

For Lease

# Office Building

\$18.95 SF/yr



## 600 Bent Creek Boulevard

600 Bent Creek Boulevard  
Mechanicsburg, Pennsylvania 17050

### Property Highlights

- Class A office suites with nature setting
- SWC Main Floor - 2,673 SF
- SEC Main Floor - 4,692 SF
- Generous private offices, break room and lobby plus private patio entrances
- Full service lease (excluding in-suite janitorial)
- Subdivision possible
- Quick access to I-81 and Harrisburg Beltway
- Nearby restaurants, retail, hotels, banks, etc.

### Property Description

7,365 SF Class A office suites available for lease in the Bent Creek Office Park. Available suites offer full height windows with creek views and generous sized offices. Quick access to I-81, Route 114 and Route 11.

#### OFFERING SUMMARY

Available SF	2,673 - 4,692 SF
Lease Rate	\$18.95 SF/yr
Building Size	40,000 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,023	\$93,160
5 Miles	65,381	\$88,499
10 Miles	231,240	\$74,775

For more information

**Joe Bedard**

O: 717 761 5070 x119  
jbedard@naicir.com



Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.  
NAI CIR, 1015 Mumma Road, Lemoyne, PA 17043  
PA License #RB02432DA

1015 Mumma Road  
Lemoyne, PA 17043  
717 761 5070 tel  
[naicir.com](http://naicir.com)

# Property Details

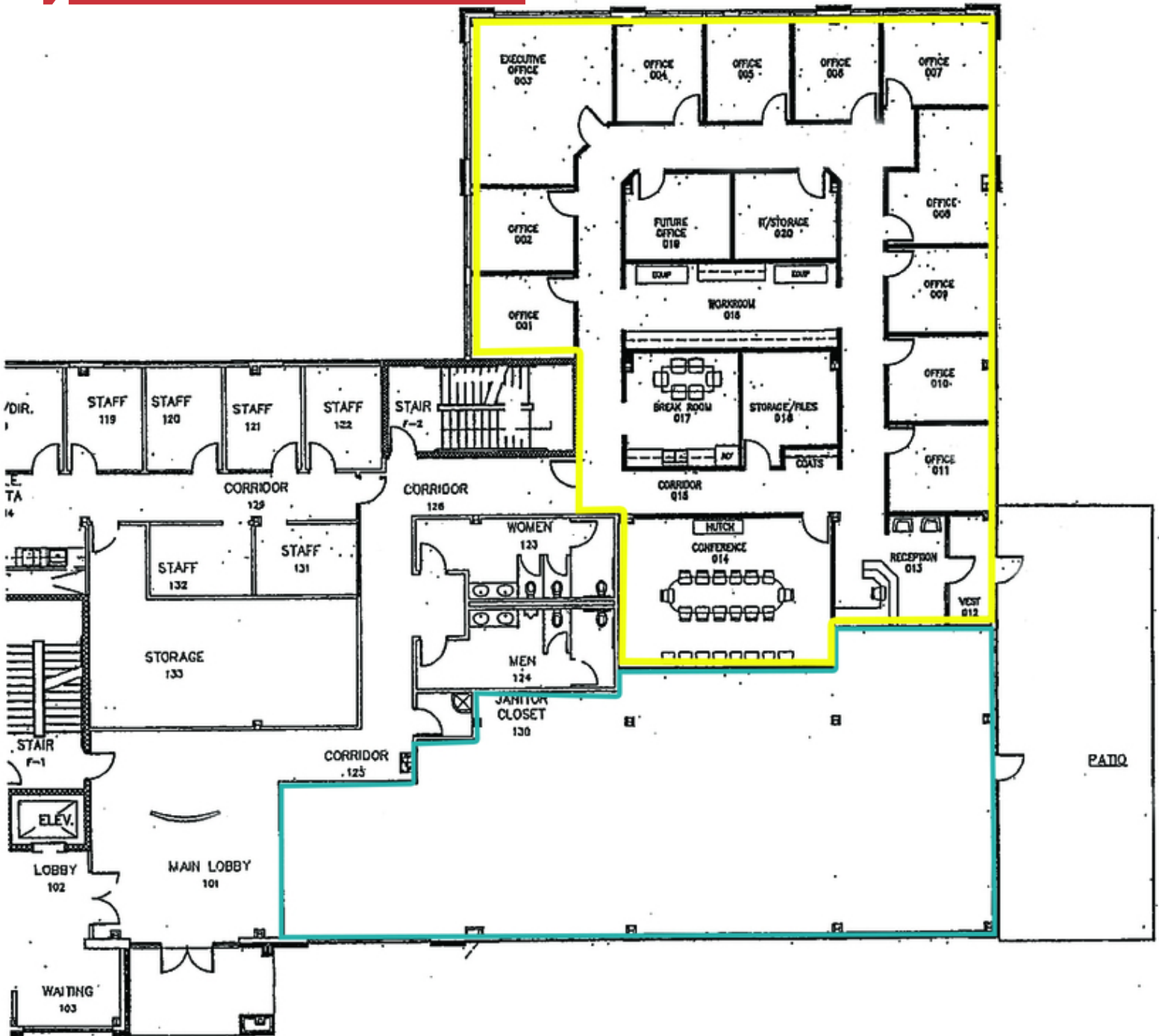


ADDRESS:	600 Bent Creek Boulevard Mechanicsburg, PA 17050
COUNTY:	Cumberland
MUNICIPALITY:	Silver Spring
ZONING:	C-2 Community Commercial
PARKING:	Ample
TOTAL BUILDING SF:	40,000 SF
AVAILABLE SF:	2,673 - 4,692 SF
YEAR BUILT:	2005
CLASS:	A
CONSTRUCTION:	Brick, dryvit, steel and glass
SIGNAGE:	Monument, lobby and suite entrance
RENTAL RATE:	\$18.95 SF/yr (Full Service (excluding in-suite janitorial)

NUMBER OF FLOORS:	2
CEILING HEIGHT / TYPE:	9' Acoustical tile and drop ceiling
ROOF:	Rubber
INTERIOR WALLS:	Drywall
FLOOR TYPE:	Carpet and tile over concrete
LIGHTING:	Varies per suite
UTILITIES:	Electrical Capacity ample for general office Water & Sewer: Public
ELEVATORS:	1
RESTROOMS:	2 in common per floor (1 men's & 1 women's)
SECURITY:	Yes
HVAC:	VAV gas fired hot air and AC
LEASE TERM:	36 to 120 months

