



CLASS A OFFICE SPACE AVAILABLE

COMMERCE TOWER | HARRISBURG PA




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(717) 731.1990





PROPERTY HIGHLIGHTS

- Class A office space available in Commerce Tower in Harrisburg's Central Business District
- Great visibility and traffic count at corner of 2nd Street and Pine Street
- Second Street is the main artery/access into the city via 
- Aggressive rental rate provides turn-key, full service structure
- Best economic value in CBD with flexible structure and terms
- Covered parking available in 2 nearby parking garages
- Harrisburg's Landmark Downtown Office Building with marble and glass entrance way

OFFERING SUMMARY

Building Name	Commerce Tower
Building Address	300 N 2 nd St Harrisburg, PA 17101
Building Type	Class A Office Building
Building Size	66,500 SF
Floors	13
Typical Floor Size	5,220 SF
Built / Renovated	1951 / 2012
Available SF	1,358 - 37,000 SF
Lease Rate	\$19.95 SF/yr
Security	Yes
Elevators	Yes
Sprinklers	Yes
Submarket	Harrisburg CBD
County	Dauphin
Municipality	Harrisburg City
Cross Street	Pine Street
Zoning	Commercial Neighborhood



300 N 2ND STREET HARRISBURG, PA

CLASS A OFFICE SPACE FOR LEASE

PROPERTY OVERVIEW

Breathtaking views of Center City Business District, Susquehanna River, and City Island's "FNB Field". Located adjacent to recently revitalized "Restaurant Row", and the new River Street parking garage. Commerce Tower is within walking distance to PA State Capitol Complex, UPMC Harrisburg Hospital Campus, the new Sylvia H Rambo Federal Courthouse, Dauphin County Library, Judicial Center, the Strawberry Square mixed-use development and the new Harrisburg University Downtown Campus. Renovations to existing office suites underway. Full floor plates (5,220 SF) available as well as partial floors. Great location for any professional use.



What's nearby?



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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AERIAL



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AVAILABLE SPACE

LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE
1 st	100	3,959 SF	3,959 SF	\$19.95 SF/yr	NNN
2 nd	201	1,639 SF	5,220 SF	\$19.95 SF/yr	Full Service excl. jan.
2 nd	202	3,581 SF	5,220 SF	\$19.95 SF/yr	Full Service excl. jan.
3 rd	300	5,220 SF	5,220 SF	\$19.95 SF/yr	Full Service excl. jan.
4 th	400	5,220 SF	5,220 SF	\$19.95 SF/yr	Full Service excl. jan.
5 th	502	3,602 SF	3,602 SF	\$19.95 SF/yr	Full Service excl. jan.
6 th	600	5,220 SF	5,220 SF	\$19.95 SF/yr	Full Service excl. jan.
7 th	701	1,514 SF	1,514 SF	\$19.95 SF/yr	Full Service excl. jan.
7 th	703	1,358 SF	1,358 SF	\$19.95 SF/yr	Full Service excl. jan.
11 th	1101	2,321 SF	2,321 SF	\$19.95 SF/yr	Full Service excl. jan.



