



CLASS A OFFICE FOR LEASE

777 EAST PARK DR, HARRISBURG, PA



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(717) 731.1990





777 EAST PARK DRIVE HARRISBURG, PA

CLASS A OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available Space	1,540 - 49,754 SF
Lease Rate	\$19.95 SF/yr
Lease Type	Plus Electric & Gas
Building Size	125,000 SF
Building Type	Class A Office
Floors	5
Elevators	4
Lot Size	11.99 Acres
Year Built/Renovated	1989/2023
Municipality	Lower Paxton Township
County	Dauphin
Zoning	Business Campus

PROPERTY HIGHLIGHTS

- 777 East Park Dr is a class “A” building with exceptional opportunity and unbeatable views
- Property has been fully modernized & updated including state of the art HVAC systems, modern elevators, and roofing system
- Tenants will benefit from individual HVAC controls through all spaces, all new technology throughout the building, new lighting, stylish finishes in common areas, and raised floor system for easy installation on in-site infrastructure
- New on-site fitness facility, Canteen Avenue C micro market and outdoor patio area
- Variety of suite sizes and flexible configurations available
- Great attention to details including manicured landscaping surrounding the property and expanded parking lot
- Excellent location with easy access to 
- Join Aerotek, Miller Mutual, Winward Engineering & Consultants, Dasher Inc, and Rehabilitation & Community Providers Association

LANDMARK COMMERCIAL REALTY
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 CAMP HILL, PA 17011
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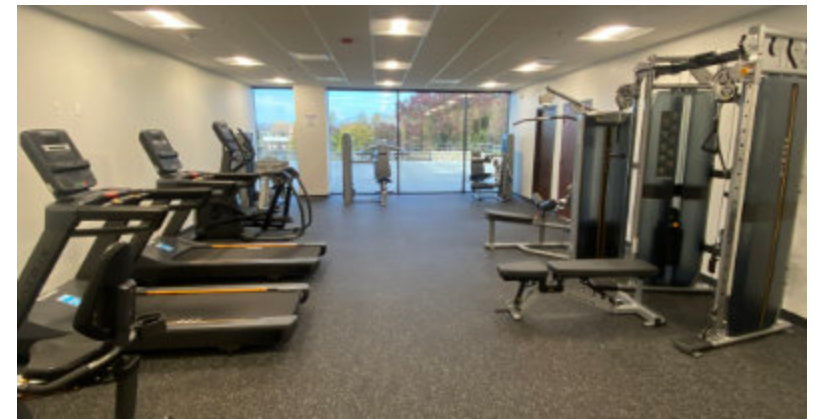


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PROPERTY OVERVIEW

777 East Park Drive is a 125,000 square foot, five story, professional Class A office building. The site contains 12 acres of land and is located in Harrisburg, Pennsylvania along the heavily travelled I-83 corridor with good visibility. Current ownership acquired the property in June 2015 and quickly embarked on a full-scale modernization effort. Property highlights include state of the art HVAC systems, modern elevators, and a new roofing system. Common areas were fully renovated with new technology, lighting, and stylish interior finishes. New parking fields were constructed to meet the needs of today's tenants.

