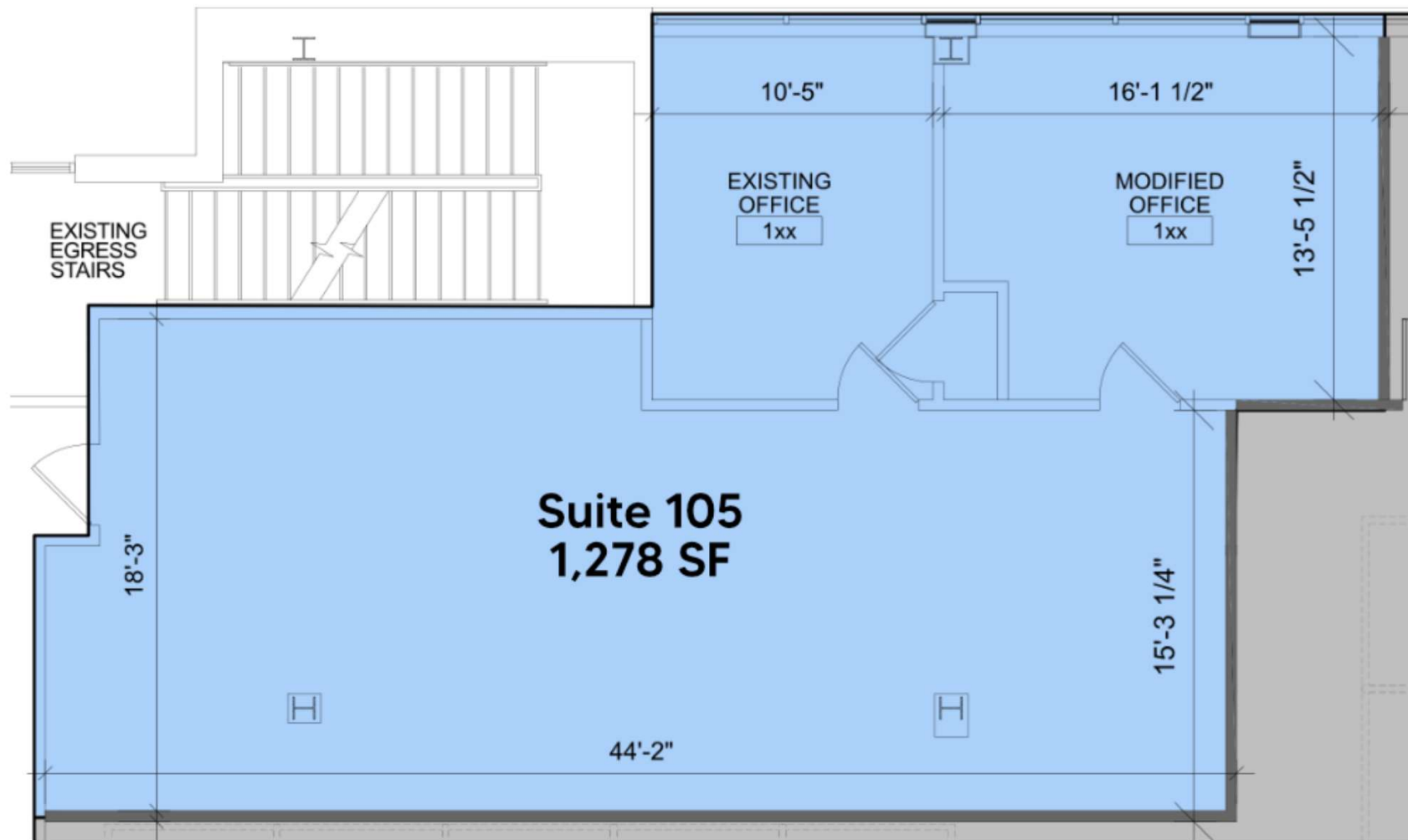


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