

One Month
FREE RENT
per term year



GOVERNOR'S PLAZA SOUTH

2001 N FRONT STREET, HARRISBURG, PA 17110

RIVER FRONT OFFICE SPACE WITH ONSITE PARKING

GOVERNOR'S PLAZA SOUTH

RIVERFRONT OFFICE SPACE



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HARRISBURG, PA

OFFERING SUMMARY

Lease Availability	
Building 1	626 SF
Building 2	2,108 SF
Building 3	No Availability
Lease Rate	\$14.95 per SF/yr
Lease Type	Full Service
CAM	None

Location	
Zoning	Riverfront
Municipality	City of Harrisburg
County	Dauphin County

What's nearby?



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present Governor's Plaza South, premier riverfront office space, centrally located just outside the Harrisburg Central Business District. Governor's Plaza South offers an excellent leasing opportunity for businesses looking for both style and convenience. This recently renovated Class B property boasts updated windows with stunning views of the Susquehanna River and Riverfront Park. With its prime location near the Governor's Mansion and easy access to major highways, this office complex offers flexible space solutions to accommodate various business needs, alongside attractive leasing incentives.

PROPERTY HIGHLIGHTS

- Ownership is offering **ONE MONTH FREE RENT** per lease-term year.
- Recently renovated interiors for a fresh, modern feel
- Flexible suite configurations ideal for corporate offices, medical practices, or professional services
- Located adjacent to the Governor's Mansion and directly across from Riverfront Park
- Minutes from I-81 and I-83, offering easy access to both the East and West Shores

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	3
Lot Size	1.22 AC
Building Class	B
Tenancy	Multi
Available SF	686-2,108 SF
Parking	± 150 Spaces
Year Built / Renovated	1975 / 2002

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber
Lighting	LED
Heating/Cooling	Forced Hot Air / Central AC
Sprinklers	N/A
Security	Per Tenant
Signage	Two (2) - Marquee in Vestibule & On Unit Entrance

MARKET DETAILS

Nearest Signalized Intersection	Maclay St & N Front St
Traffic Count on N Front St	10,399 ADT
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Riverfront
Ideal Uses	Professional Business, Associations, Medical Practices

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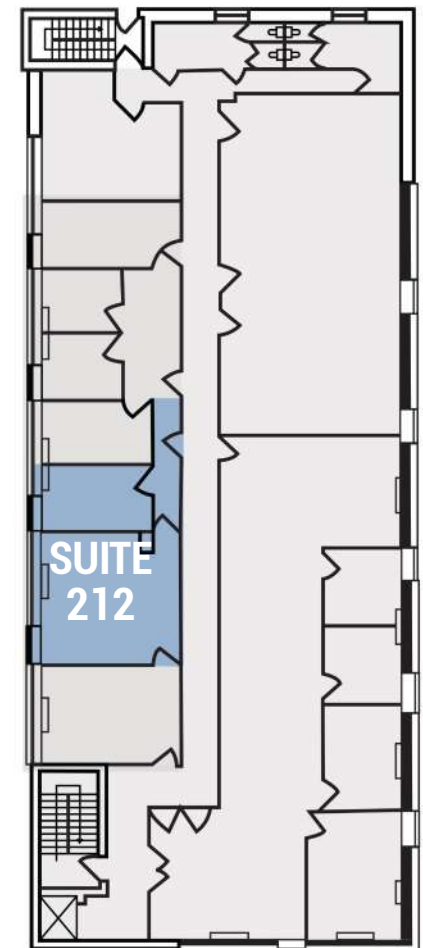


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Building #1 LEASE AVAILABILITY

SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
212	626 SF	Full Service	\$14.95 per SF/yr	Ideal for growing teams, this suite offers ample room for collaboration with direct access to stunning river views and natural light.