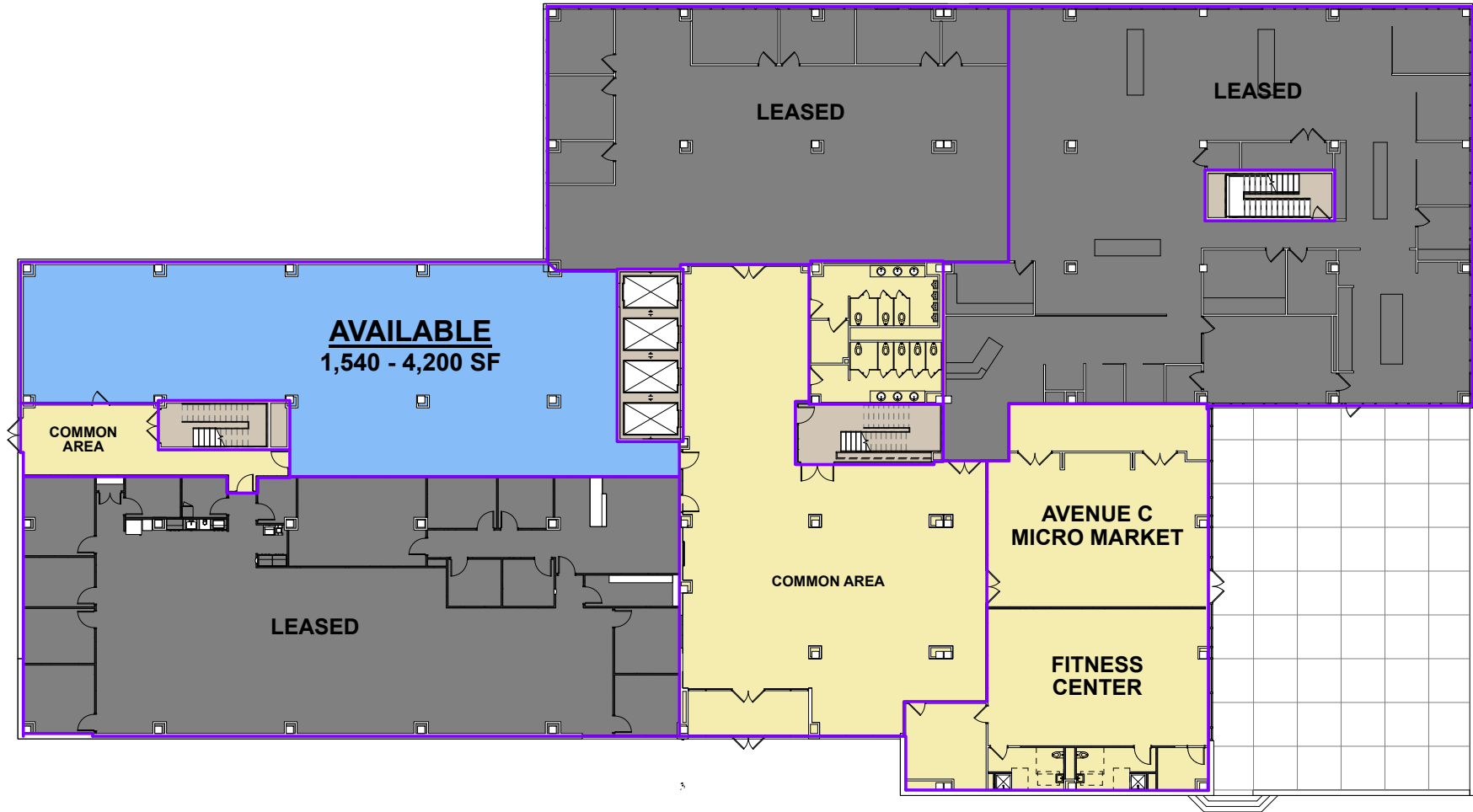
In 2015 the building received a new HVAC system. The system is a horizontal ceiling water source heat pump system consisting of one (1) heat pump per 400 square feet. The heat pumps have been installed with Micro Tech III-BacNet communication. The heat pumps have been matched to three (3) state of the art Lochinvar 98% thermal efficiency boilers with built in redundancy to eliminate system failures, a Baltimore Air Coil fluid cooler and computer matched approach for maximum heat rejection. There are three hundred and eighteen (318) points of control within the building. The next generation Building Automation System offers occupants ease of use within the parameters of the tenants' space. The required outside air per ASHRAE 62.1 is available for your space. The existing filters can be replaced with Merv 13 filters



AVAILABLE SPACE

LEASE INFORMATION					
Floor	Suite	Available SF	Lease Rate	Lease Type	
1 st Floor	103	1,540 - 4,200 SF	\$19.95 SF/yr	Gross plus Electric & Gas	
2 nd Floor	201	5,000 - 24,992 SF	\$19.95 SF/yr	Gross plus Electric & Gas	
3 rd Floor	300	5,000 - 24,762 SF	\$19.95 SF/yr	Gross plus Electric & Gas	
4 th Floor	402	3,303 SF	\$19.95 SF/yr	Gross plus Electric & Gas	