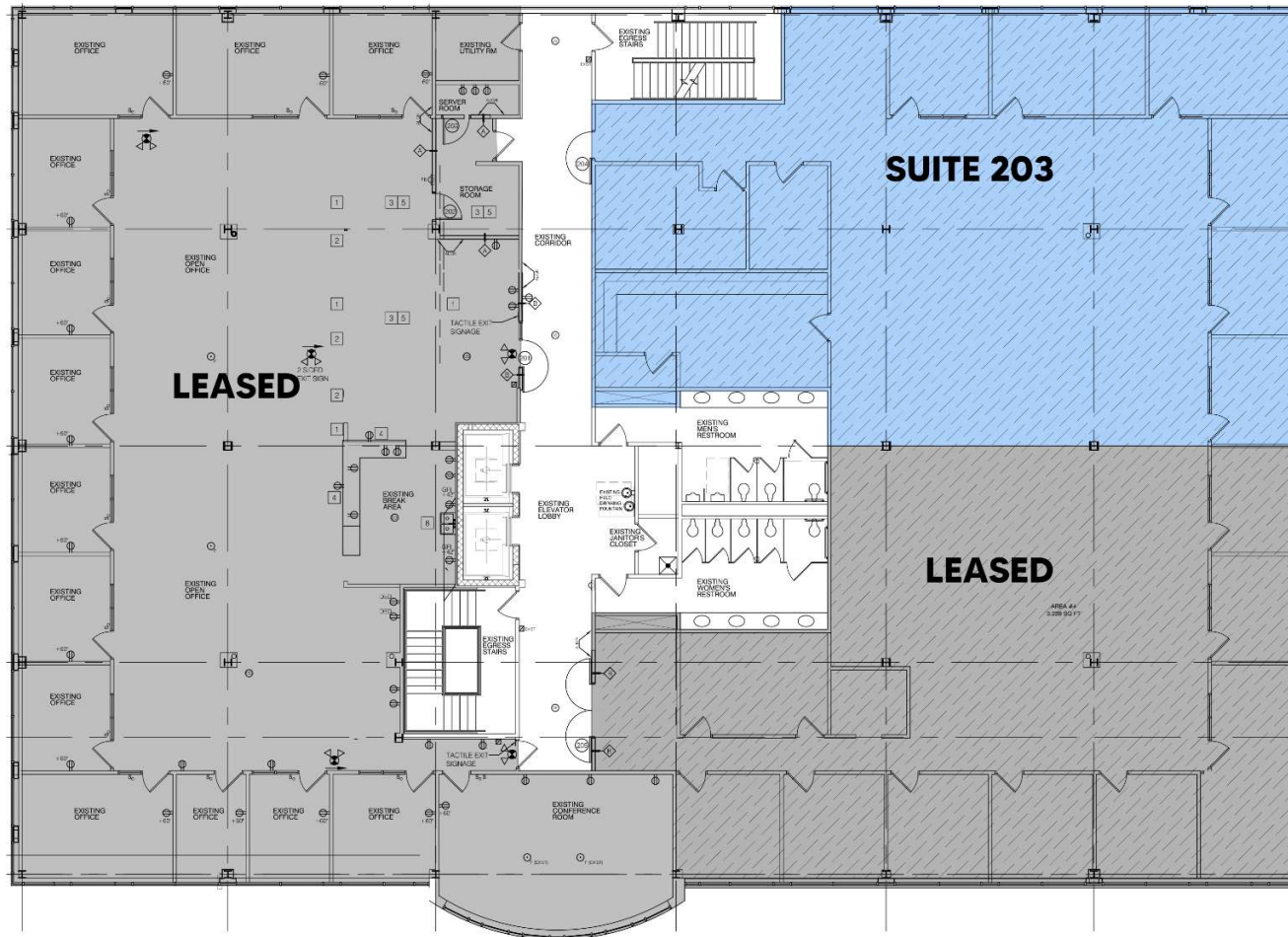


SUITE	SPACE SIZE	LEASE RATE	LEASE TYPE
105	1,278 SF	\$18.95 PSF	Gross + Electric/Gas