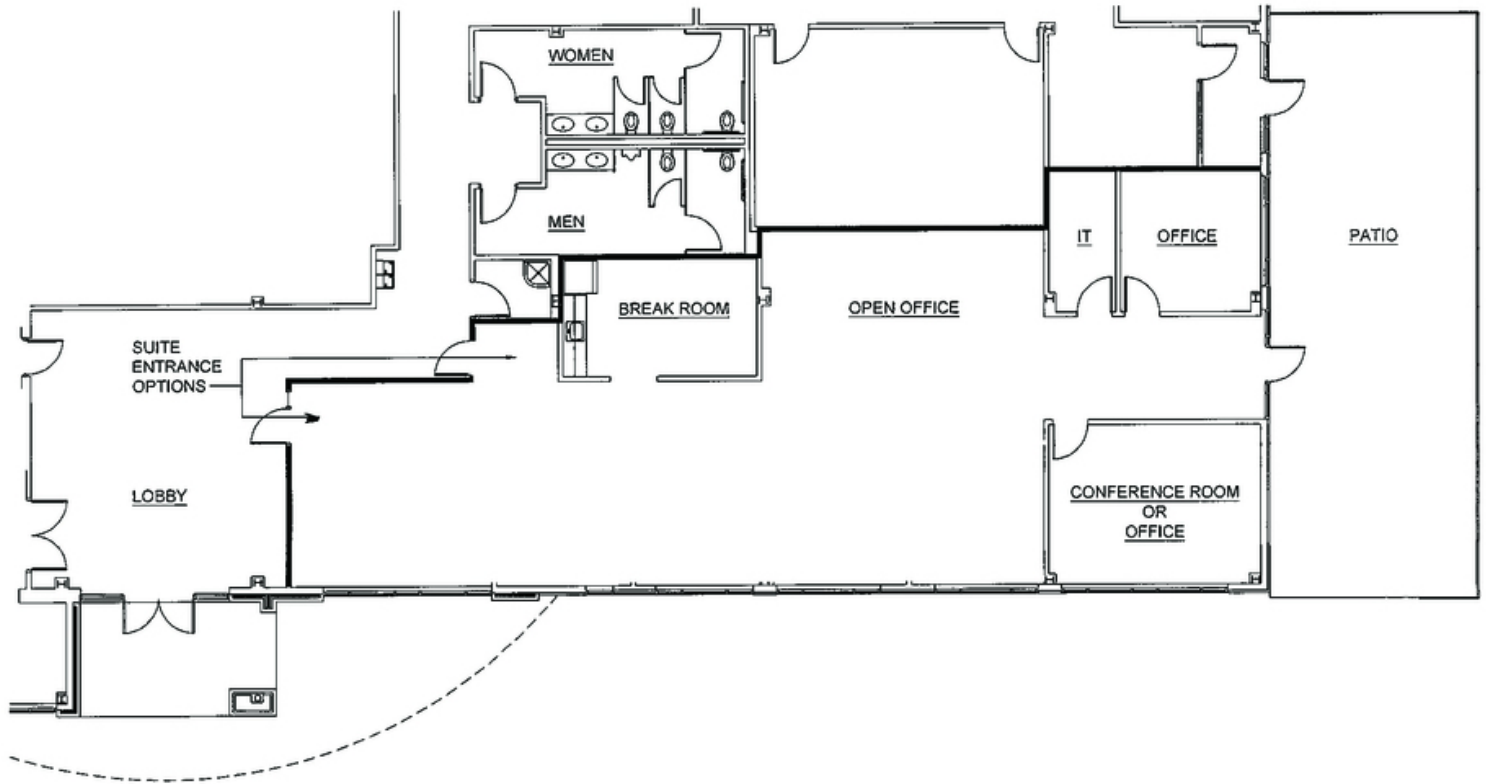


# Floor Plan



## 600 Bent Creek Boulevard Mechanicsburg, PA

4,692 SF SEC Main Floor - Yellow  
2,673 SF SWC Main Floor - Blue



**600 Bent Creek Boulevard**  
Mechanicsburg, PA  
*2,673 SF SWC Main Floor*



# Additional Photos



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O: 717.761.5070 x119  
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# Additional Photos

