

CAMPBELL

Commercial Partners LLC

17 N 2ND STREET, HARRISBURG, PA 17101

**7,100 +/- SF RETAIL
LEASE**



525 N. 12th Street, Suite 203
Lemoyne, PA 17043
717.737.6161
www.acampbell.net

LARRY KOSTELAC
717.645.9563
larry@acampbell.net

TYLER MATISSE
717.839.3164
tyler@acampbell.net

LEASE

OFFERING SUMMARY

Available SF: 7,100 +/- SF
Lease Rate: Negotiable
Lease Term: 5 Years
Lease Type: NNN
Municipality: City of Harrisburg
Zoning: Downtown Center

PROPERTY OVERVIEW

Large corner restaurant space in Market Square Plaza of Downtown Harrisburg. Close proximity to Harrisburg Hilton, PA State Capitol Complex, Harrisburg University, Whitaker Center and UPMC Harrisburg Hospital. Full size kitchen with 22' hood, 3 walk-ins and access to loading dock. This space is ideal for a restaurant or service retail, and can be subdivided.



PROPERTY HIGHLIGHTS

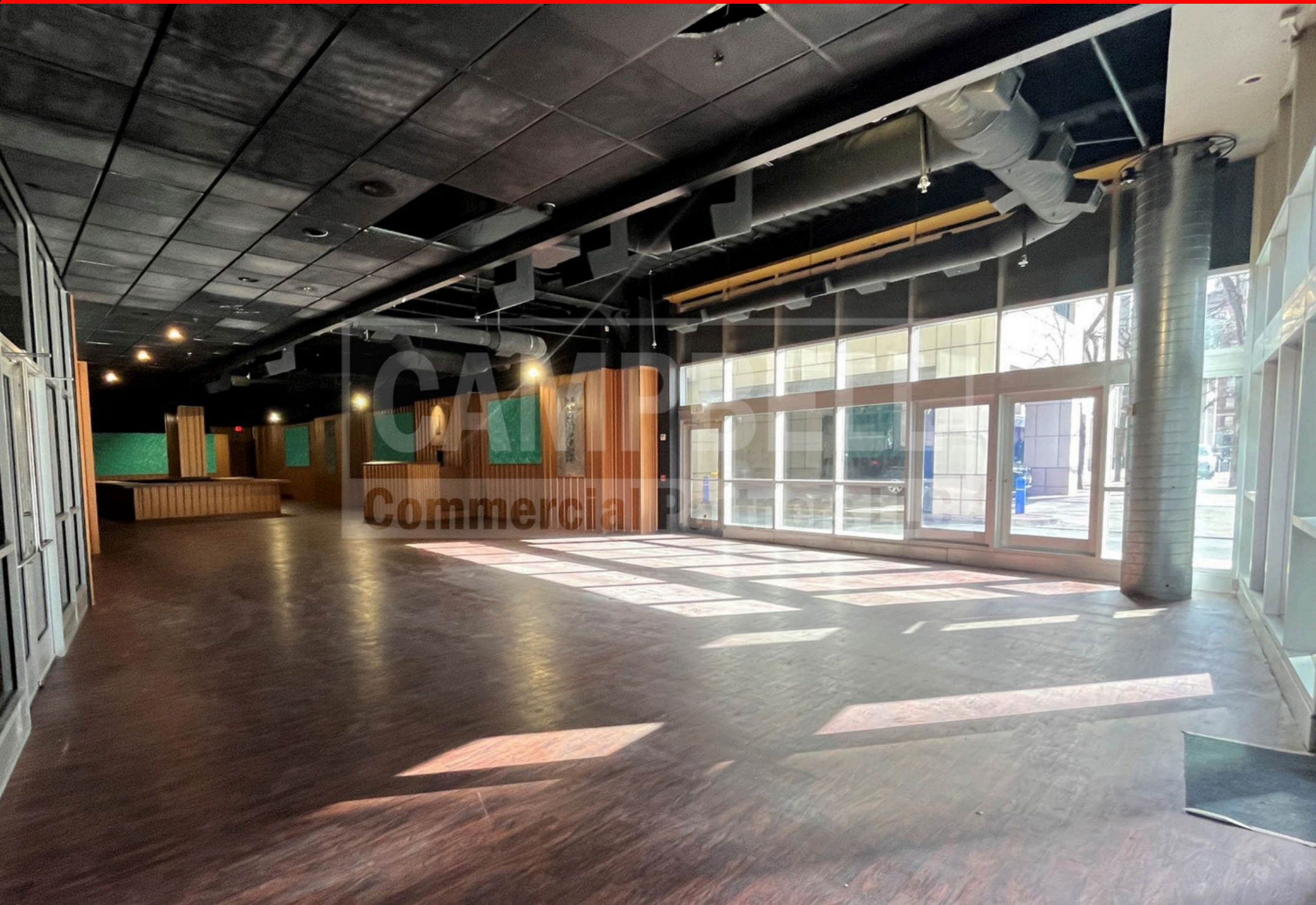
- Part of Downtown Harrisburg's "Restaurant Row"
- Parking at either Market Square Plaza Parking Garage or on-street.
- Space includes loading dock with access from Walnut Street.