SUITE 105 FLOOR PLAN



SECOND FLOOR



LEASE INFORMATION

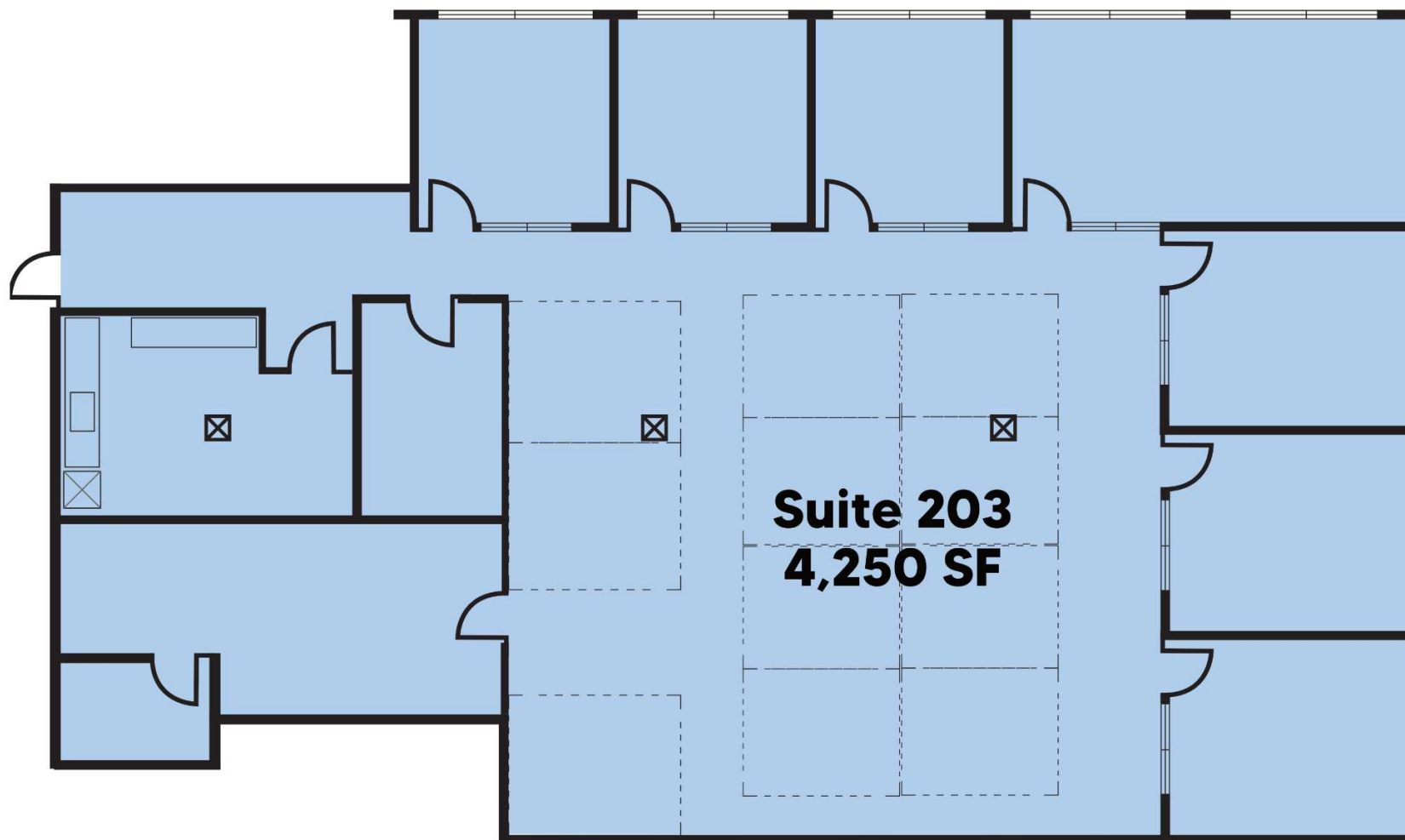
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203	4,250 SF	\$18.95 PSF	Gross + Electric/Gas