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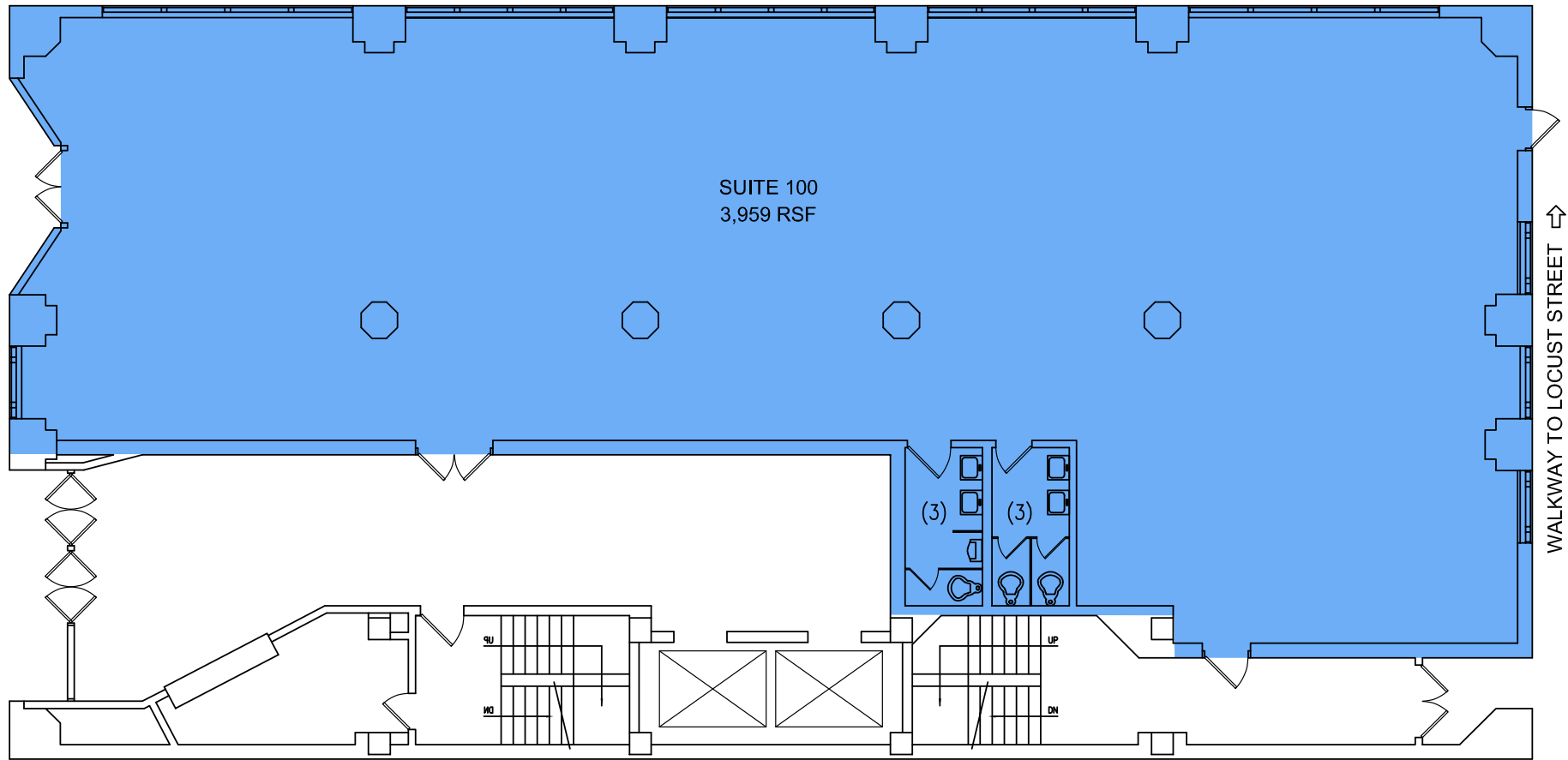
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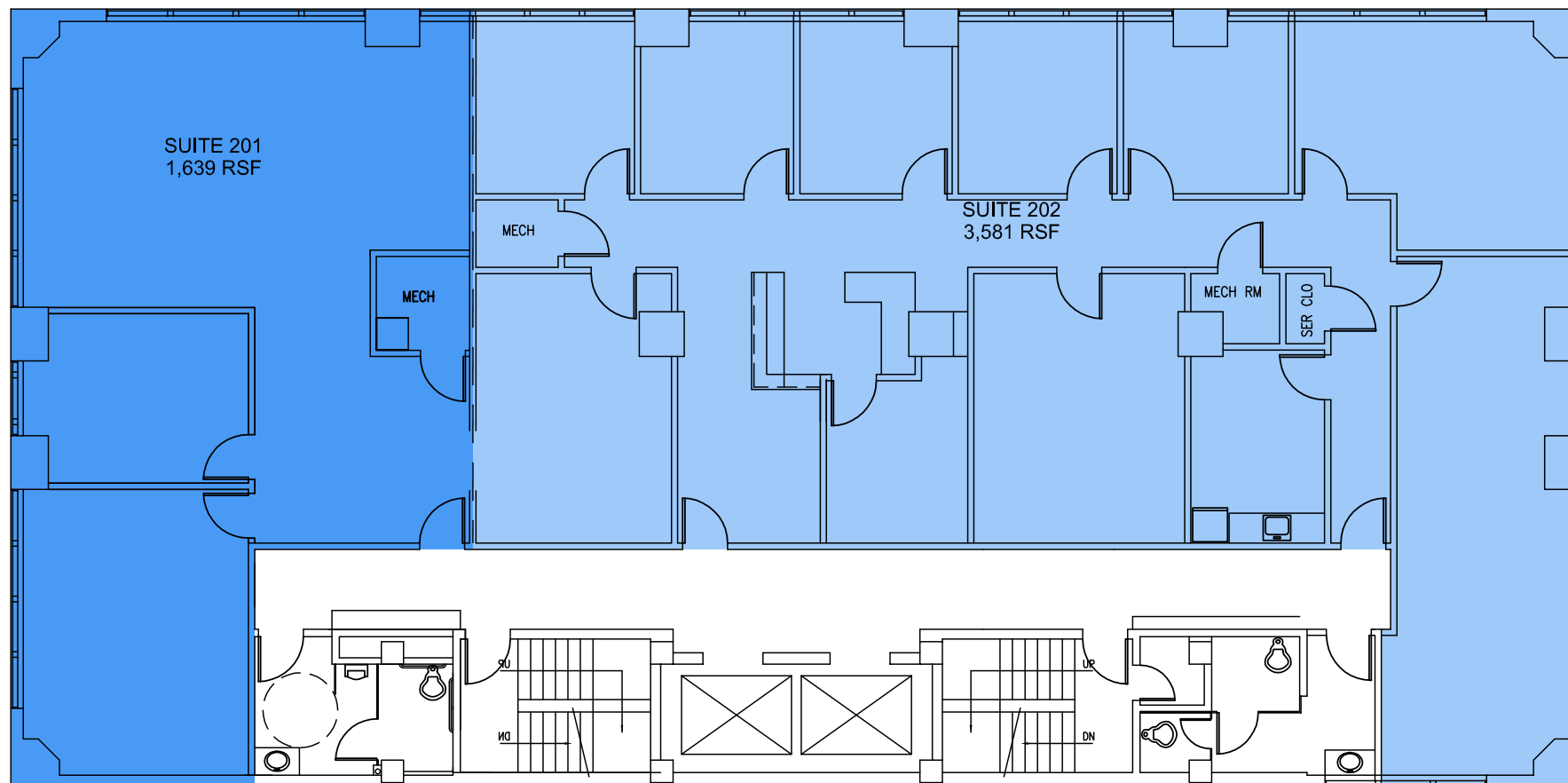
FIRST FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
1 st	100	3,959 SF	\$19.95 SF/yr (NNN)

