940 CENTURY DRIVE, MECHANICSBURG

OFFICE SUITE



CAMPBELL
Commercial Partners

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LEASE

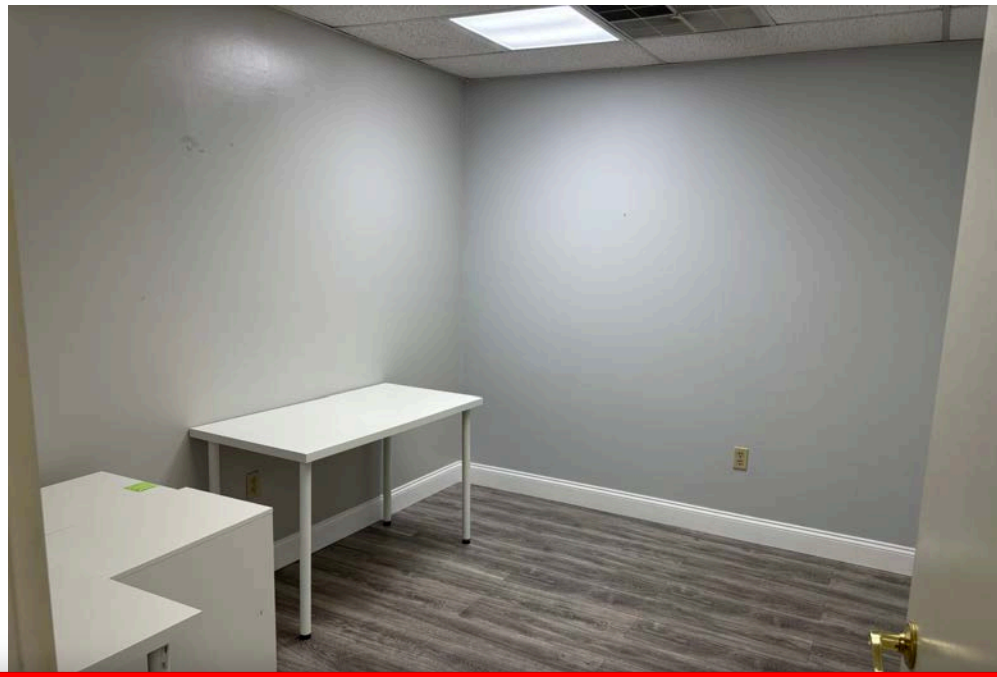
OFFERING SUMMARY



AVAILABLE SPACE

1,200+/- SF office suite available in an excellent location. Easy access to Route 15 and the PA Turnpike and sits within a desirable professional business park. Neighbors include UPMC, OSS, PA American Water, Bethany Village and Select Medical.

Available SF	1,200+/-
Lease Rate	$16.50/SF
Lease Term	2-3 YEARS
Tenant Pays	ELECTRIC + JANITORIAL
Availability	SEPTEMBER 2026