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SUITE 203 FLOOR PLAN



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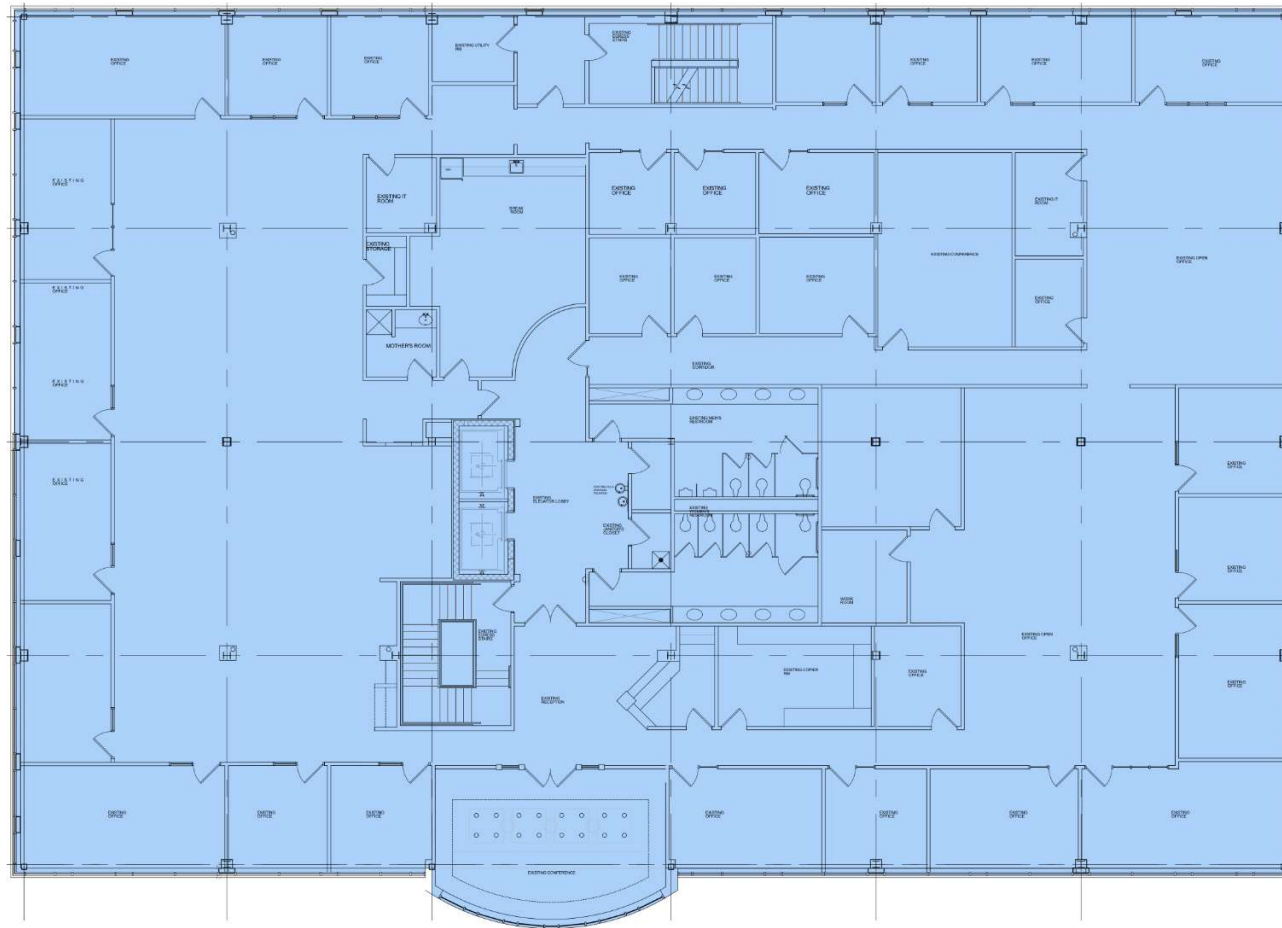
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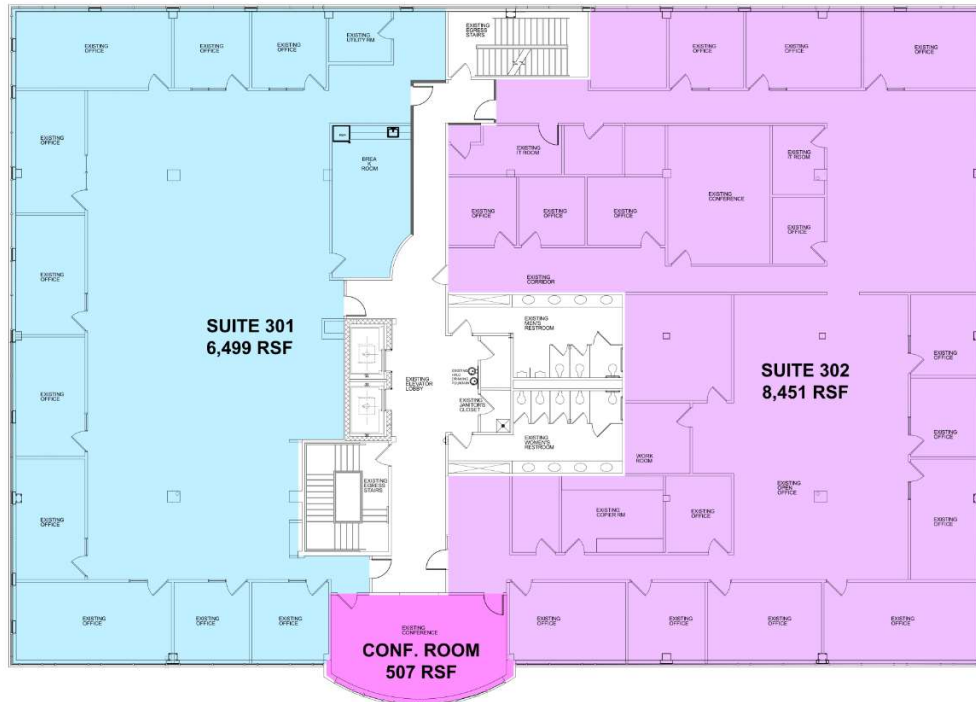
THIRD FLOOR