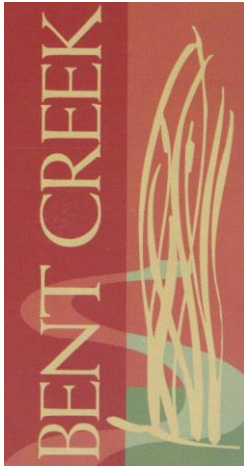


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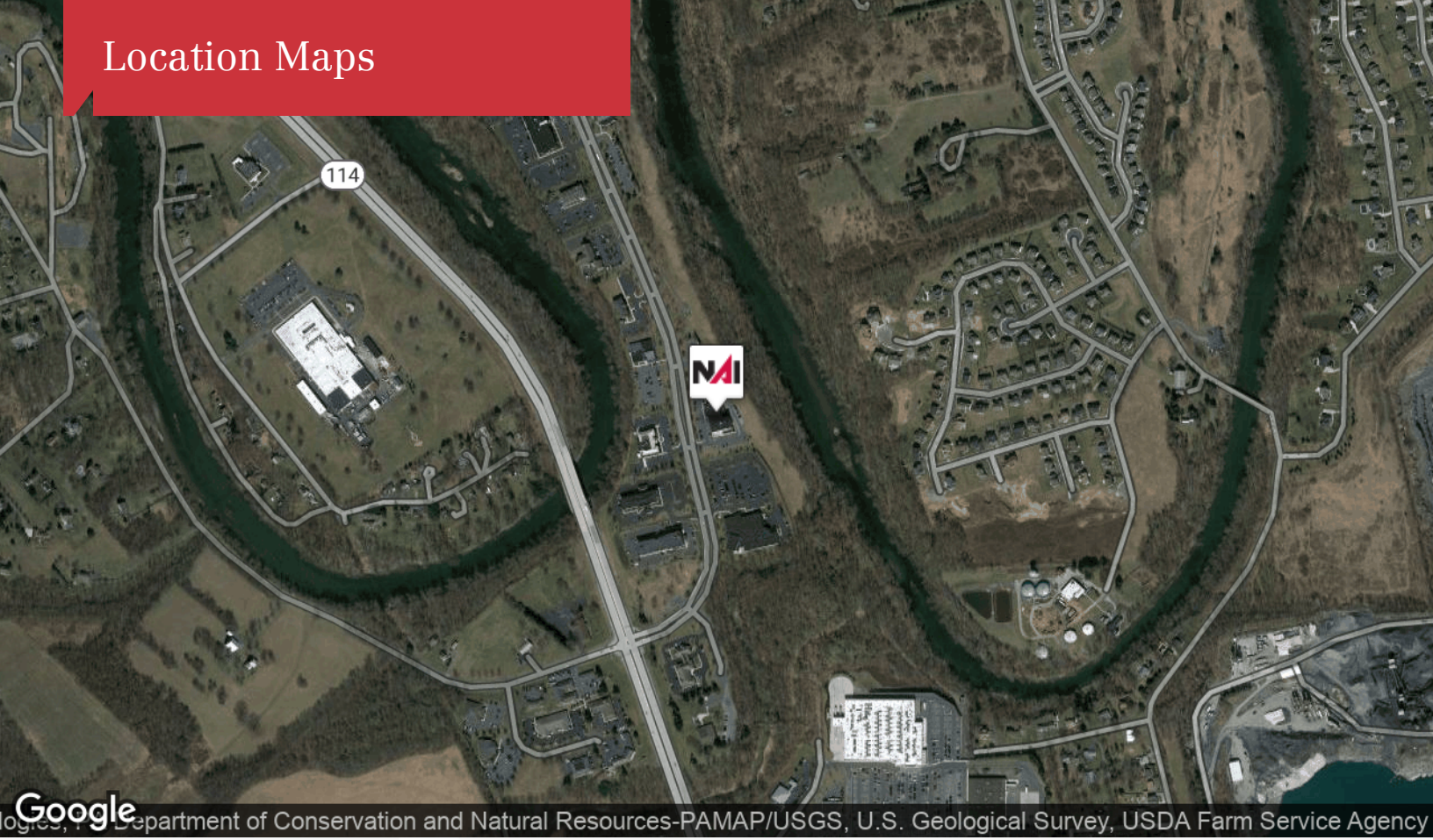
## 600 Bent Creek Boulevard Mechanicsburg, PA