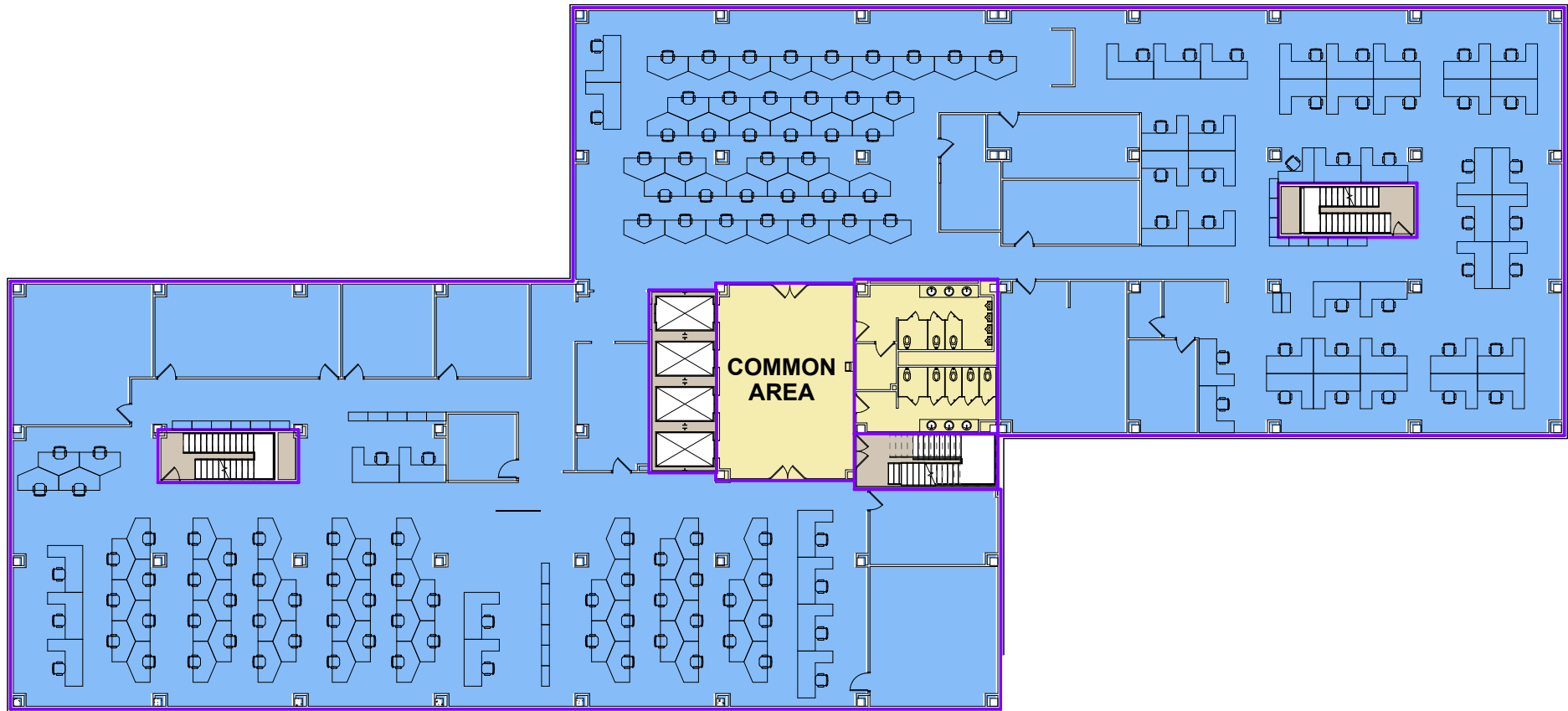
FIRST FLOOR



LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
1 st Floor	103	1,540 - 4,200 SF	\$19.95 SF/yr	Gross plus Electric & Gas