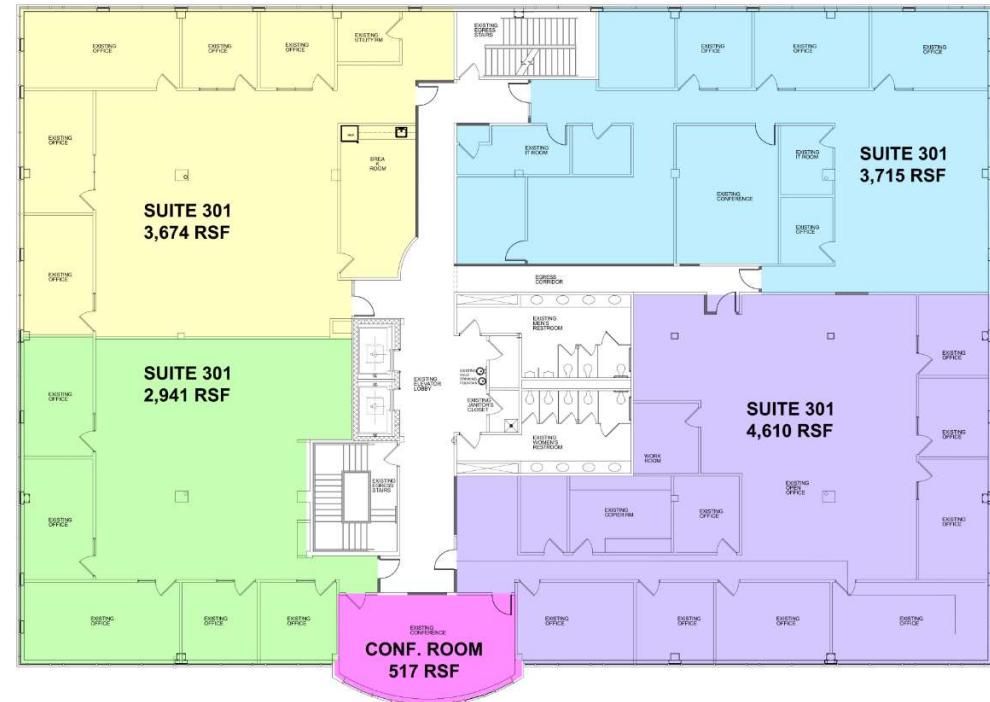
LEASE INFORMATION

SUITE	SPACE SIZE	LEASE RATE	LEASE TYPE
301	2,941 - 16,000 SF	\$18.95 PSF	Gross + Electric/Gas