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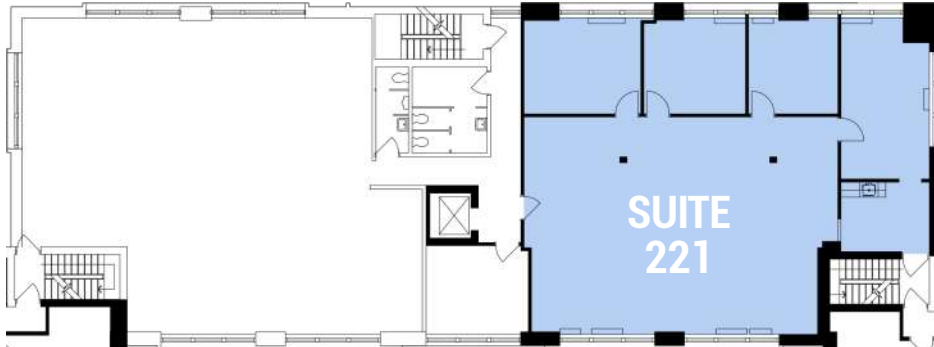


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Building #2 LEASE AVAILABILITY

SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
221	2,108 SF	Full Service	\$14.95 per SF/yr	Large and flexible, this suite is well-suited for businesses needing an open layout with multiple workstations or meeting areas.



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**DOWNTOWN
HARRISBURG**

LOCATION



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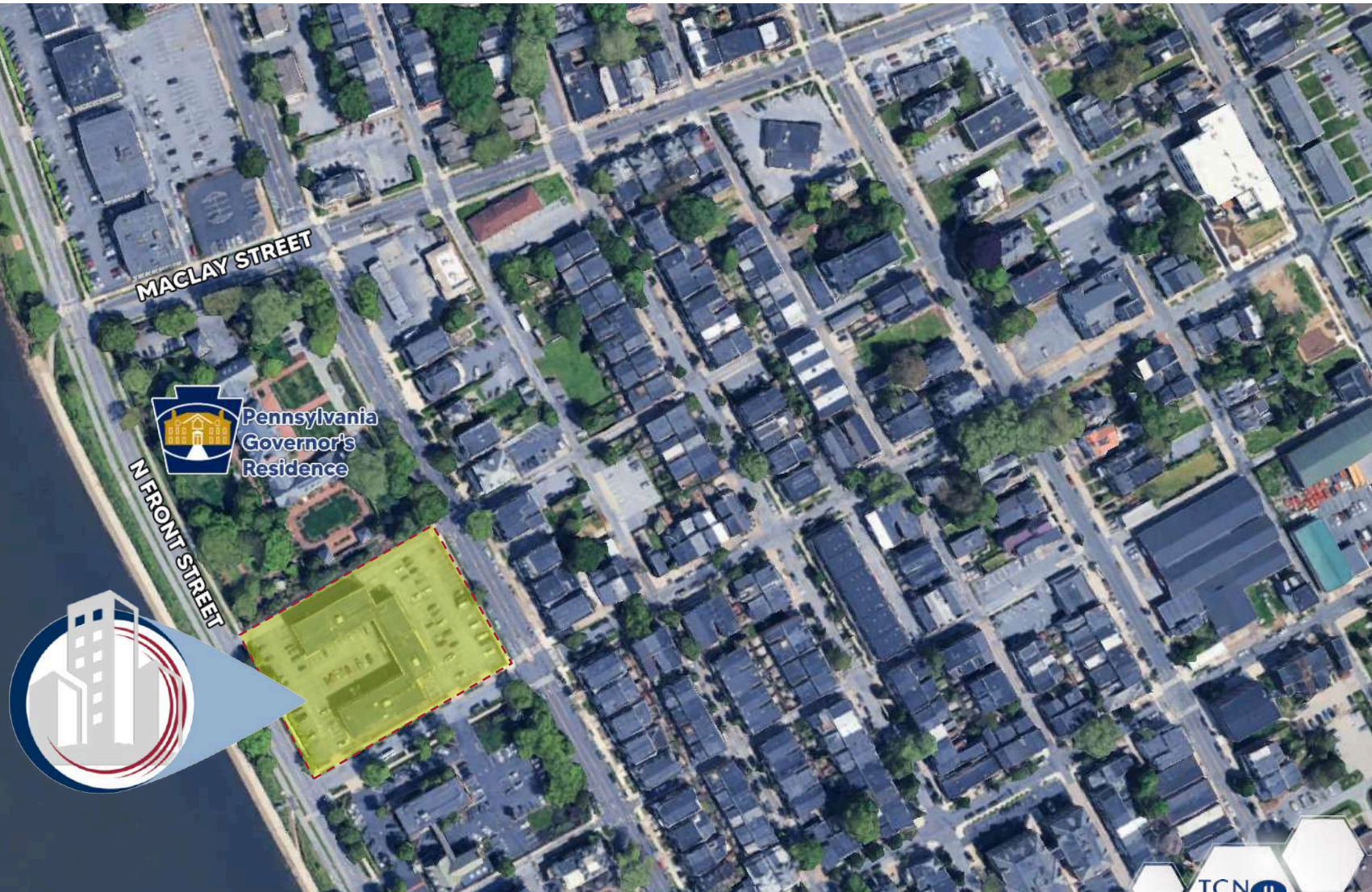
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LOCATION AERIAL