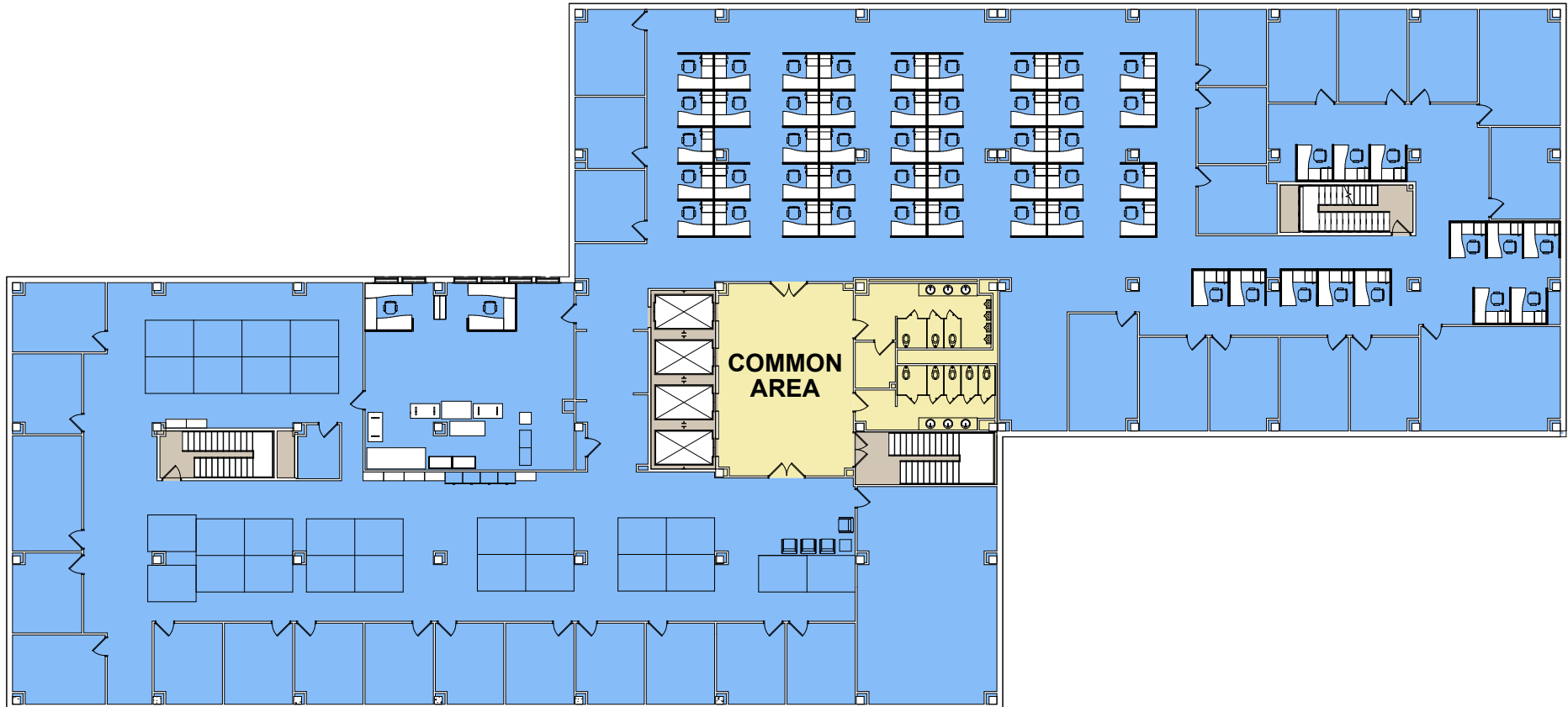
SECOND FLOOR



LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
2 nd Floor	201	5,000 - 24,992 SF	\$19.95 SF/yr	Gross plus Electric & Gas

