


OFFICE BUILDING FOR LEASE

2151 GREENWOOD STREET HARRISBURG, PA 17104



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

2151 GREENWOOD STREET

PROPERTY DETAILS

FOR LEASE

\$8.50 SF/YR (NNN)

OFFERING SUMMARY

Lease Rate	\$8.50 SF/yr (NNN)
Available SF	9,960 SF
Lot Size	0.63 Acres

PROPERTY SUMMARY

Address	2151 Greenwood Street Harrisburg, PA 17104
Municipality	Harrisburg City
County	Dauphin
Tax Parcel #	13-082-016
Building Size	9,960 SF
Year Built	1936
Year Last Renovated	2020

PROPERTY HIGHLIGHTS

- Full renovation in 2020
- Fenced and gated parking lot
- Generator for data center and emergency lighting
- One-story office building with open floor plan and private offices
- Property is also for sale

PROPERTY DESCRIPTION

This professionally renovated one-story office building spans nearly 10,000 SF and boasts a spacious parking lot. The extensive renovations were completed in 2020, incorporating high-end features and equipping the premises with a generator to ensure uninterrupted power supply for the data center and emergency lighting. Its strategic location offers convenient access to I-83; the Capital Beltway.



BUILDING INFORMATION


Construction	Masonry
# of Floors	1
Restrooms	6
HVAC	Gas and electric
Electrical Capacity	400A 480/277V
Lighting	LED; power over ethernet
Roof	Rubber; new September 2018
Ceiling Description	2x4 suspended acoustic tiles
Walls	Drywall and block
Floor Type	Vinyl plank and carpet
Basement	None
Business ID Sign	Yes; mounted on building

UTILITIES & ZONING

Gas	Available
Water & Sewer	Public
Zoning	IND - Industrial; permits office, testing center, laboratory, research and/or engineering facility, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

2151 GREENWOOD STREET

LEASE SPACES

FOR LEASE
\$8.50 SF/YR (NNN)



LEASE INFORMATION


Lease Type:	NNN	Lease Term:	36 months
Total Space:	9,960 SF	Lease Rate:	\$8.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2151 Greenwood Street	Available	9,960 SF	NNN	\$8.50 SF/yr	Tenant must carry renters insurance naming Landlord as additional insured.

Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

2151 GREENWOOD STREET

LEASE INFORMATION

FOR LEASE
\$8.50 SF/YR (NNN)

LEASE INFORMATION

Monthly Payments	\$7,055.00
Annual Rent	\$84,660.00
Real Estate Taxes	Paid by Tenant
Finish Allowance	As-is
Lease Term	36 months
Options	Negotiable
Escalation	3% annually
Possession	Upon execution of lease contract
Building Hours	Unlimited
Security Deposit	Yes


LANDLORD/TENANT RESPONSIBILITIES

Heat	T	Taxes	T
Trash Removal	T	Electric	T
Insurance	T	Janitorial	T
Air Conditioning	T	Structure Repairs	L
HVAC Repairs	T	Parking Lot Maintenance	T
Interior Repairs	T	Light Bulbs	T
Water & Sewer	T	Plumbing Repairs	T
Supplies	T	Roof Repairs	L



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

2151 GREENWOOD STREET


INTERIOR PHOTOS

FOR LEASE
\$8.50 SF/YR (NNN)



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

2151 GREENWOOD STREET


FLOOR PLAN

FOR LEASE
\$8.50 SF/YR (NNN)