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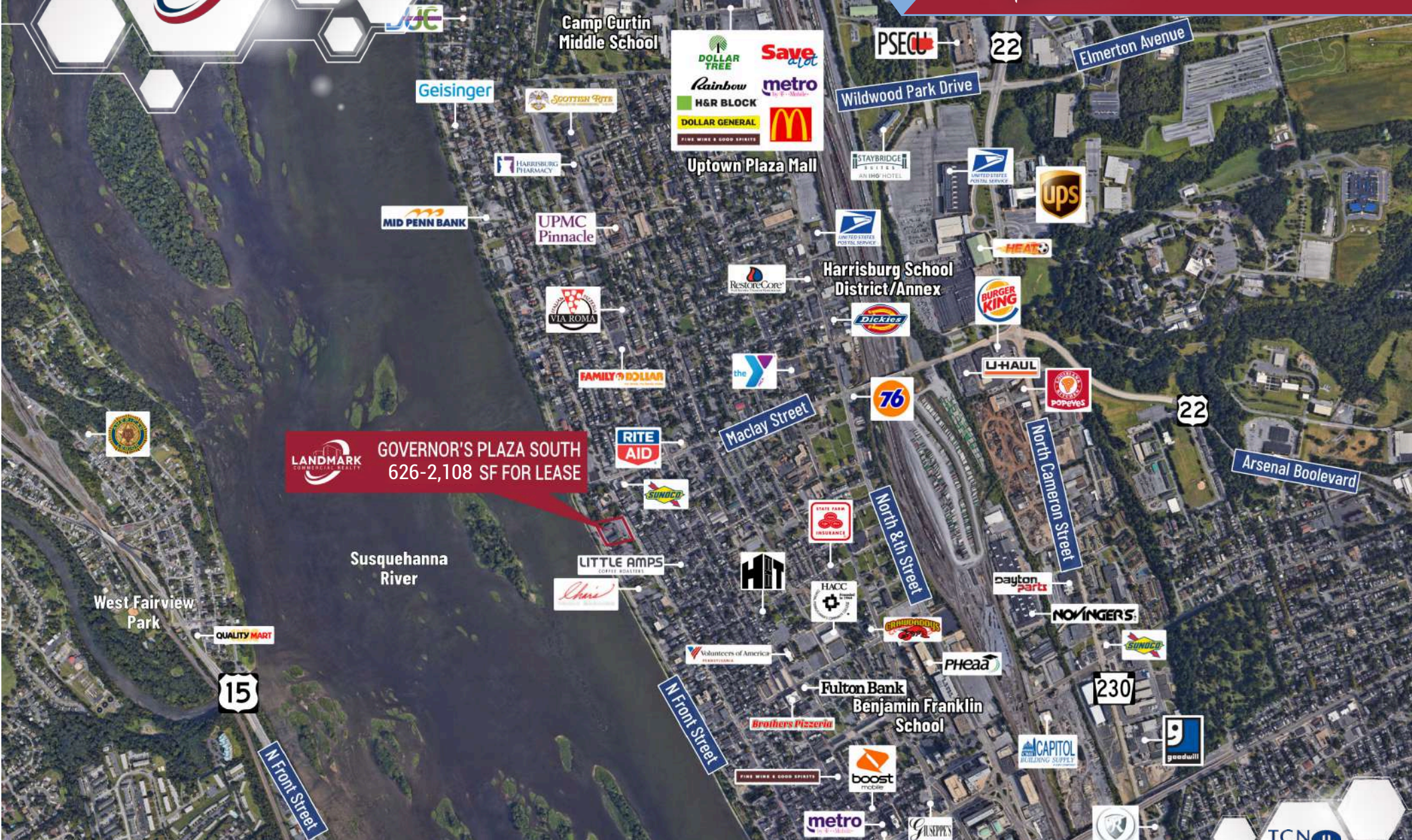
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626-2,108 SF FOR LEASE

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DEMOGRAPHICS

POPULATION

1 MILE	4,702
3 MILE	40,195
5 MILE	101,704

HOUSEHOLDS

1 MILE	1,907
3 MILE	16,015
5 MILE	42,057

AVERAGE HOUSEHOLD INCOME

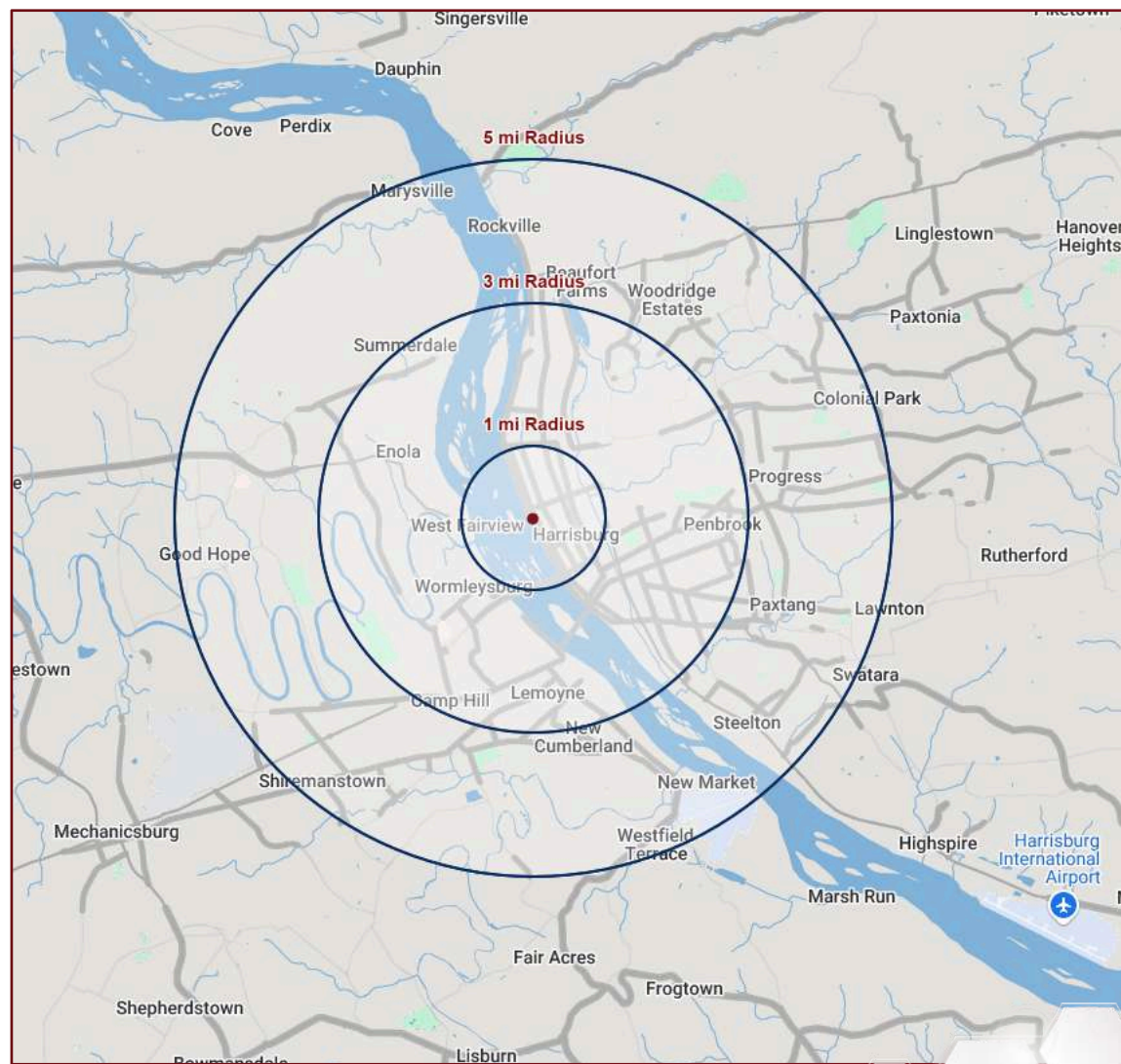
1 MILE	\$172,862
3 MILE	\$149,122
5 MILE	\$126,580

TOTAL BUSINESSES

1 MILE	173
3 MILE	790
5 MILE	4,030

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	1,959
3 MILE	6,323
5 MILE	50,617



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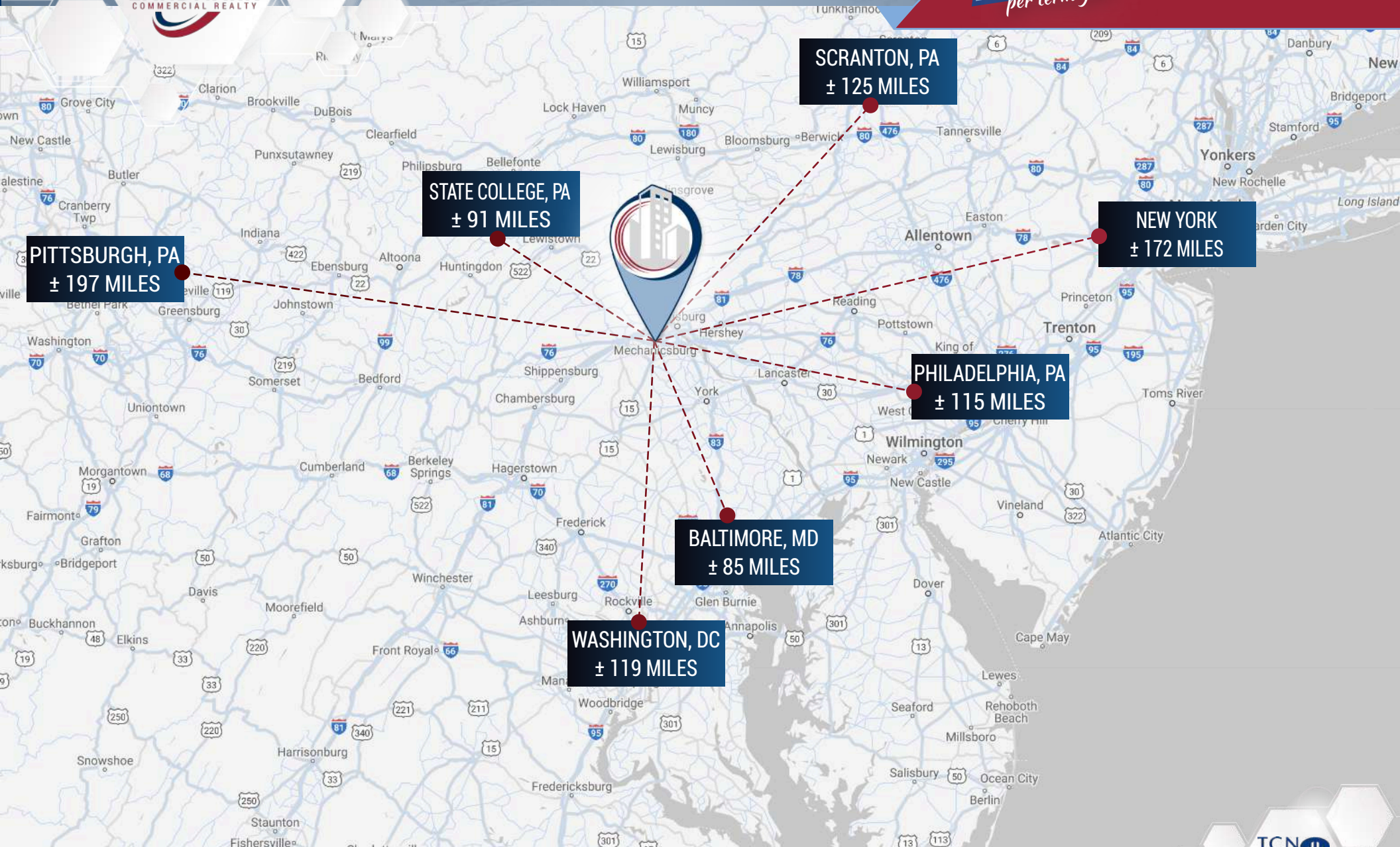
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