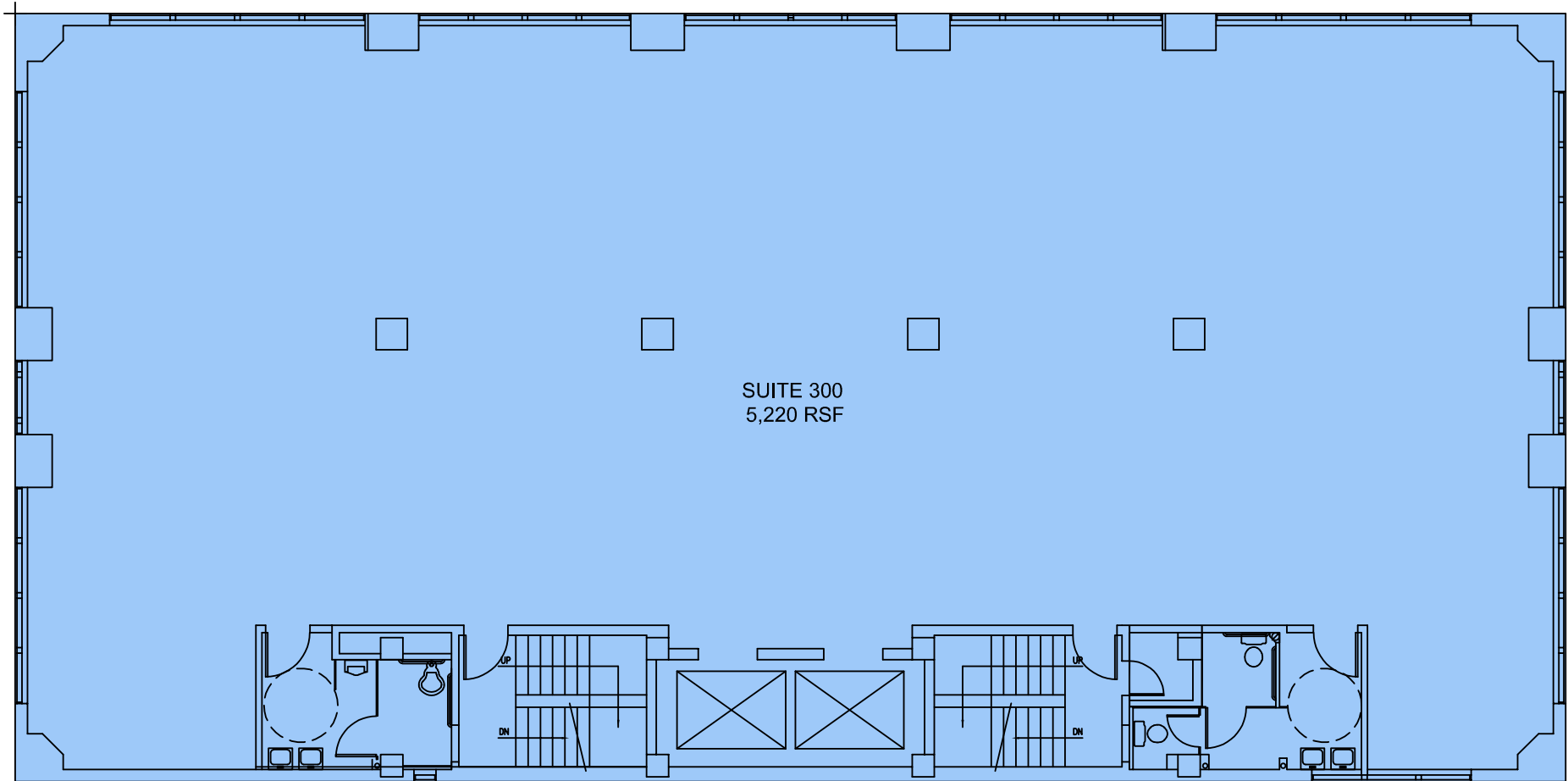
SECOND FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	MAX AVAILABLE	LEASE RATE
2 nd	201	1,639 SF	5,220 SF	\$19.95 SF/yr (Full Service excl. jan.)
2 nd	202	3,581 SF	5,220 SF	\$19.95 SF/yr (Full Service excl. jan.)

