

## EXECUTIVE SUMMARY

### OFFERING SUMMARY

Available SF:	35,632 - 71,294 SF
Lease Rate:	\$18.85 SF/yr (Full Service)
Building Size:	208,900 SF
Lot Size:	10.62 Acres
Renovated:	2019
County:	Dauphin
Township / Municipality:	Susquehanna Township
Zoning:	BOR
Cross Streets:	Progress Avenue

### PROPERTY OVERVIEW

After a multi-million dollar renovation, 2400 Thea Drive becomes the most desirable office property in the East Shore Business District combining thoughtful architecture and superior finishes. The reimagined property features a superb modern lobby with stylish meeting spaces and seating areas combined with state-of-the-art common area restroom facilities. Suites from 3,500 to 133,000 SF are currently available for lease.

OFFERING FULL COMMISSION TO COOPERATING BROKERS.

Three story first class office building for lease on Harrisburg's East Shore. Located just off Progress Avenue, only two minutes from I-81. Large floorplate options available. Flexible plans from 3,500 SF to 133,000 SF. Ample on site parking located in close proximity to the building. An ideal option for the next large to mid-sized user looking for an attractive Central Pennsylvania address. Within 1 mile of over 400 acres of new residential mixed use development. One of the hottest markets in Harrisburg!



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### INTERIOR



- \* Suites from 3,400 to 133,000
- \* 3 story Class A facility
- \* Just off I-81 at Progress Avenue
- \* Ample surface parking
- \* Stable secure ownership
- \* Flexible efficient floor plates
- \* Spectacular window lines
- \* Heart of Harrisburg's East Shore
- \* Minutes to Harrisburg International Airport (HIA) and PA Turnpike
- \* Attractive 36' atrium



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# 2400 Thea Drive

## CLASS A OFFICE SPACE FOR LEASE

2400 Thea Drive Harrisburg, PA 17110

### INTERIOR



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### LEASE SPACES

#### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	35,632 - 71,294 SF	Lease Rate:	\$18.85 SF/yr

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	35,662 - 71,294 SF	Full Service	\$18.85 SF/yr	Full Service Lease, excluding in suite janitorial
Suite 202	Available	35,632 - 71,294 SF	Full Service	\$18.85 SF/yr	Full Service Lease, excluding in suite janitorial

