


OFFICE BUILDING  
**FOR LEASE**

**3697 DERRY STREET**  
HARRISBURG, PA 17111



**Nik Sgagias**  
nsgagias@naicir.com | 717 761 5070 x15

**Amber Corbo**  
acorbo@naicir.com | 717 761 5070 x185

 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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# 3697 DERRY STREET

## PROPERTY SUMMARY

**FOR LEASE**  
**\$13.00 SF/YR (NNN)**

### PROPERTY HIGHLIGHTS

- 1,800 SF office suite available immediately
- Existing floor plan offers a mix of private offices and shared work spaces
- Zoned Mixed Neighborhood Business, permits professional office, retail, and personal services
- Daily Traffic Count: 12,207 VPD

### PROPERTY DESCRIPTION

1,800 SF office suite available for lease. Six (6) private offices, conference room, kitchen, and outdoor space create a welcoming work environment for any office user. Located on the heavily traveled Derry Street, join national and regional businesses. Easy accessibility to Paxton Street, I-83, I-81, and Route 322.



### PROPERTY SUMMARY

Address	3697 Derry Street Harrisburg, PA 17111
Municipality	Paxtang Borough
County	Dauphin
Tax Parcel #	47-039-014
Year Built	1930
Year Last Renovated	2006
Lease Rate	\$13.00 SF/yr (NNN)
Availability	1,800 SF
Lot Size	0.84 AC
Building Size	9,793 SF

### BUILDING INFORMATION

# of Floors	1
Restrooms	1
Roof	Shingles
Ceiling Height	8 ft
Walls	Drywall

### UTILITIES & ZONING

Zoning	Mixed Neighborhood Business (MNB)
Water & Sewer	Public
Electric	PPL
HVAC	Central Air, Oil Heat

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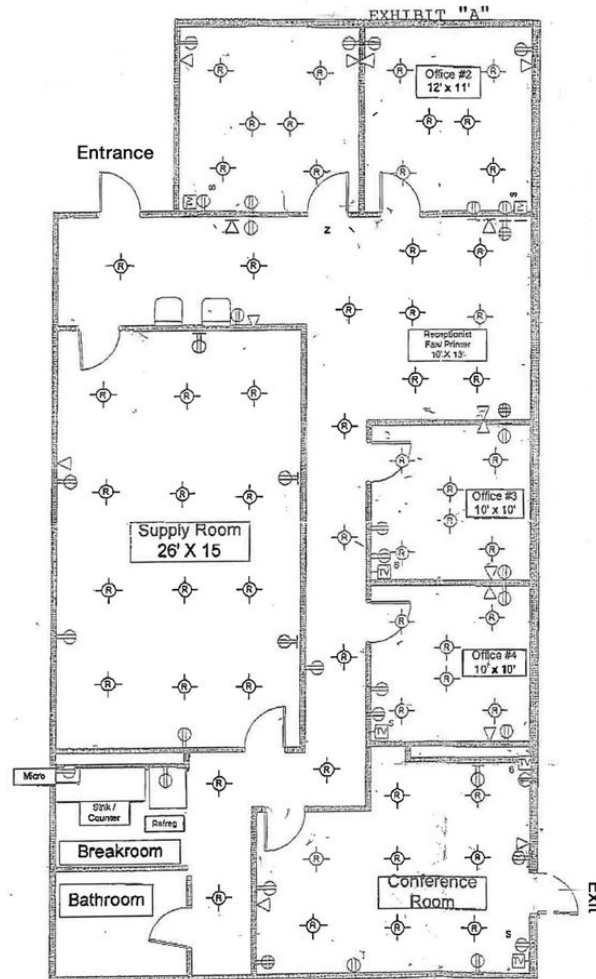


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## FLOOR PLAN

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**3697 DERRY STREET**  
**ADDITIONAL PHOTOS**