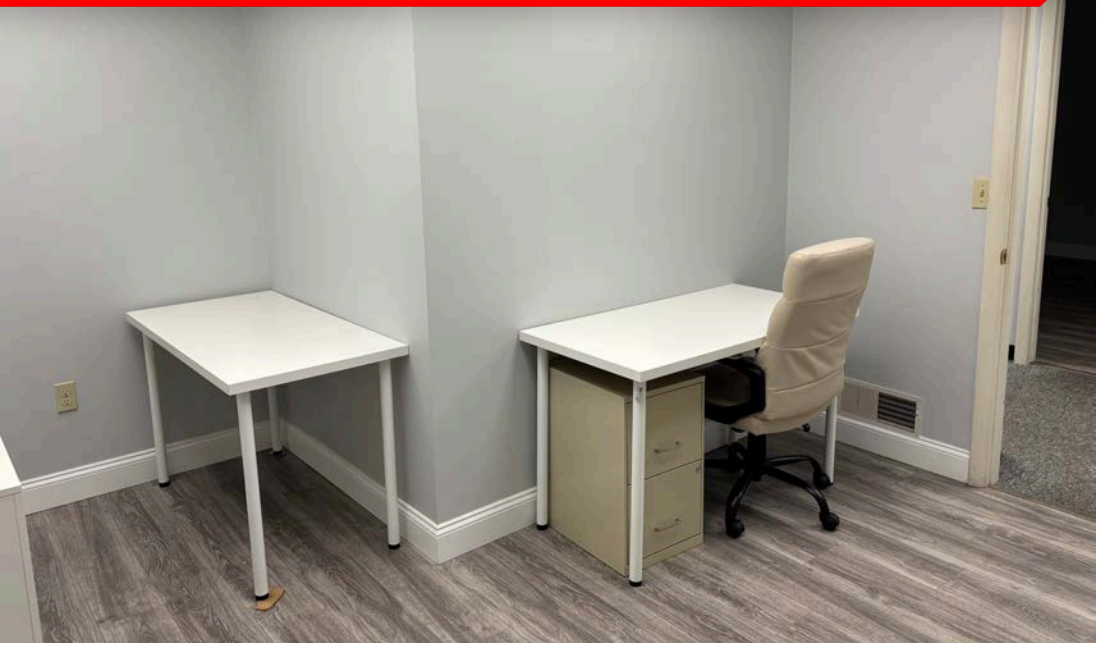


Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

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PROPERTY OVERVIEW

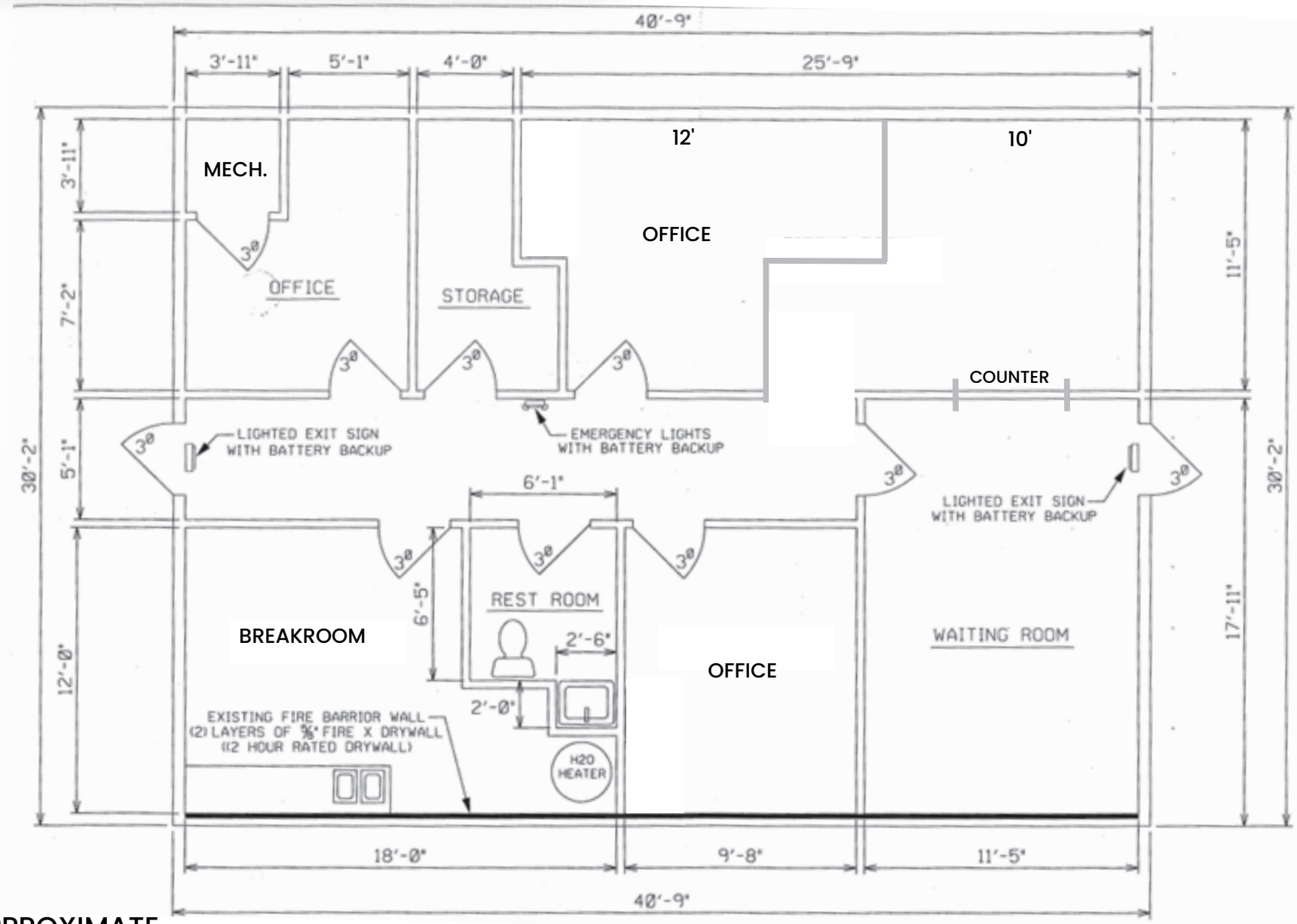
County	Cumberland
Township	Lower Allen Township
Zoning	C-2 - General Commercial District
Construction	Slab on grade, frame construction
Building SF	6,000 +/-
Year Constructed	1985
Restrooms	1 IN SUITE
Sprinklers	None
Ceiling Height	8' +/-
Floor Type	Carpet & Vinyl
Lighting	Flourescent
Signage	On door & marquee
Parking	33 spaces in common

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FLOOR PLAN



PLAN IS APPROXIMATE

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VICINITY MAP



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