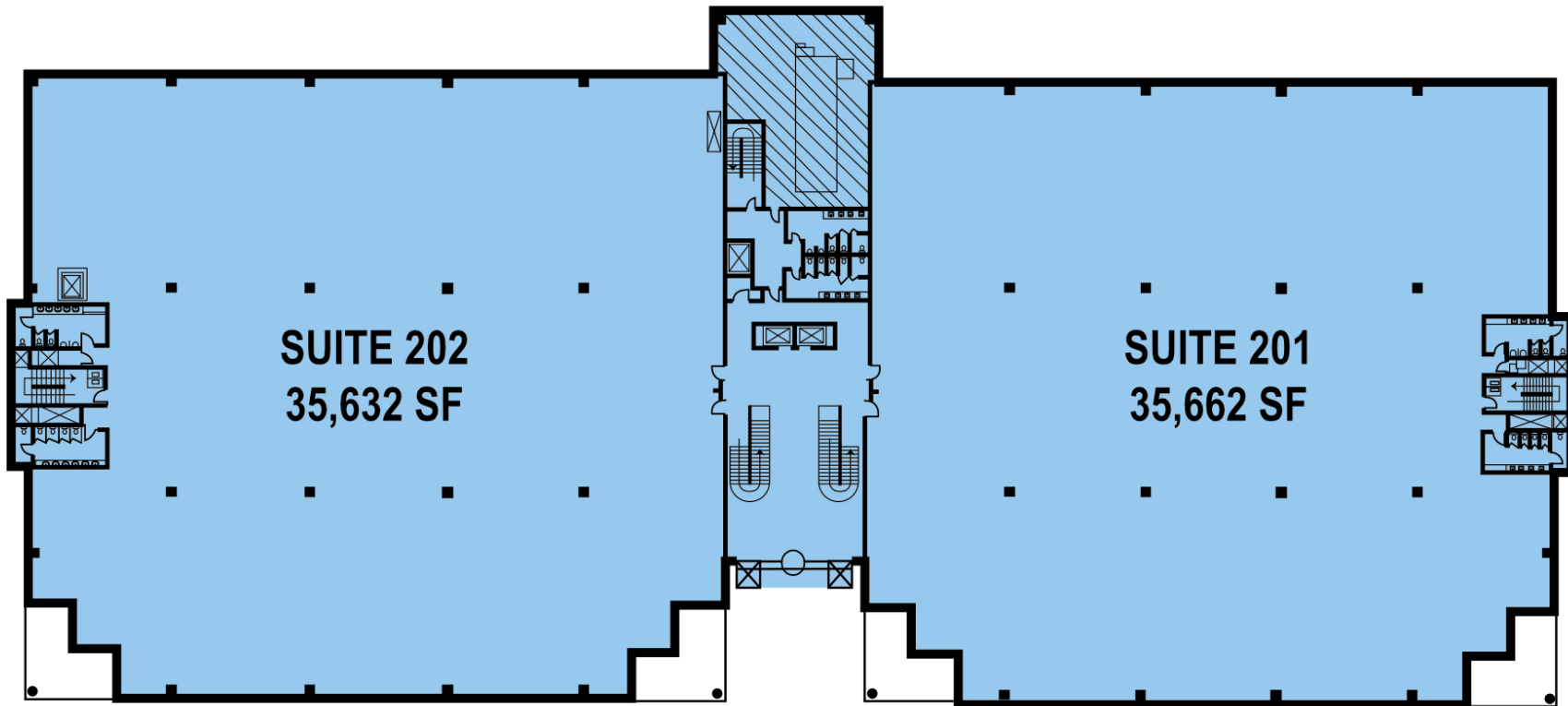


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### FLOOR PLAN - AVAILABLE SUITES



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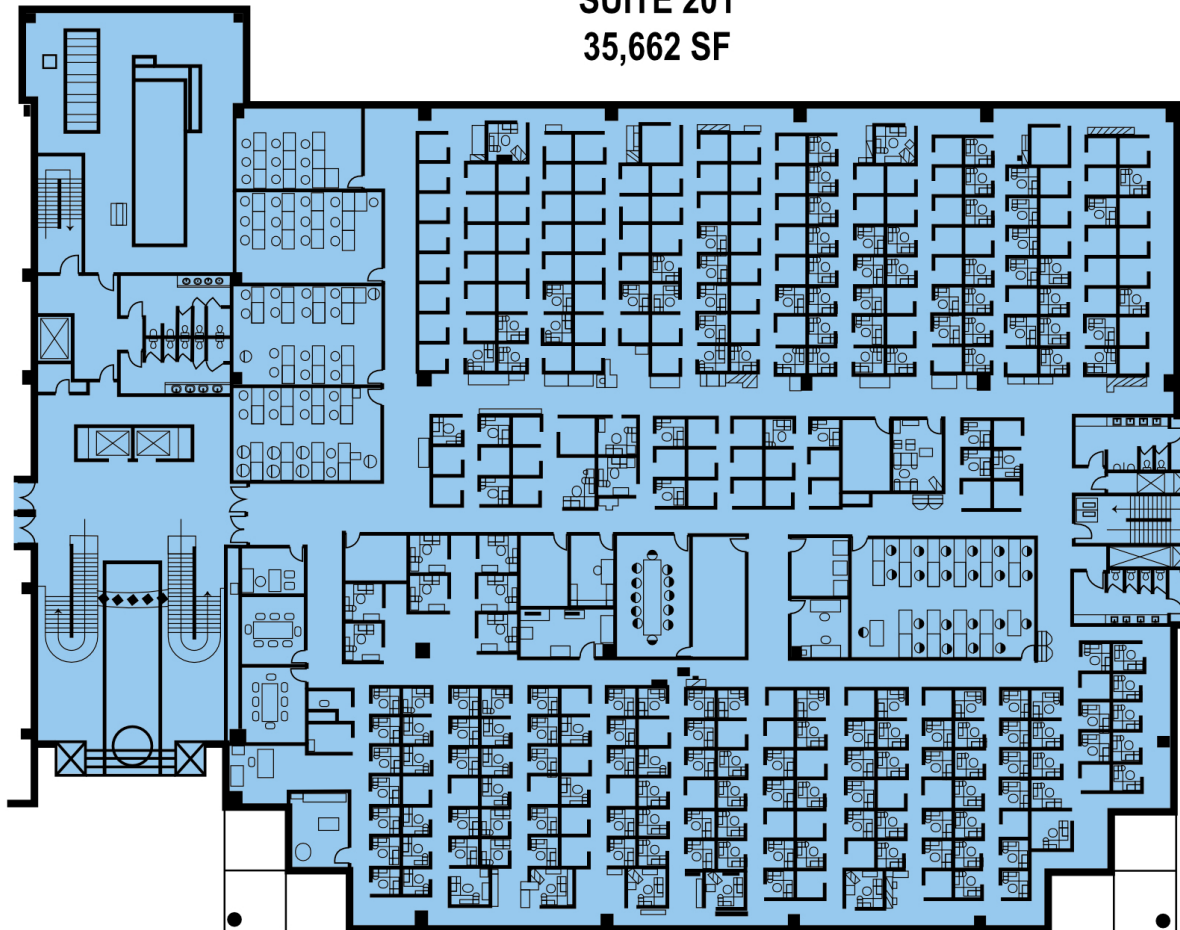
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### FLOOR PLAN - SUITE 201