### Amenities at Bent Creek Office Park include:

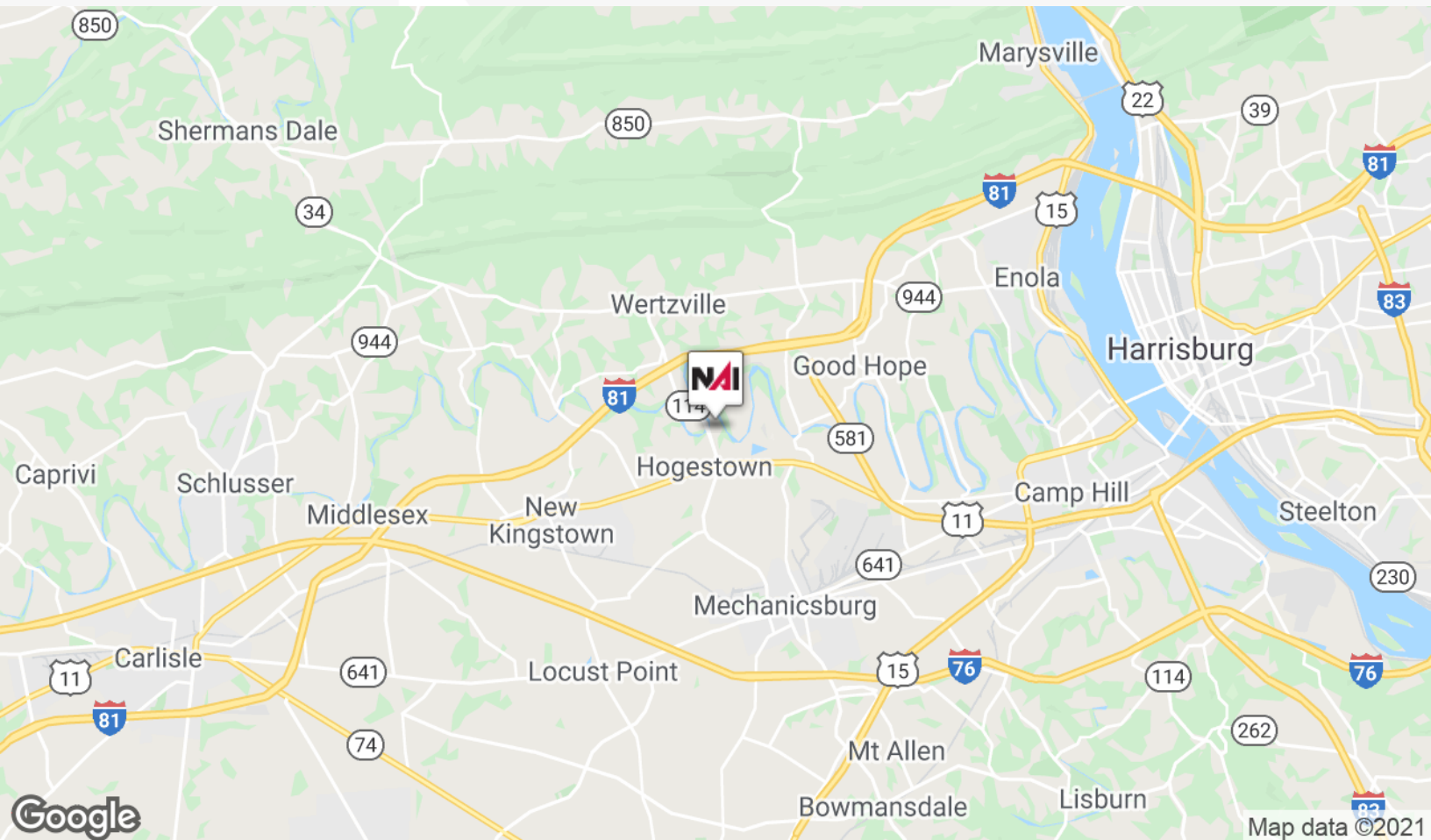
- Like new brick, steel, dryvit and glass exterior
- Professional entrance and lobby
- Great location at Rt. 114 between I-81 and Route 11
- Easy access to Harrisburg Beltway
- Minimal traffic congestion - opposite flow of rush hour traffic
- Lots of Windows
- Great view of Creek, nature, Blue Mountain Ridge, etc.
- Easy access to restaurants, retail, etc.
- Office park includes hotel, bank, etc.
- High grade construction and Tenant finishes
- Gas fired VAV HVAC
- Great economic terms for new Class A Office Space
- Building security system
- High grade finishes in common restrooms
- Parking @ over 4 spaces per 1000 square feet



