



**600 N. 12th Street, Lemoyne, PA**  
1,797 SF for lease. First class finishes. Ample on-site parking. Available immediately.



**1017 Mumma Road, Wormleysburg, PA**  
1,400 SF available at this first class facility. Excellent layout. Available immediately.



**4660 Trindle Road, Camp Hill, PA**  
Suites from 2,000 to 14,000 SF. Excellent parking. Located in the Heart of Camp Hill.



**4 Lemoyne Drive, Lemoyne, PA**  
2,611 SF Class A suites for immediate occupancy. Fantastic windows and layout.



**55 Utley Drive, Camp Hill, PA**  
1,000 to 26,000 SF for lease. New finishes. Ample windows. Convenient Camp Hill address.



**2 Lemoyne Drive, Lemoyne, PA**  
Up to 5000 SF available for immediate occupancy. First class finishes. Gorgeous window lines.



**99 November Drive, Camp Hill, PA**  
Small suite available in the Heart of Camp Hill. Great layout. Available for immediate occupancy.



**4 Flowers Drive, Mechanicsburg, PA**  
Up to 4,500 SF available at this West Shore address. Owner will divide.



**355 North 21st Street, Camp Hill, PA**  
600 to 3,100 SF available. New suites. Large windows. Covered parking. Great rates.



**3500 Market St, Camp Hill, PA**  
Up to 2,500 SF available for lease. First floor suite available immediately.



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4320 Linglestown Road, Harrisburg

**CAMP HILL | 717.730.2816**  
1625 Market Street, Camp Hill

**SILVER SPRING | 717.591.1360**  
6480 Carlisle Pike, Mechanicsburg

**DERRY TOWNSHIP | 717.533.7626**  
1201 West Governor Road, Hummelstown



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THOMAS T. POSAVEC, SIOR • 717-731-1990 EXT. 3007 • 717-503-7755 MOBILE • TPOSAVEC@LANDMARKCR.COM



**MARKET ANALYSIS Q2 2015**

	Number of Buildings	Total Inventory	Total Available	2nd Q 2015 Occup. Rate	1st Q 2015 Occup. Rate	4th Q 2014 Occup. Rate	3rd Q 2014 Occup. Rate	2nd Q 2014 Occup. Rate	Year End Current Asking Rent*	2nd Q 2015 Absorption in SF
<b>CITY</b>										
Class A	23	1,563,975	144,800	91%	91%	91%	91%	91%	\$18.00-\$23.00	(2,900)
Class B+	61	1,702,742	180,065	89%	90%	88%	89%	89%	\$15.50-\$18.00	(6,400)
Class B	181	1,563,949	152,385	90%	90%	90%	90%	90%	\$13.00-\$15.50	2,000
<b>TOTAL</b>	<b>265</b>	<b>4,830,666</b>	<b>477,250</b>							<b>(7,300)</b>
<b>EAST SHORE</b>										
Class A	48	1,853,121	123,300	93%	93%	92%	91%	91%	\$18.65-\$23.00	14,800
Class B+	89	2,006,831	165,200	92%	92%	92%	92%	91%	\$16.50-\$18.75	(5,100)
Class B	151	1,659,089	144,600	91%	90%	89%	90%	89%	\$14.00-\$16.50	26,100
<b>TOTAL</b>	<b>288</b>	<b>5,519,041</b>	<b>433,100</b>							<b>35,800</b>
<b>WEST SHORE</b>										
Class A	65	2,340,340	82,500	96%	95%	95%	96%	96%	\$18.65-\$23.00	29,600
Class B+	118	2,464,990	136,050	94%	95%	95%	95%	95%	\$16.50-\$18.75	(800)
Class B	168	1,975,061	101,100	95%	95%	95%	94%	94%	\$14.75-\$16.50	(4,000)
<b>TOTAL</b>	<b>351</b>	<b>6,780,391</b>	<b>319,650</b>							<b>24,800</b>
<b>GRAND TOTAL</b>	<b>904</b>	<b>17,130,098</b>	<b>1,230,000</b>						<i>*Excluding interior suite janitorial services.</i>	<b>53,300</b>

In its twenty-first year, this study analyzed 903 office buildings in the Greater Harrisburg Area over the past twelve months and tracked economic indicators such as absorption, occupancy rates and current asking rents. This endeavor was undertaken to provide statistical data to better understand the complexities of the Harrisburg Office Market. For a closer look at 2015 a specific quarterly breakdown is illustrated on page six of the analysis.