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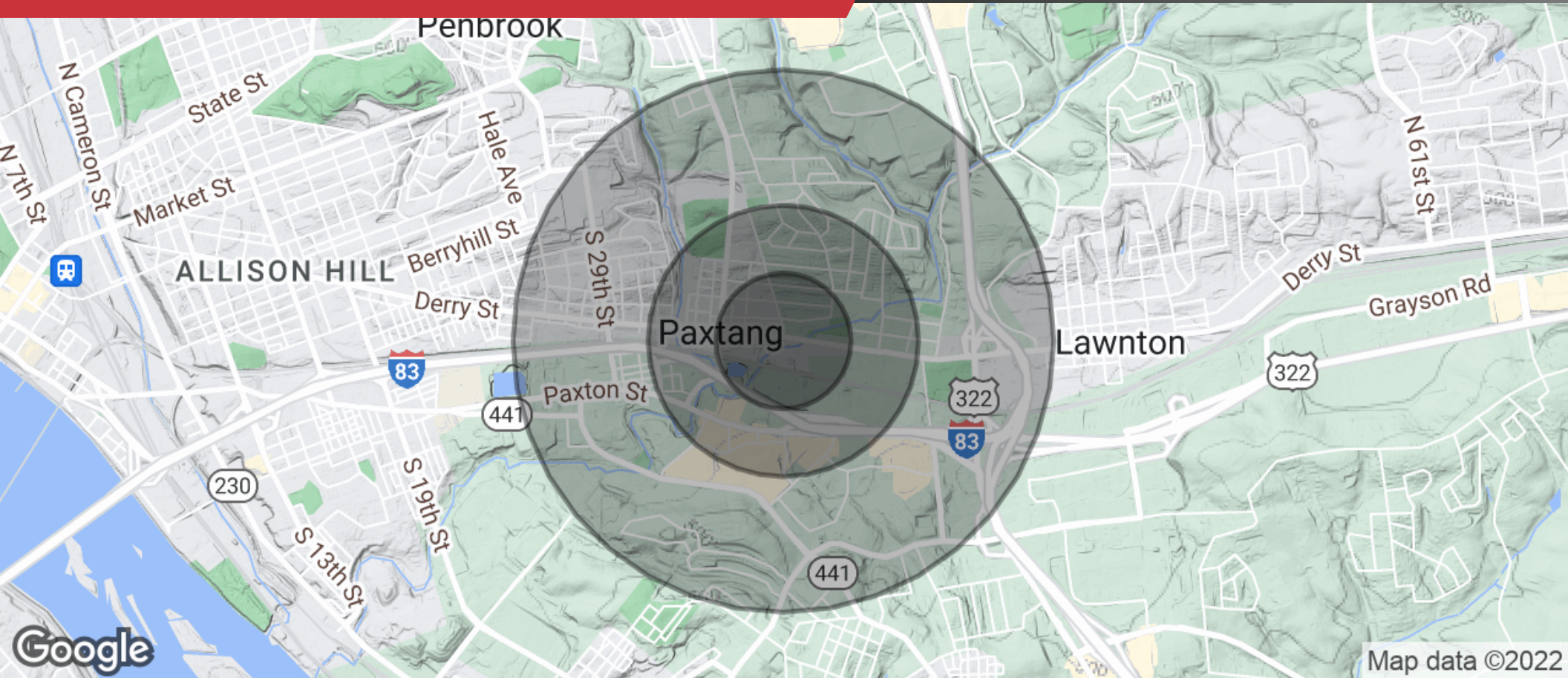
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## DEMOGRAPHICS

**FOR LEASE**  
\$13.00 SF/YR (NNN)



### POPULATION

1 MILE	3 MILE	5 MILE
639	2,071	7,875



### HOUSEHOLDS

1 MILE	3 MILE	5 MILE
242	742	3,145



### INCOME

1 MILE	3 MILE	5 MILE
\$72,885	\$71,005	\$66,101

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