THIRD FLOOR ALTERNATE PLANS



POTENTIAL 2 TENANT FLOOR PLAN



POTENTIAL 4 TENANT FLOOR PLAN



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EXAMPLE SPACE FINISHES



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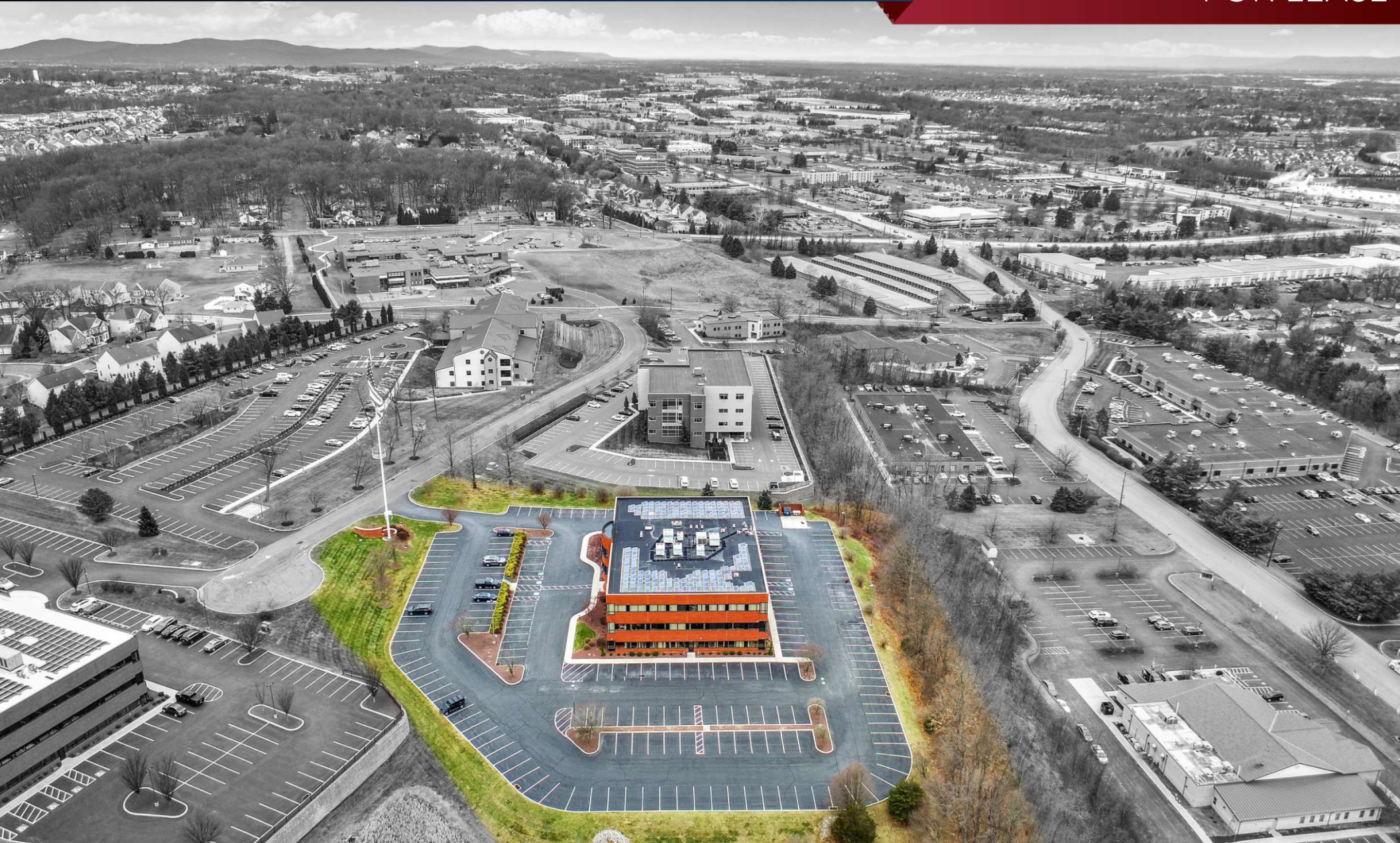
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LOCATION MAP