It is important to understand that this analysis excluded owner occupied facilities, medical and governmental buildings and single user facilities as these buildings are not periodically in circulation. Furthermore, facilities available for sublease are also excluded from the analysis in order to avoid the potential of overstating vacancy rates resulting from these specific sublease opportunities.

Implementing these methods provides an accurate measure and greatly reduces the probability of an analysis becoming skewed as a result of one or two specific transactions.



The information herein is not warranted and is subject to correction or change without notice. We assume no liability for errors or omissions. Property Owner has the right to accept or reject all offers. Landmark Commercial Realty, Inc. can represent the Buyer/Tenant as a buyer's agent, or the Buyer/Tenant and Seller/Landlord as a dual agent, but unless otherwise specified in writing, Landmark Commercial Realty, Inc. is only representing the Seller/Landlord as a Seller's agent. Note: While the analysis presented here has been carefully prepared from sources deemed reliable, Landmark Commercial Realty, Inc. makes no representation, expressed or implied as to the accuracy, completeness, or adequacy of any information. The analysis is subject to change without notice and nothing contained herein should be relied upon as a recommendation regarding any individual's personal investment decisions.

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**MARKETS ADVANCE**

Absorption totaled 53,300 sq. ft. in the Second Quarter of 2015, a solid figure for a market which has gained over 700,000 sq. ft. since the First Quarter of 2010. While this has been a prolonged recovery, one that has taken several years to mature, it has maintained its consistency while providing impressive health restoring stability.

We do not anticipate the occurrence of a pullback in the near term and feel the potential for further gains are possible, in light of five critical factors which continue to align. They include occupancy rate advances, low interest rates, solid sustained demand, measured new construction and firming rental rates.

As we enter the second half of 2015 we see markets which are continuing to trend towards favorable levels. Buyers are beginning to respond to the Federal Reserve's hint of an interest rate increase later this September. We see a pronounced increase in the acquisition market and anticipate this activity will continue going forward into 2016.

*Thomas T. Posavec*

THOMAS T. POSAVEC, SIOR, Senior Vice President



**75 South Houcks Road, Harrisburg, PA**  
1,500 to 4,300 SF for lease. First class finishes. Colonial Park address. Minutes to I-83.

**Market Watch**

**Q2 AVAILABILITIES**



**2400 Thea Drive, Harrisburg, PA**



**940 East Park Drive, Harrisburg, PA**



**3 Crossgates Drive, Mechanicsburg, PA**



**449 Eisenhower Blvd, Harrisburg, PA**



DOWNTOWN BUSINESS DISTRICT



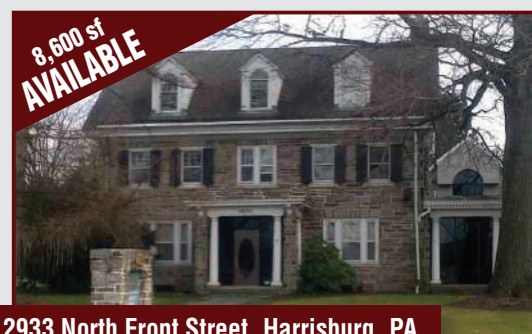
After two consecutive Quarters of solid gains the Downtown Business District gave back some of its advances as absorption totaled negative 7,300 sq. ft. We are encouraged by the adaptive user being considered by local developers and anticipate the pace

of this strategy to increase over the next several Quarters. We sense momentum has begun to pick up for Downtown Office Properties and feel the potential for gains in the Downtown Business District remains a possibility.

Class "A" occupancy rates remained unchanged at 91% as absorption totaled negative 2,900 sq. ft. In recent weeks increased activity from several larger users has been evident and the potential for market fundamentals to stabilize may be on the horizon after a prolonged period of weak growth.

The Class "B+" segment saw absorption total negative 6,400 sq. ft. Occupancy rates slipped one percentage point to 89%. Opportunities exist for investors as prices remain attractive for purchase. Several Front Street properties remain on the market although activity in recent weeks should result in the repositioning of several properties by the end of the Fourth Quarter.

The Class "B" segment remained unchanged at 90% as absorption totaled 2,000 sq. ft. These properties offer excellent bargains for users looking to enter the market at a basis far below replacement cost. We look for demand to remain at current levels or increase modestly and market fundamentals in the Mid-State continue to improve.



2933 North Front Street, Harrisburg, PA

EAST SHORE BUSINESS DISTRICT

The Second Quarter of 2015 produced positive gains for the East Shore Business District as absorption totaled 35,800 sq. ft. Strong demand from smaller users continues

to persist for most areas in the East Shore Business District. Rental rates continue to stabilize and should continue to firm throughout 2015. The expansion of several firms will result in the acquisition of a number of office properties over the next several weeks. We anticipate occupancy and rental rates should benefit accordingly from this activity and absorption may push higher.