# Location Maps



Google, Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency



Google Map data ©2021

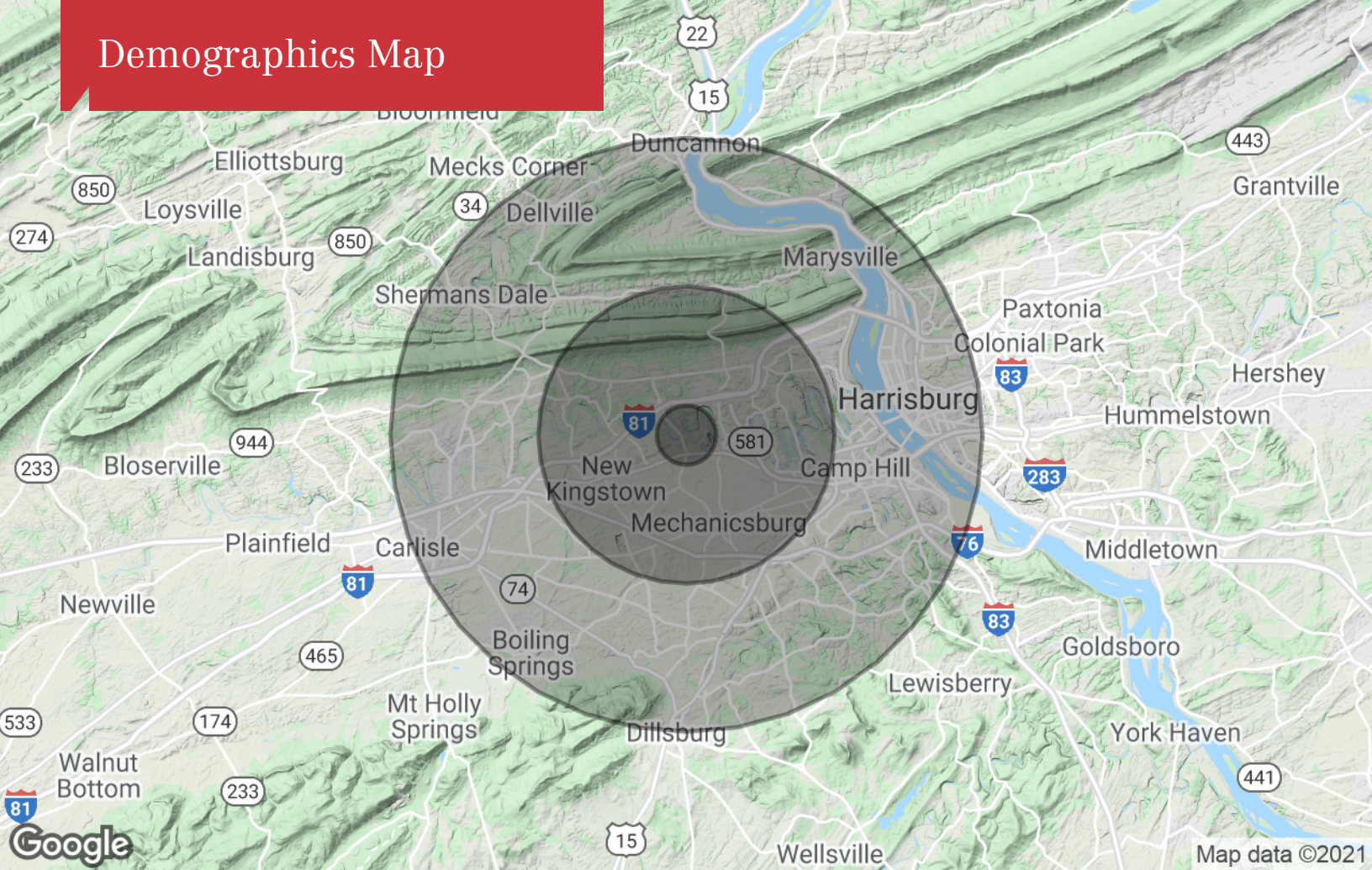
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# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,023	65,381	231,240
MEDIAN AGE	43.2	41.7	40.6
MEDIAN AGE (MALE)	42.6	40.1	39.1
MEDIAN AGE (FEMALE)	43.6	43.3	41.5

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	416	27,892	96,418
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$93,160	\$88,499	\$74,775
AVERAGE HOUSE VALUE		\$198,182	\$185,579

\* Demographic data derived from 2010 US Census