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

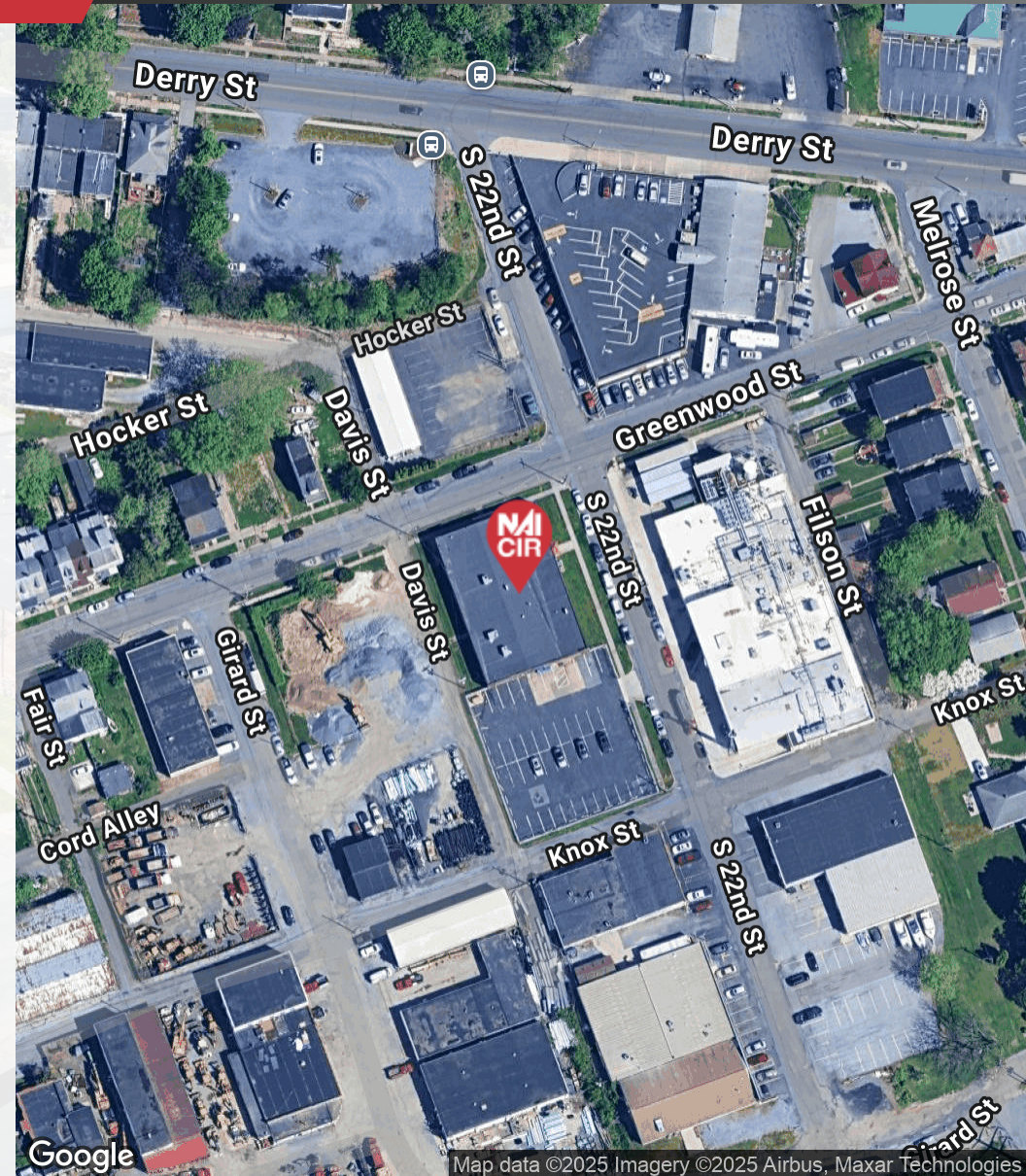
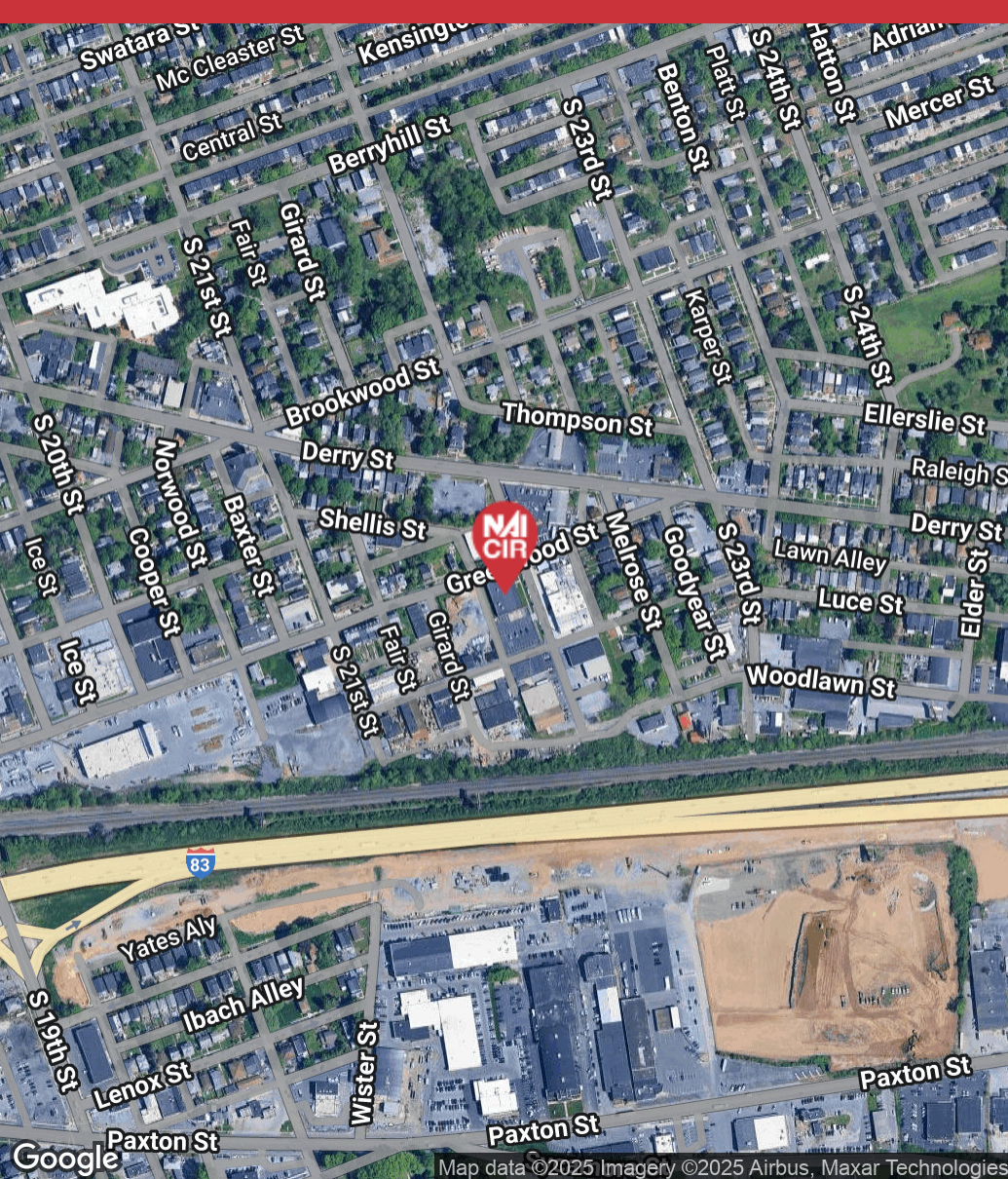
 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