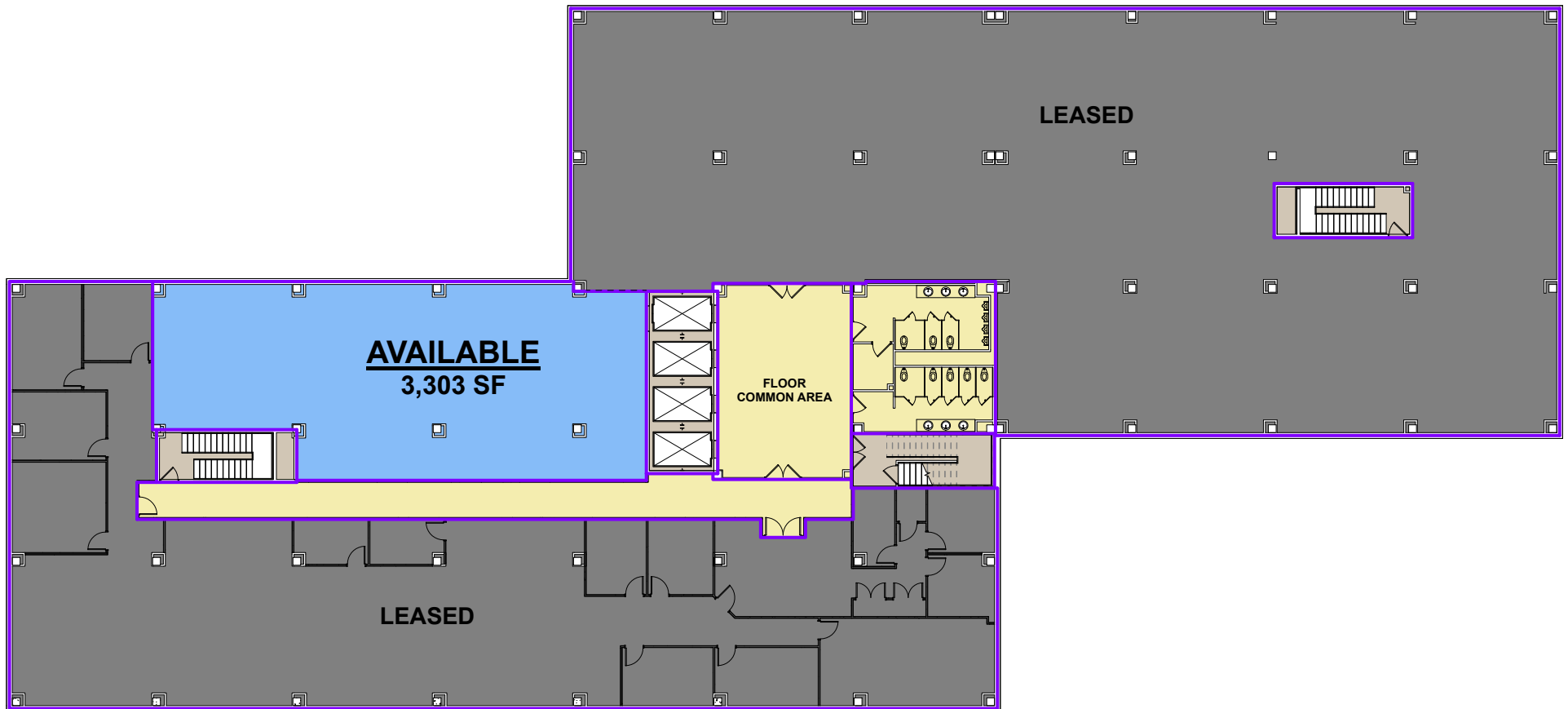
THIRD FLOOR



LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type
3 rd Floor	300	5,000 - 24,762 SF	\$19.95 SF/yr	Gross plus Electric & Gas

FOURTH FLOOR



LEASE INFORMATION

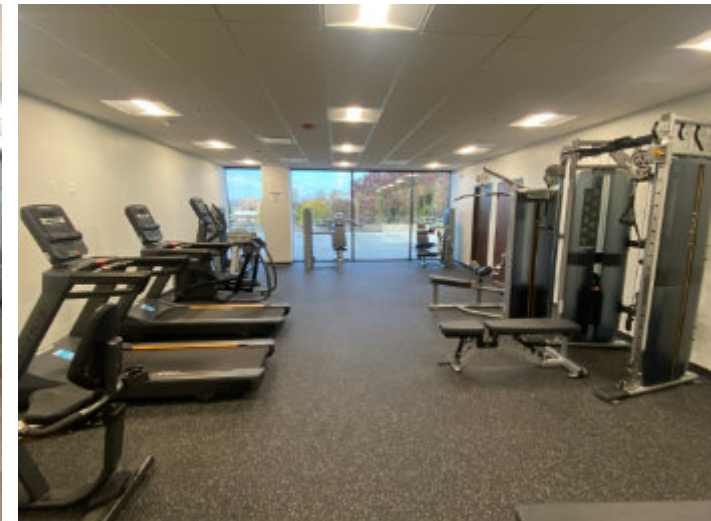
Floor	Suite	Available SF	Lease Rate	Lease Type
4 th Floor	402	3,303 SF	\$19.95 SF/yr	Gross plus Electric & Gas