PROPERTY DETAILS

Available SF:	7,100 +/- SF
Lease Rate:	Negotiable
Lease Term:	5 Years
Lease Type:	NNN
Municipality:	City of Harrisburg
Zoning:	Downtown Center
Flooring:	Luxury vinyl and concrete
Kitchen:	Full size commercial kitchen (34' x 26') with 22' hood and 3 walk-ins
Bar:	80' bar with plumbing
Sprinkler System:	Yes
Fire System:	Yes
Loading Dock:	Yes, located off Walnut St
Parking:	Market Square Plaza Parking Garage and on-street
Availability:	Immediate

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

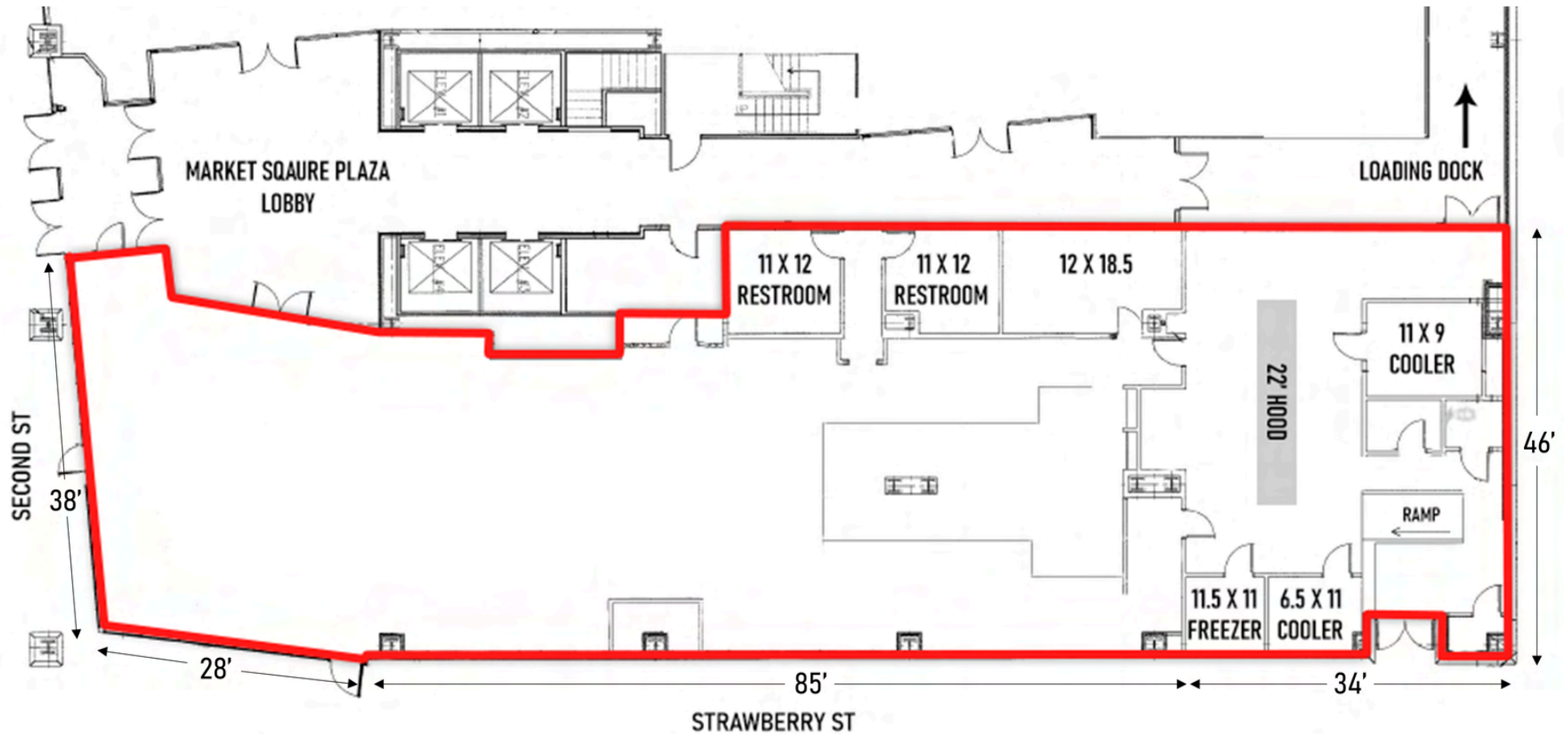
17 N 2ND STREET, HARRISBURG, PA 17101



CAMPBELL
Commercial Partners

FLOOR PLAN

PLAN IS APPROXIMATE





17 N 2ND STREET, HARRISBURG, PA 17101



17 N 2ND STREET, HARRISBURG, PA 17101



CAMPBELL
Commercial Partners LLC

525 N. 12th Street, Suite 203
Lemoyne, PA 17043
717.737.6161
www.acampbell.net

LARRY KOSTELAC
717.645.9563
larry@acampbell.net

TYLER MATISSE
717.839.3164
tyler@acampbell.net