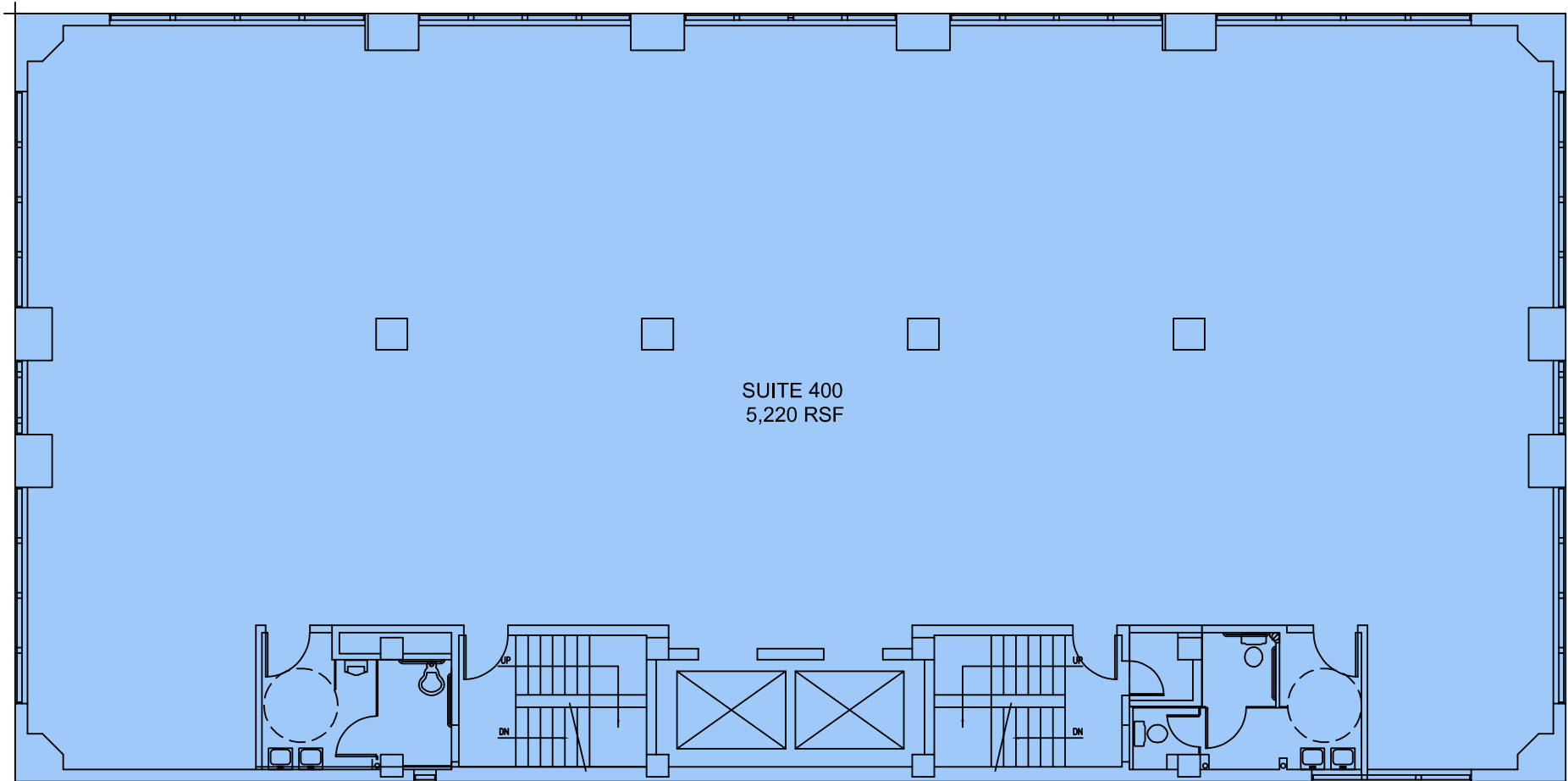
THIRD FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
3 rd	300	5,220 SF	\$19.95 SF/yr (Full Service excl. jan.)