Class "A" occupancy remain unchanged at 93% as absorption totaled 14,800 sq. ft. While fewer deals were executed throughout Second Quarter many substantial transactions are close to execution. We anticipate a stabilized second half of 2015 and predict continued strengthening of rental and occupancy rates going forward. We see modest new construction in the near term and expect this trend to continue into mid-2016.

Occupancy rates in the Class "B+" segment remained unchanged at 92% as absorption totaled negative 5,100 sq. ft. We remain pleased with the increase in activity from the acquisition market and expect this element of the marketplace to continue to gain traction as talk of an interest rate increase persists. We are impressed with the rate recent properties just acquired out of receivership are being repositioned. We feel this activity should persist going forward.

Class "B" occupancy rates improved one percentage point to 91% as absorption totaled 26,100 sq. ft. The lack of new construction and already low inventory levels should stabilize occupancy rates going forward this year. Demand has continued from Downtown office users looking to relocate and lower operating costs.



5405 Jonestown Road, Harrisburg, PA

WEST SHORE BUSINESS DISTRICT

The West Shore Business District achieved solid gains in the Second Quarter of 2015. Absorption totaled 24,800 sq. ft. with the majority activity focused on premier properties. Other segments of the West Shore Business District remain healthy with occupancy rates at or approaching 95%. We expect the possibility of a pullback as remote and to the contrary we feel the potential for further gains remains a distinct possibility going forward into 2016.

Class "A" segment continues to outperform most other segments as occupancy rates improved one percentage point to 96% and absorption totaled 29,600 sq. ft. The Camp Hill Business District has had a solid run over the past several Quarters and continues to be a premier location for firms considering a West Shore address. We are encouraged by the traffic in recent weeks and expect this level of demand to persist throughout the Third Quarter.

The Class "B+" segment saw absorption total negative 800 Sq. Ft. as occupancy rates slipped one percentage point to 94%. Demand remains consistent and few availabilities should arrive this Fall enabling this segment to remain healthy into 2016. We have witnessed a sharp increase in the acquisition market and expect this to remain viable going forward.

Absorption totaled negative 4,000 Sq. Ft. in the Class "B" segment as occupancy rates remained unchanged at 95%. Occupancy rates have been at remarkable levels for several Quarters. Values exist for users looking to enter the office market at rates far below Class "A" pricing. We expect moderate growth going forward as occupancy rates remain at record high levels.



1215 Manor Drive, Mechanicsburg, PA



555 Gettysburg Pike, Mechanicsburg, PA



845 Sir Thomas Court, Harrisburg, PA  
1,800 to 3,600 SF available for lease. Ideal medical suite with thousands of dollars of improvements.



297 Care Street, Harrisburg, PA  
30,000 SF for sale or lease. Priced far below replacement cost. Ideal flex/office option.



3544 N. Progress Avenue, Harrisburg, PA  
1,000 to 2,000 SF for lease. Recently renovated suites. Available immediately.



3605 Vartan Way, Harrisburg, PA  
Suites from 900 to 4,500 SF and up. Terrific windows. Great location. 6 per 1,000 SF parking.



5925 Stevenson Avenue, Harrisburg, PA  
3,847 SF available for sale. Located just off I-81 in Lower Paxton Township.



800 Corporate Circle, Harrisburg, PA  
1,700 SF and up available. Just recently renovated. Terrific finishes. Easy access.



2000 Linglestown Road, Harrisburg, PA  
1,000 to 2,500 SF available. Various sizes. New suites with first class finishes.



2578 Interstate Drive, Harrisburg, PA  
Sale or lease. 13,800 SF building for sale. 1,900 SF for lease. Modern first class property.



4800 Linglestown Road, Harrisburg, PA  
New suites from 500 SF up to 13,000 SF. Available immediately. Excellent signage.



3601 Vartan Way, Harrisburg, PA  
Up to 6,257 SF available immediately at this solid East Shore address. Great rates.



4601 Devonshire Road, Harrisburg, PA  
1500 to 7200 SF available. Medical and Non Medical Suites for lease. Available immediately.



4201 Crums Mill Road, Harrisburg, PA  
1,960 SF available for lease. Terrific windows. Convenient Colonial Park address.



4807-4813 Jonestown Road, Harrisburg, PA  
550 to 2,000 SF available for lease. Great signage and visibility. Great suites terrific layouts. Easy access to all areas.

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