**SUITE 201**  
**35,662 SF**



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### FLOOR PLAN - SUITE 202

**SUITE 202**  
**35,632 SF**



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### TRADE AERIAL



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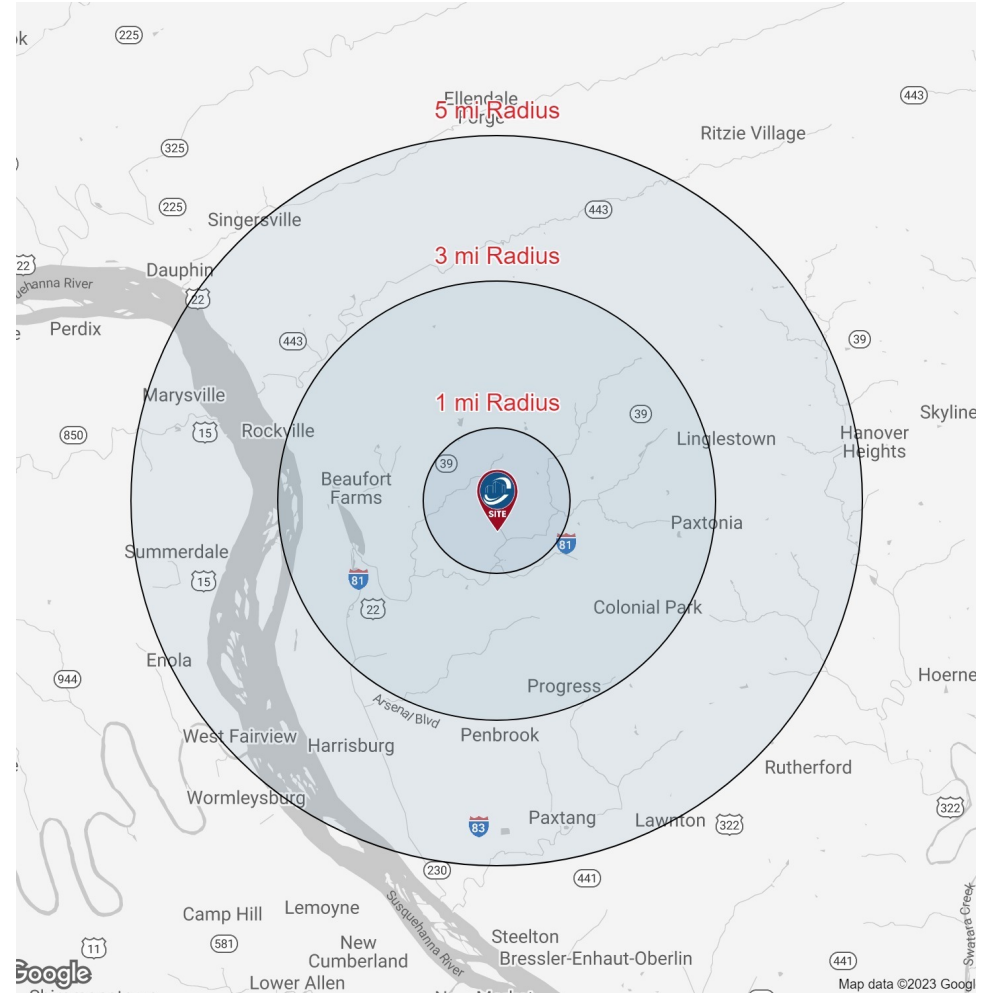
### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,364	41,970	139,629
Average Age	43.8	41.8	38.6
Average Age (Male)	42.8	40.7	36.5
Average Age (Female)	44.3	42.4	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,780	18,175	59,211
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$95,320	\$76,749	\$61,895
Average House Value	\$220,427	\$194,989	\$171,450

\* Demographic data derived from 2020 ACS - US Census



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