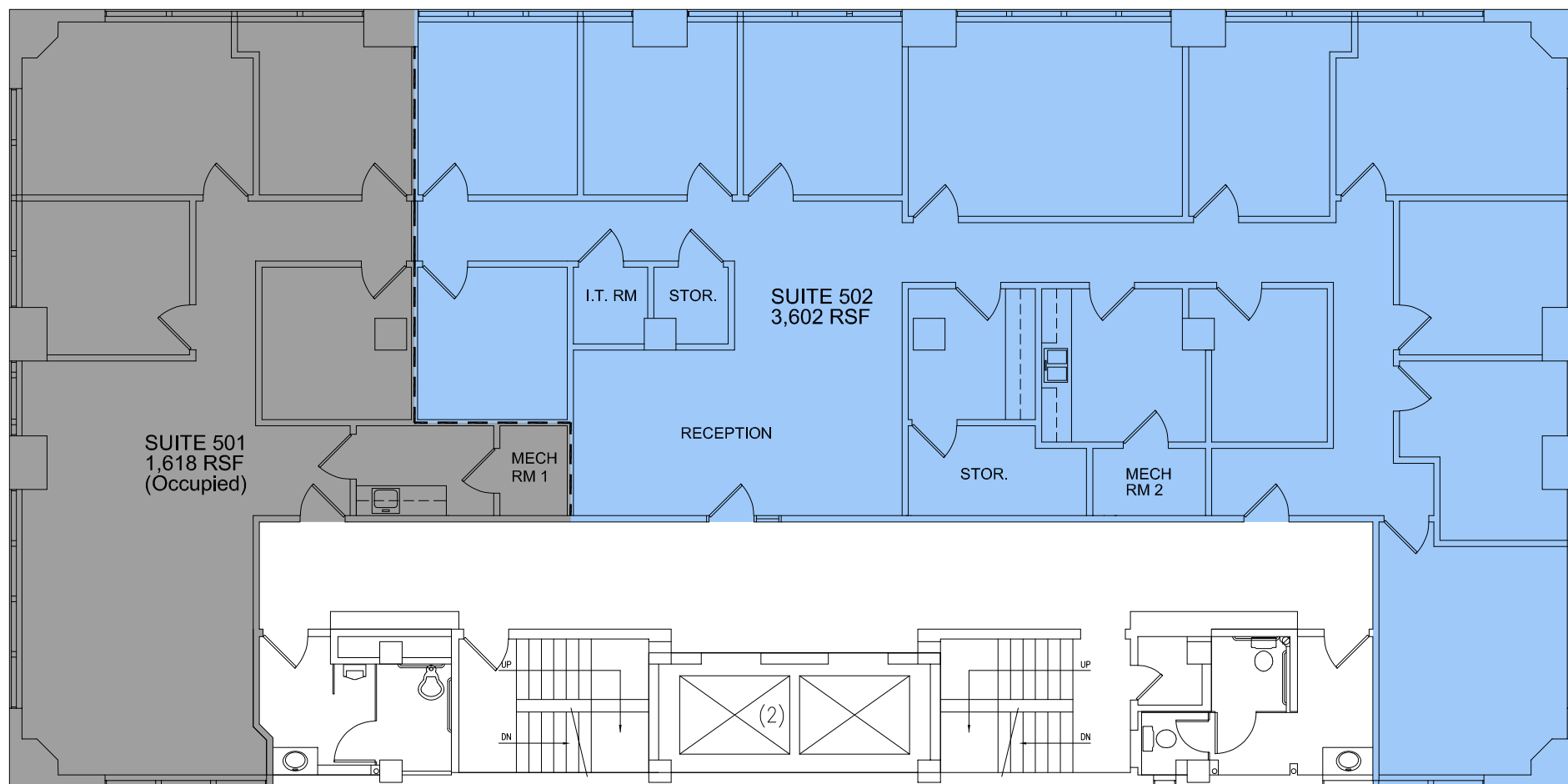
FOURTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
4 th	400	5,220 SF	\$19.95 SF/yr (Full Service excl. jan.)

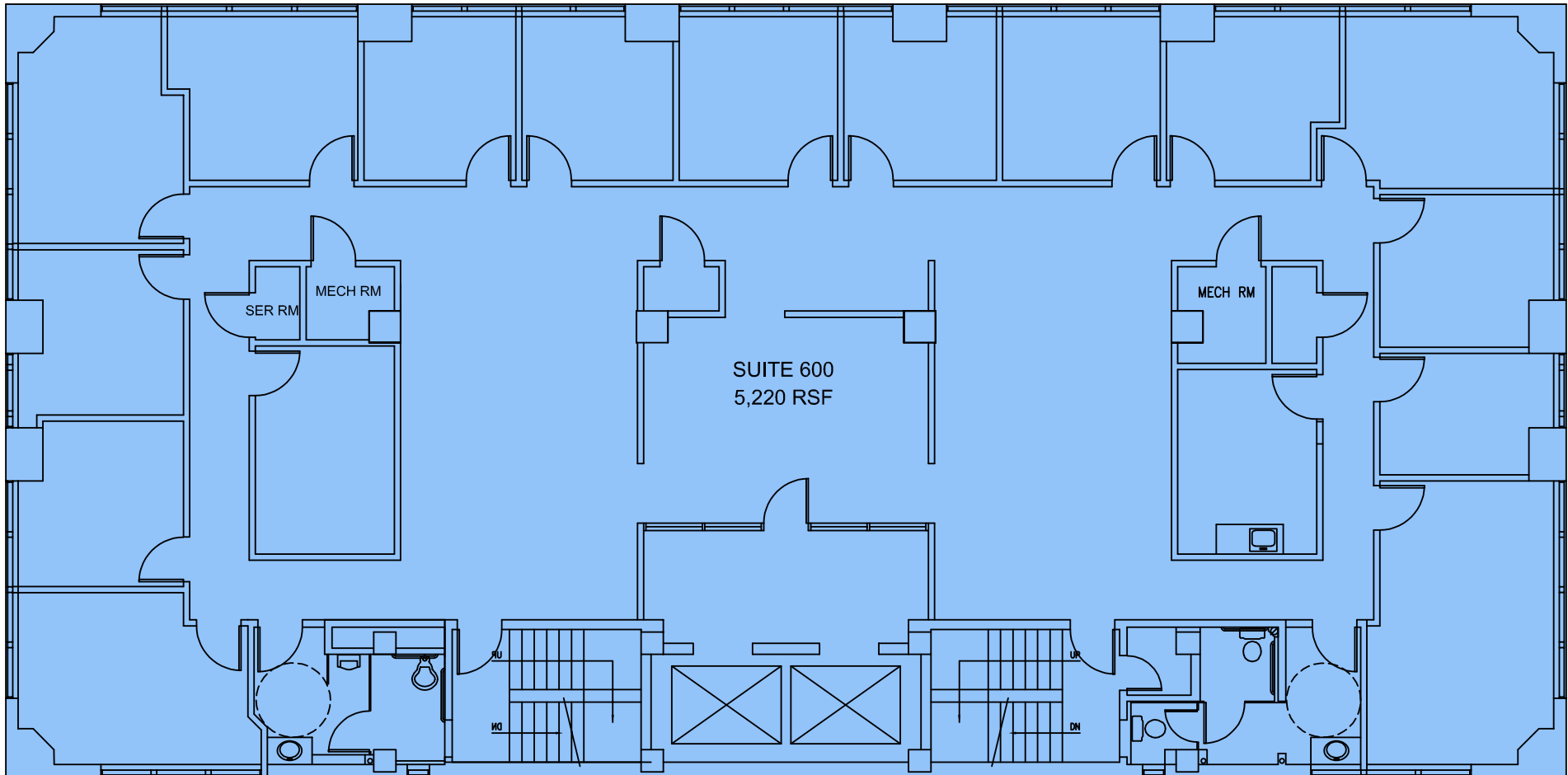
FIFTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
5 th	502	3,602 SF	\$19.95 SF/yr (Full Service excl. jan.)