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NEW AMENITIES



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL



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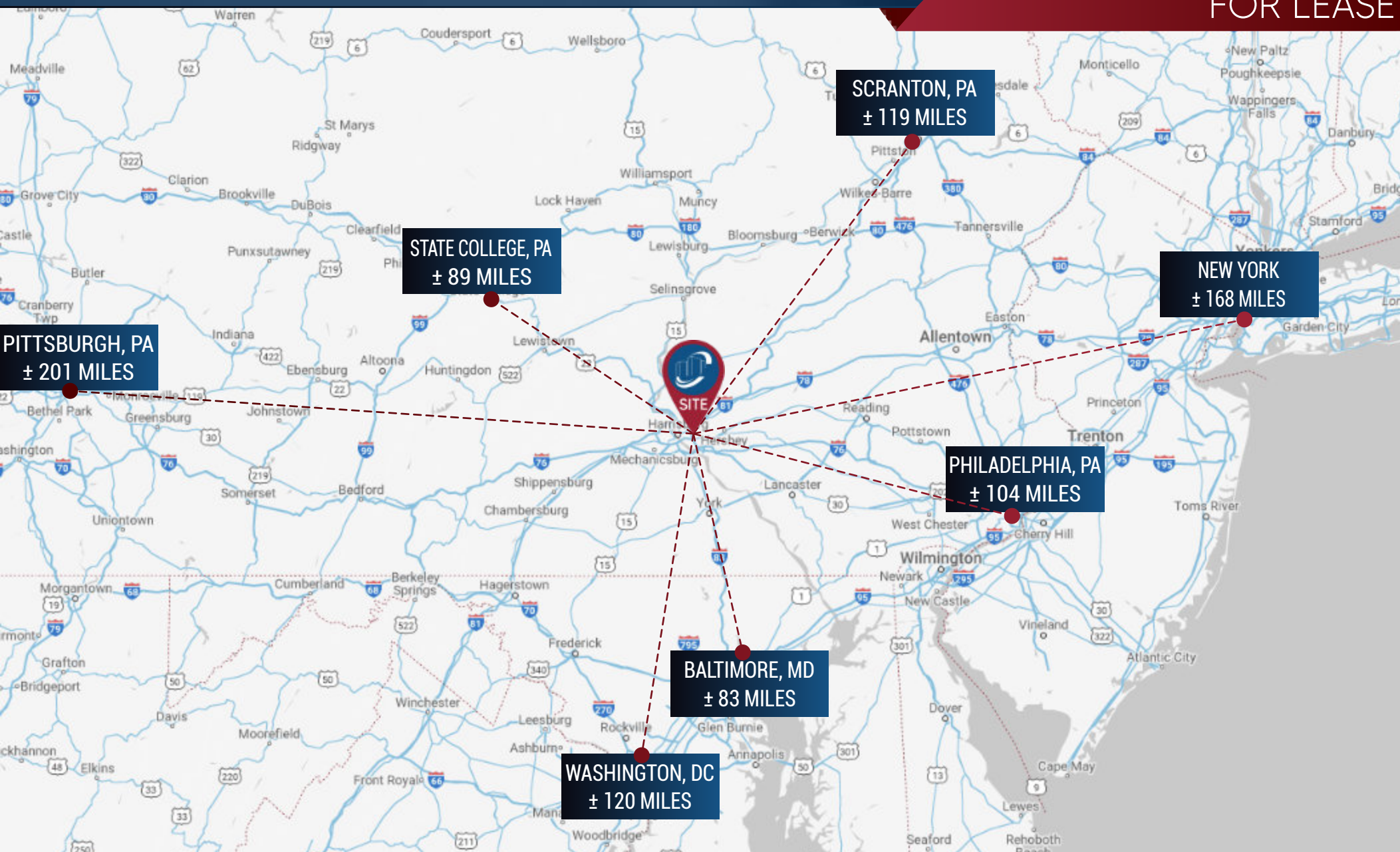


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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