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TRADE AERIAL



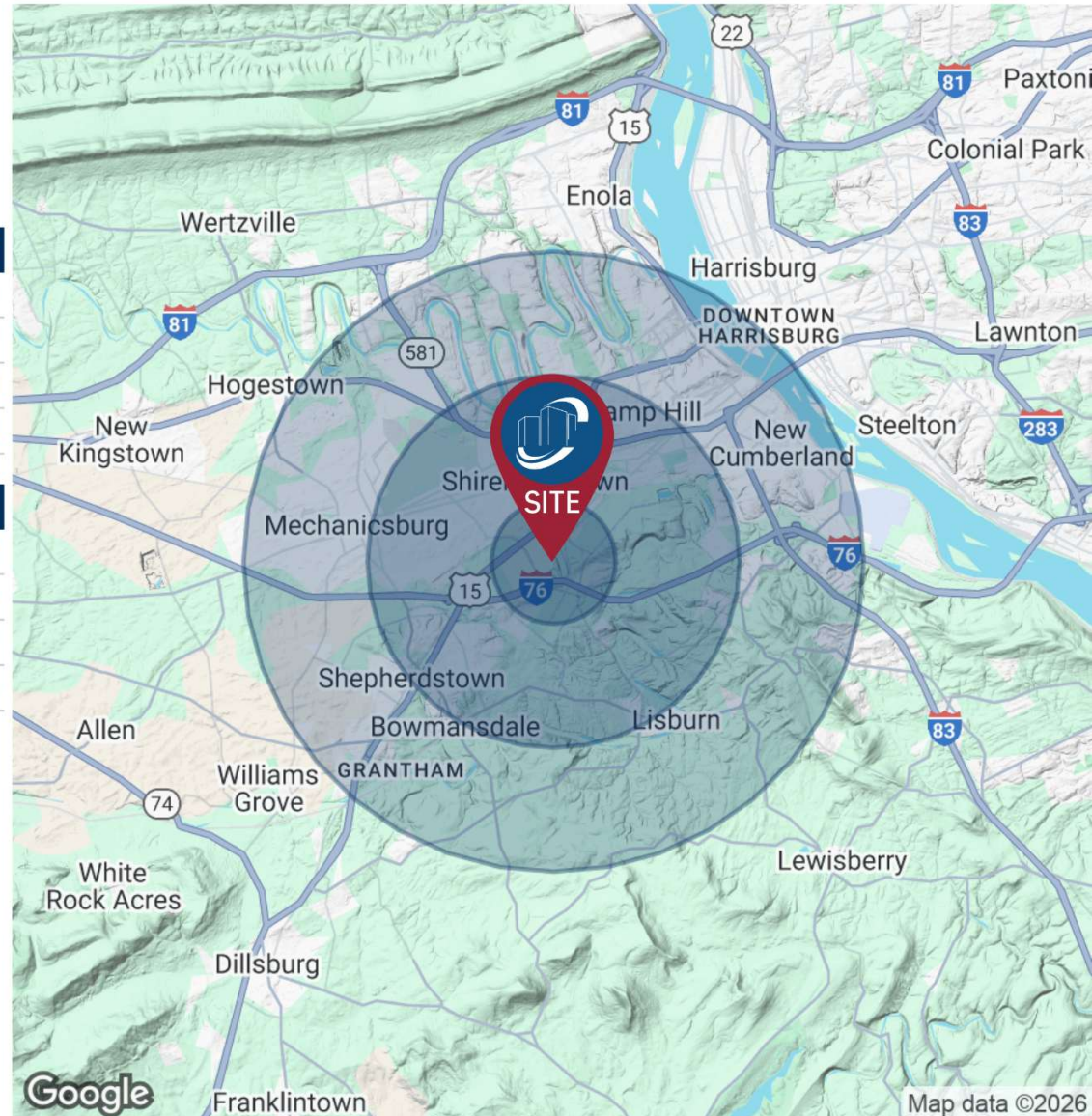


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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,309	50,887	138,334
Average age	42	43	42
Average age (Male)	41	41	41
Average age (Female)	43	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,390	20,864	55,079
# of persons per HH	2.2	2.4	2.5
Average HH income	\$120,736	\$116,816	\$125,572
Average house value	\$318,173	\$321,682	\$358,222



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