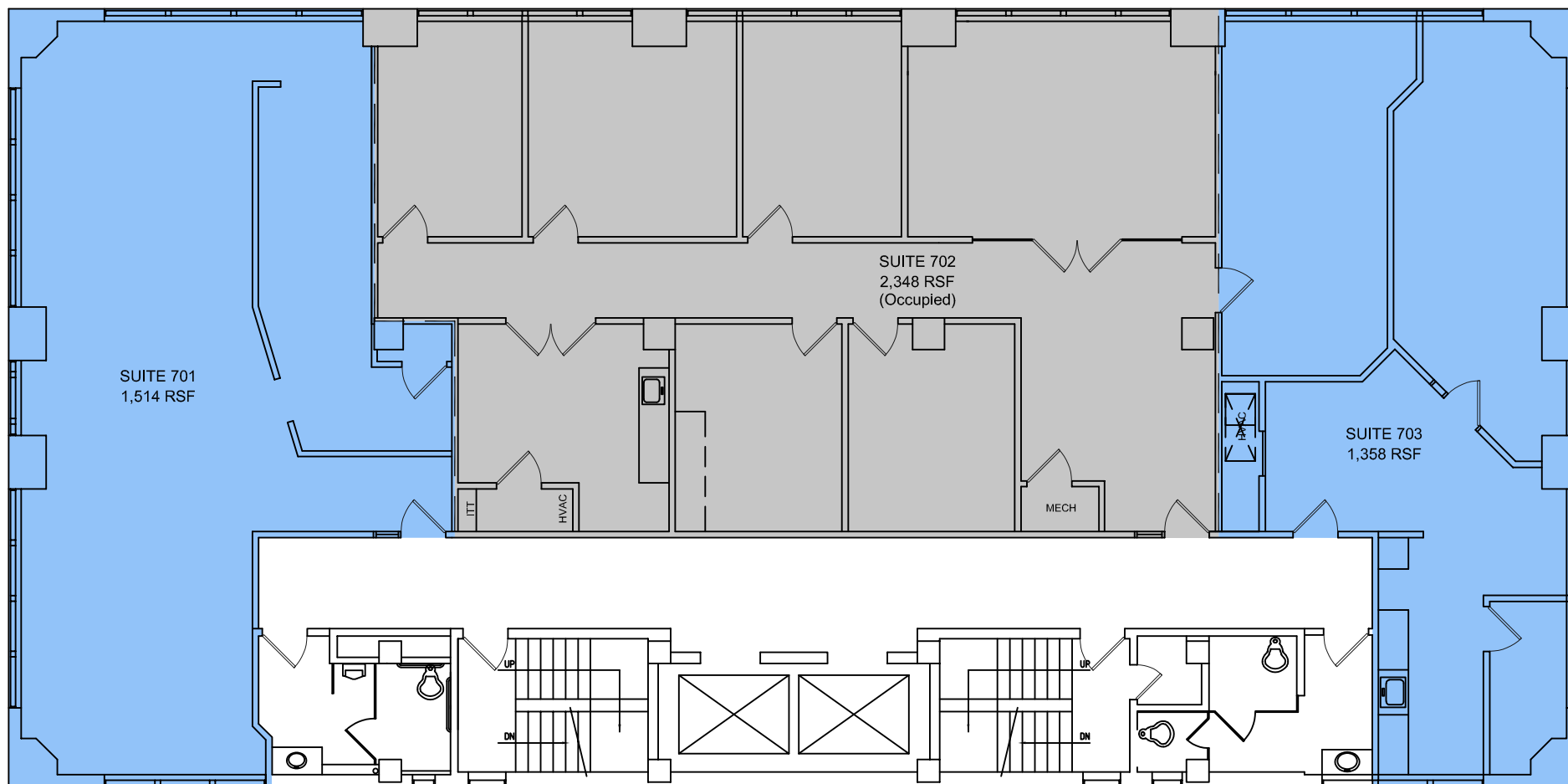
SIXTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
6 th	600	5,220 SF	\$19.95 SF/yr (Full Service excl. jan.)

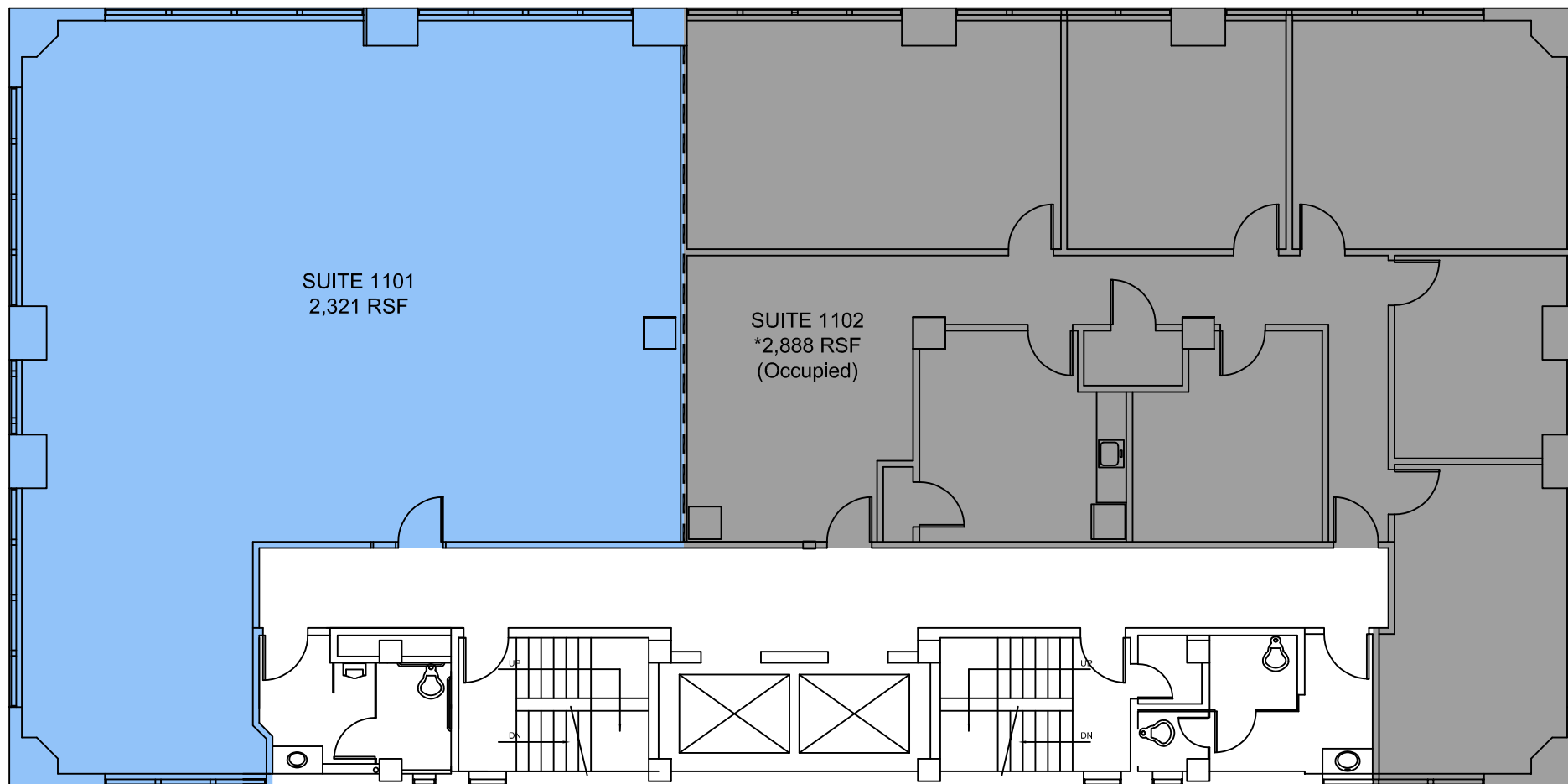
SEVENTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
7 th	701	1,514 SF	\$19.95 SF/yr (Full Service excl. jan.)
7 th	703	1,358 SF	\$19.95 SF/yr (Full Service excl. jan.)

ELEVENTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
11 th	1101	2,321 SF	\$19.95 SF/yr (Full Service excl. jan.)



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TRADE AERIAL



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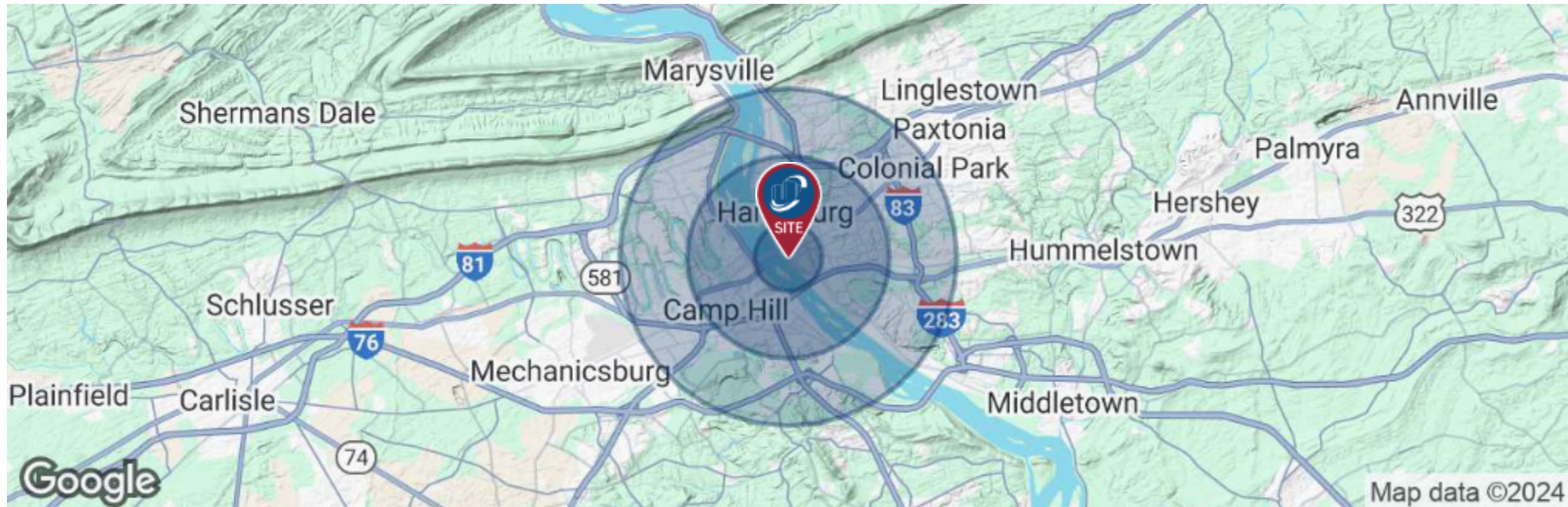
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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	14,796	105,769	190,885
Population Density	4,710	3,741	2,430
Median Age	39	39	40
Median Age (Male)	39	38	39
Median Age (Female)	40	40	41
Total Households	7,578	44,655	78,697
# of Persons Per HH	2	2.4	2.4
Average HH Income	\$64,838	\$80,718	\$93,386
Average House Value	\$153,572	\$194,672	\$235,932



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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 or 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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