2151 GREENWOOD STREET

LOCATION MAP

FOR LEASE
\$8.50 SF/YR (NNN)



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

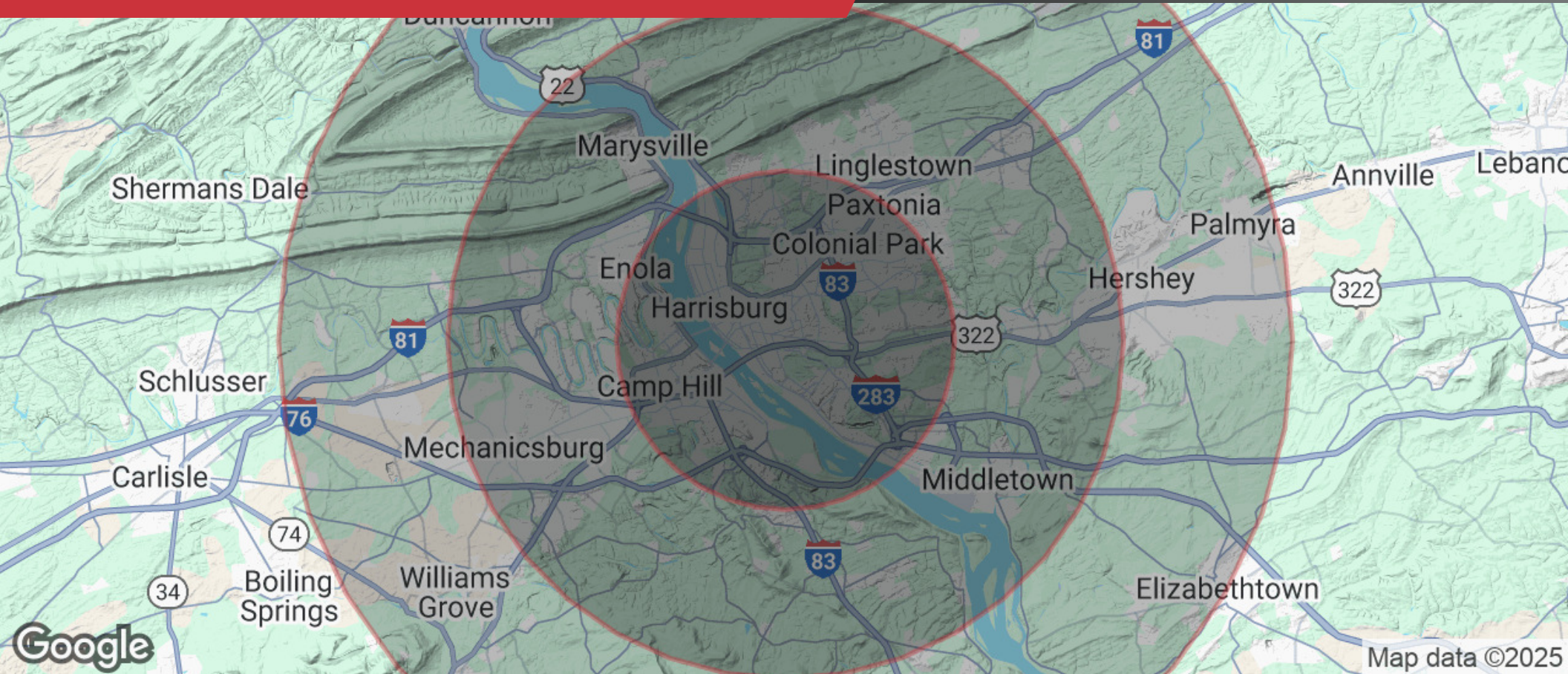
1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

2151 GREENWOOD STREET

DEMOGRAPHICS

FOR LEASE
\$8.50 SF/YR (NNN)



POPULATION

5 MILES	10 MILES	15 MILES
185,921	424,265	520,563



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
77,199	172,743	209,143




INCOME

5 MILES	10 MILES	15 MILES
\$87,185	\$106,953	\$108,647

Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR