

8000-8002 Bretz Drive

HARRISBURG, PA



2 Single Tenant Buildings | 6.17 Acres | 38,168 SF Combined

CONFIDENTIAL OFFERING MEMORANDUM

**AVISON
YOUNG**

Executive summary

Avison Young is pleased to exclusively present the opportunity to acquire 8000–8002 Bretz Drive in Harrisburg, Pennsylvania, a mission-critical government facility long occupied by the Pennsylvania State Police. Located on the east shore of the Susquehanna River—just northeast of downtown Harrisburg—the property offers a rare combination of institutional tenancy, exceptional occupancy history, and secure long-term income in one of Central Pennsylvania’s most stable government corridors.

The offering consists of two buildings totaling 38,168 square feet situated on approximately 6.71 acres. The property is currently 100% leased to the Pennsylvania State Police, who have been operating at the location since 1970 and recently extended its lease term through February 28, 2030. Building use includes the Troop H Barracks (8000 Bretz) and the Municipal Police Officers’ Education & Training Commission (8002 Bretz), representing essential public safety operations for the region.

In today’s environment, capital demand for office investment is focused on durable, credit-backed, predictable cash-flowing assets. Government-occupied facilities with long-term tenancy and essential operational functions continue to outperform traditional office assets. Given the property’s strong credit profile, decades-long occupancy history, recent lease extension, and strategic public-safety mission, 8000–8002 Bretz Drive represents a compelling opportunity for investors seeking secure income, minimal management, and long-term value preservation.

PROPERTY OVERVIEW	
Address	8000 & 8002 Bretz Dr Harrisburg, PA 17112
Building Size	38,168 SF Combined
Building Type	Office
Occupancy	100%
Tenant	PA State Police (Commonwealth of PA)
Lot Size	6.71 Acres
Parking	315 Combined
Year Built	1999 & 2004
Zoning	Commercial Highway (CH)
County	Dauphin
Municipality	West Hanover Township
Property Taxes	\$60,103 (2024)
Location	Centrally located in Harrisburg with ease of access to Downtown Harrisburg, Hershey, and Mechanicsburg. Convenient access to major highways including I-81, I-83, and Route 322.



Positioned just northeast of downtown Harrisburg, the 8000–8002 Bretz Drive campus offers strategic access to key regional thoroughfares and a secure, easily navigable layout suited to long-term government use.



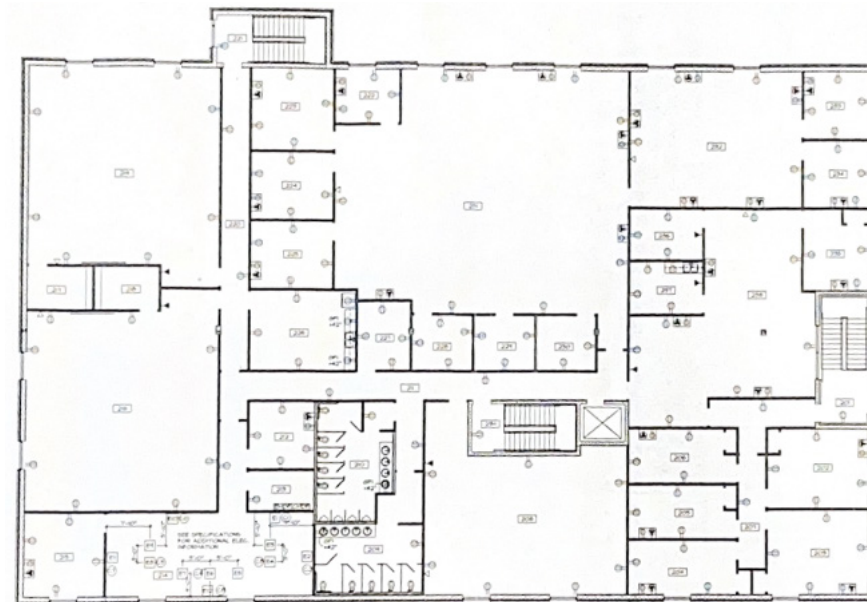
Floor plan - 8000 Bretz Drive

26,132 SF | 2-Story

FIRST FLOOR

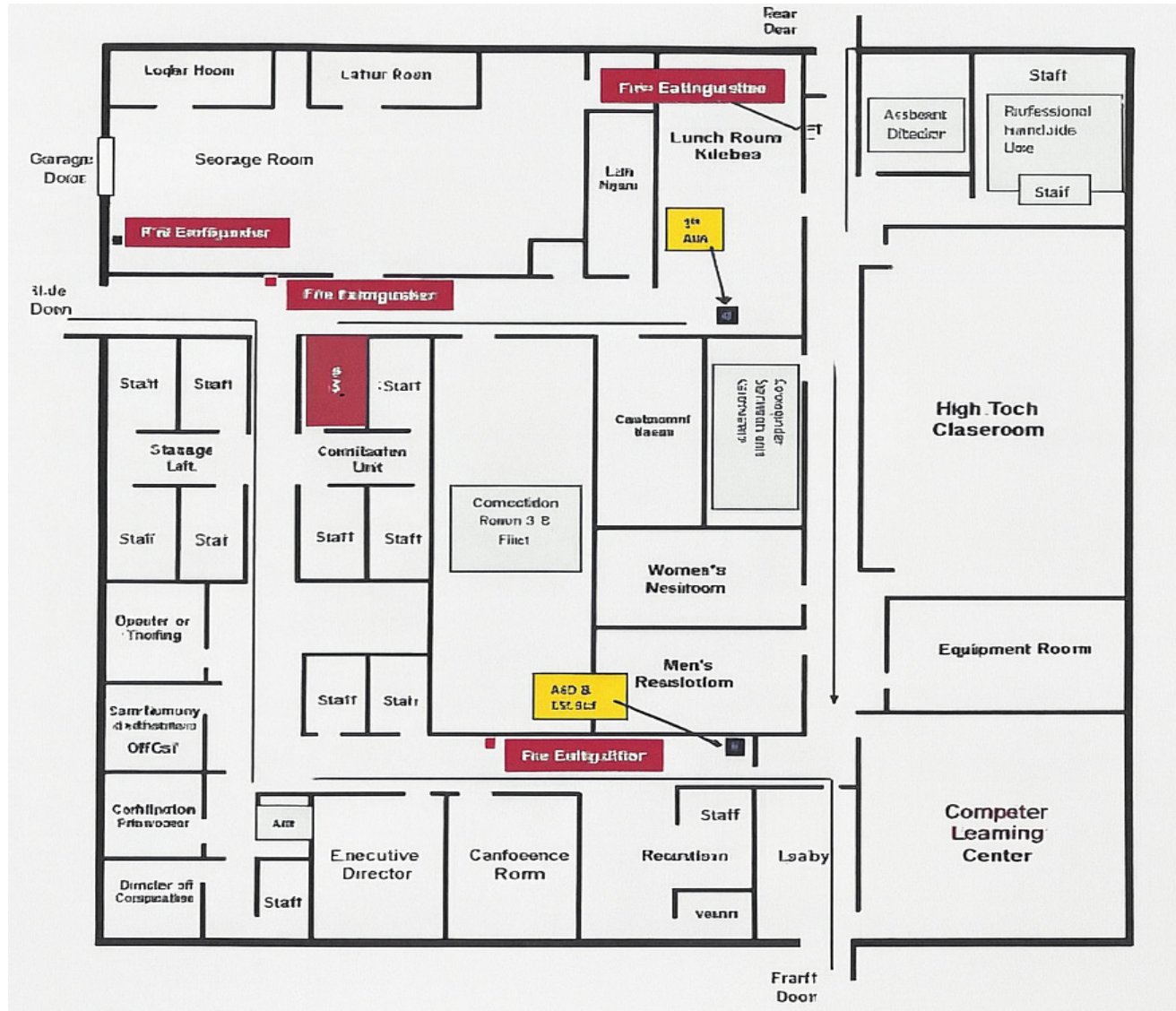


SECOND FLOOR



Floor plan - 8002 Bretz Drive

12,938 SF | 1-Story

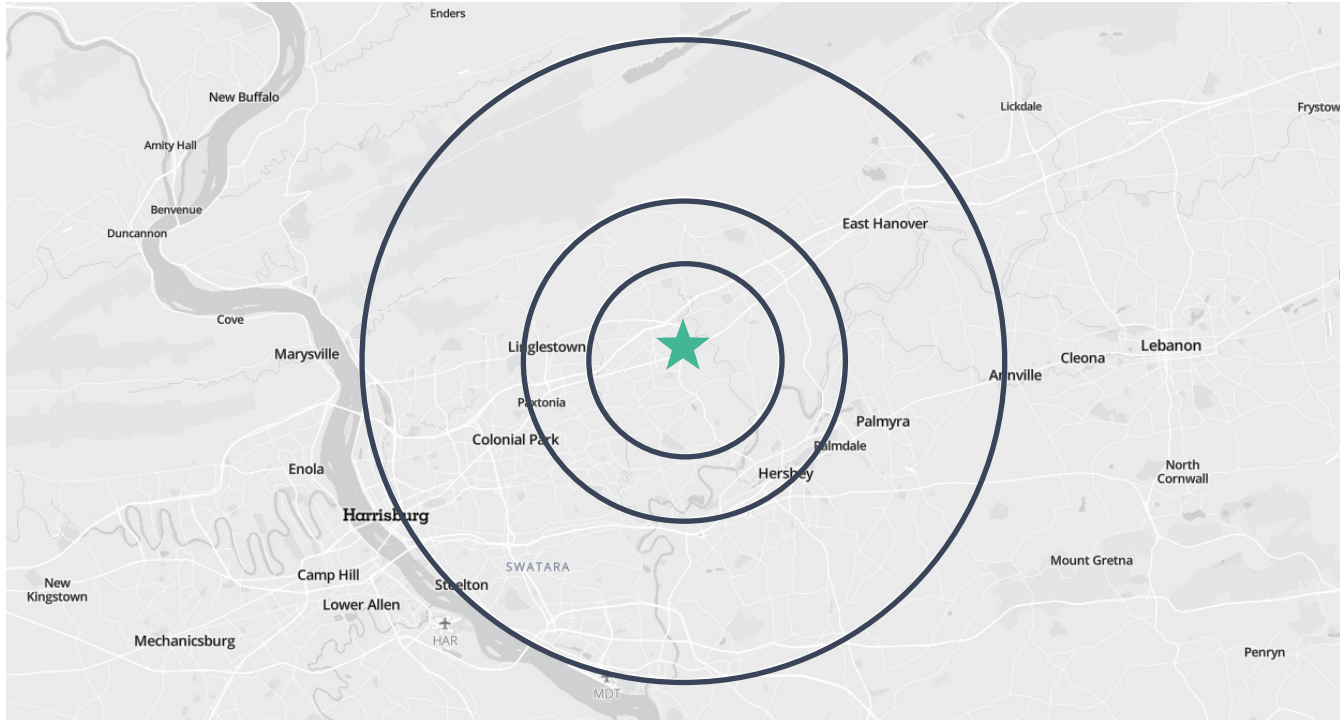


Location overview

Centrally located with access to I-81, I-83, and Route 322, the site offers excellent regional connectivity to Downtown Harrisburg, Hershey, and Mechanicsburg, along with nearby retail centers and attractions including Hersheypark and Tanger Outlets.



Demographics



Population	2 Miles	5 Miles	10 Miles
Total Population (2024)	8,914	52,714	258,773
Median Age	44.7	42.2	39.9
Bachelor's Degree or Higher	41%	39%	32%
Annual Growth 2024 - 2029	0.6%	0.4%	0.4%
Households & Income	2 Miles	5 Miles	10 Miles
Total Households (2024)	3,577	21,334	103,283
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$122,707	\$109,459	\$91,762
Average House Value	\$277,354	\$266,874	\$220,679

**Demographic data derived from CoStar*

Location overview

Dauphin County Overview

Dauphin County, located in south-central Pennsylvania, is home to the state capital, Harrisburg. Strategically positioned along the Boston-to-Richmond corridor, the region provides cost-effective access to major eastern U.S. markets while offering a high quality of life. Its central location and transportation infrastructure make it an established hub for business, industry, and government operations.

Harrisburg serves as the urban center of Dauphin County and has been Pennsylvania's capital since 1812. Situated along the mile-wide Susquehanna River and framed by the Blue Ridge Mountains, the city combines metropolitan amenities with small-town charm.

The northern portion of the county features a more rural setting with picturesque towns and mountain valleys. This area has attracted national companies due to available land, a skilled workforce, and proximity to interstate highways, several of which have new projects planned or underway. Dauphin County also serves as a major distribution hub for companies servicing the East Coast's largest metropolitan markets and is home to notable organizations including Tyco Electronics/AMP, Hershey Chocolate USA, and Hersheypark.

The southern portion of the county, encompassing Harrisburg and Hershey, is more urbanized and offers a variety of economic development resources, including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone, more than 20 industrial parks and office districts, an extensive highway network, Amtrak passenger service, and an intermodal rail terminal supporting double-stack freight operations.



Lease abstract

8000 Bretz Drive		8002 Bretz Drive
Tenant	Commonwealth of Pennsylvania - PA State Police	Commonwealth of Pennsylvania - PA State Police
Tenant Use	Troop H Headquarters	Municipal Police Officers Education & Training Commission
Current Rent	\$13.87 PSF/yr + Additional Rent	\$12.75 PSF/yr + Additional Rent
Lease Type	Modified Gross	Modified Gross
Lease Expiration Date	February 28, 2030	February 28, 2030
Rent Increases	CPI (max 5% annually) on Additional Rent	CPI (max 5% annually) on Additional Rent
Remaining Options	One 5-year option	None Remaining
Tenant Responsibilities	Utilities, janitorial services & supplies, trash removal, snow and ice removal, lawn & shrub care, recycling collection	Utilities, janitorial services & supplies, trash removal, snow and ice removal, lawn & shrub care, recycling collection
Landlord Responsibilities	Water & sewer, property taxes, building maintenance, parking lot & pavements maintenance, exterior landscaping, HVAC, annual certifications for servicing and testing of: fire systems, boilers, pressure vessels, and elevators	Water & sewer, property taxes, building maintenance, parking lot & pavements maintenance, exterior landscaping, HVAC, annual certifications for servicing and testing of: fire systems, boilers, pressure vessels, and elevators
Lease Origination Date	November 23, 1998	February 6, 2002
Guarantee	Commonwealth of Pennsylvania	Commonwealth of Pennsylvania
Credit Rating	MOODY'S Aa3	MOODY'S Aa3
Annual Notes	Landlord required to repaint every 5 years unless deemed unnecessary Additional Rent includes: property taxes, insurance, maintenance, HVAC	Additional Rent includes: property taxes, insurance, maintenance, HVAC



2023 Operating statement

Income	
Base Rent	\$633,598.97
CAM Recoveries	\$3,628.00
Total Income	\$637,226.97

Expenses	
Utilities	\$3,177.30
Sewer	\$4,841.82
HVAC	\$2,313.88
Repairs & Maintenance	\$2,827.10
Elevator Maintenance	\$5,142.18
Fire Alarm / Security	\$2,907.85
Accounting Services	\$2,500.00
Building Repairs	\$40,000.28
Management Fee	\$12,000.00
Real Estate Taxes	\$58,901.08
Insurance	\$3,174.00
Total Operating Expenses	\$137,785.49
Net Operating Income	\$499,441.48



2024 Operating statement

Income	
Base Rent	\$639,992.86
CAM Recoveries	\$1,805.42
Total Income	\$641,798.28

Expenses	
Utilities	\$3,195.21
Sewer	\$4,963.45
HVAC	\$5,765.00
Repairs & Maintenance	\$0.00
Elevator Maintenance	\$2,928.51
Fire Alarm / Security	\$2,948.13
Accounting Services	\$2,600.00
Building Repairs	\$30,305.44
Management Fee	\$12,000.00
Real Estate Taxes	\$59,296.21
Insurance	\$4,068.04
Total Operating Expenses	\$128,069.99
Net Operating Income	\$513,728.29



Tenant profile - Pennsylvania State Police (PSP)

The Pennsylvania State Police (PSP) is the Commonwealth of Pennsylvania’s primary statewide law enforcement agency, providing comprehensive services in both traffic and criminal law enforcement. Founded in 1905 by Governor Samuel Pennypacker, the PSP has since evolved into a full-service agency with a critical public safety mission across the state.

The PSP Department Headquarters is located just north of Harrisburg, with the State Police Training Academy situated in Hershey, both in close proximity to the subject property. For the fiscal year 2023–2024, the agency operated with a budget of \$985,458,781, ranking as the fifth largest state agency budget after Human Services, Education, Corrections, and Treasury.

Troop H, headquartered at 8000 Bretz Drive in Harrisburg (subject property), serves the counties of Perry, Cumberland, Dauphin, Adams, and Franklin, providing essential law enforcement services and community support throughout the region. The property’s central location along key roadways enhances operational efficiency and accessibility for Troop H’s mission-critical activities.

Learn more about the Pennsylvania State Police at <https://www.psp.pa.gov/>.

General Overview	
Tenant	Pennsylvania State Police
Founded	1905
Employees	6,348
Annual Budget	\$985,458,781 (2023-2024)
Credit Rating	MOODY'S Aa3
Headquarters	1800 Elmerton Ave, Harrisburg, PA
Guarantor	Commonwealth of Pennsylvania
Govenor	Gov. Josh Shapiro
Website	www.psp.pa.gov



pennsylvania
STATE POLICE



Offering price & procedure

8000 - 8002 Bretz Drive is offered for sale to qualified real estate investment entities. Interested investors should address all communication, inquiries, and requests for information to Avison Young. All inspections must be arranged through Avison Young with appropriate notice.

Investors intending to purchase the property should put their proposed terms in Letter of Intent form and deliver to Avison Young by email. The seller will evaluate all offers based on factors such as economics, timing, terms, and the bidder's track record in closing similar transactions.

Neither seller, nor Avison Young, nor any of their respective employees, agents, or principals, has made any representation or warranties, expressed or implied, as to the accuracy or completeness of this offering memorandum or contents. The analysis and validation of the information contained in the offering memorandum is entirely the responsibility of each prospective investor. For information or to schedule a site inspection please contact one of the listed exclusive property sales agents from Avison Young.



If you would like more information on this offering please get in touch.

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