



# CLASS A OFFICE SPACE AVAILABLE

## STATE STREET BUILDING | HARRISBURG PA




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(717) 731.1990





### PROPERTY HIGHLIGHTS

- Recently renovated historic first class office space in State Street Building in the heart of Harrisburg's Central Business District
- Prominent location at the intersection of North 3<sup>rd</sup> Street & State Street
- Beautiful views of the Pennsylvania State Capitol Complex and surrounding cityscapes
- Perfect for attorneys, lobbyists, money managers, or professional associations
- Easy access to 
- Tenant pays pro-rata increase over base year operating expense

### OFFERING SUMMARY

Building Name	State Street Building
Building Address	500 N 3 <sup>rd</sup> St Harrisburg, PA 17101
Building Type	Class A Office Building
Building Size	35,022 SF
Floors	12
Typical Floor Size	3,457 SF
Built / Renovated	1937 / 2024
Available Office SF	996 - 1,500 SF
Office Lease Rate	\$20.95 / PSF
Available Retail SF	922 - 1,100 SF
Retail Lease Rate	\$19.95 / PSF
Elevators	Two (2)
Sprinklers	Yes
Slab to Slab	12'
Submarket	Harrisburg CBD
County	Dauphin
Municipality	Harrisburg City
Cross Street	State Street & N 3 <sup>rd</sup> Street
Zoning	Riverfront





# 500 N 3RD STREET HARRISBURG, PA

## CLASS A OFFICE SPACE FOR LEASE

### PROPERTY OVERVIEW

Known as the State Street Building, this historic first class office building is twelve stories and was built in 1937 and offers breathtaking views of the adjacent Pennsylvania State Capitol Complex and surrounding Center City Business District. Located at the prominent intersection of State Street and North 3<sup>rd</sup> Street making the State Street Building ideal for attorneys, lobbyists, money managers, or professional associations. Within walking distance to the areas largest employers and amenities such as UPMC Harrisburg Hospital Campus, the new Sylvia H Rambo Federal Courthouse, Dauphin County Library, Judicial Center, the Strawberry Square mixed-use development and the new Harrisburg University Downtown Campus.



### What's nearby?



**UPMC | HARRISBURG**



STRAWBERRY  
SQUARE



**Sylvia H. Rambo U.S. Courthouse**



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
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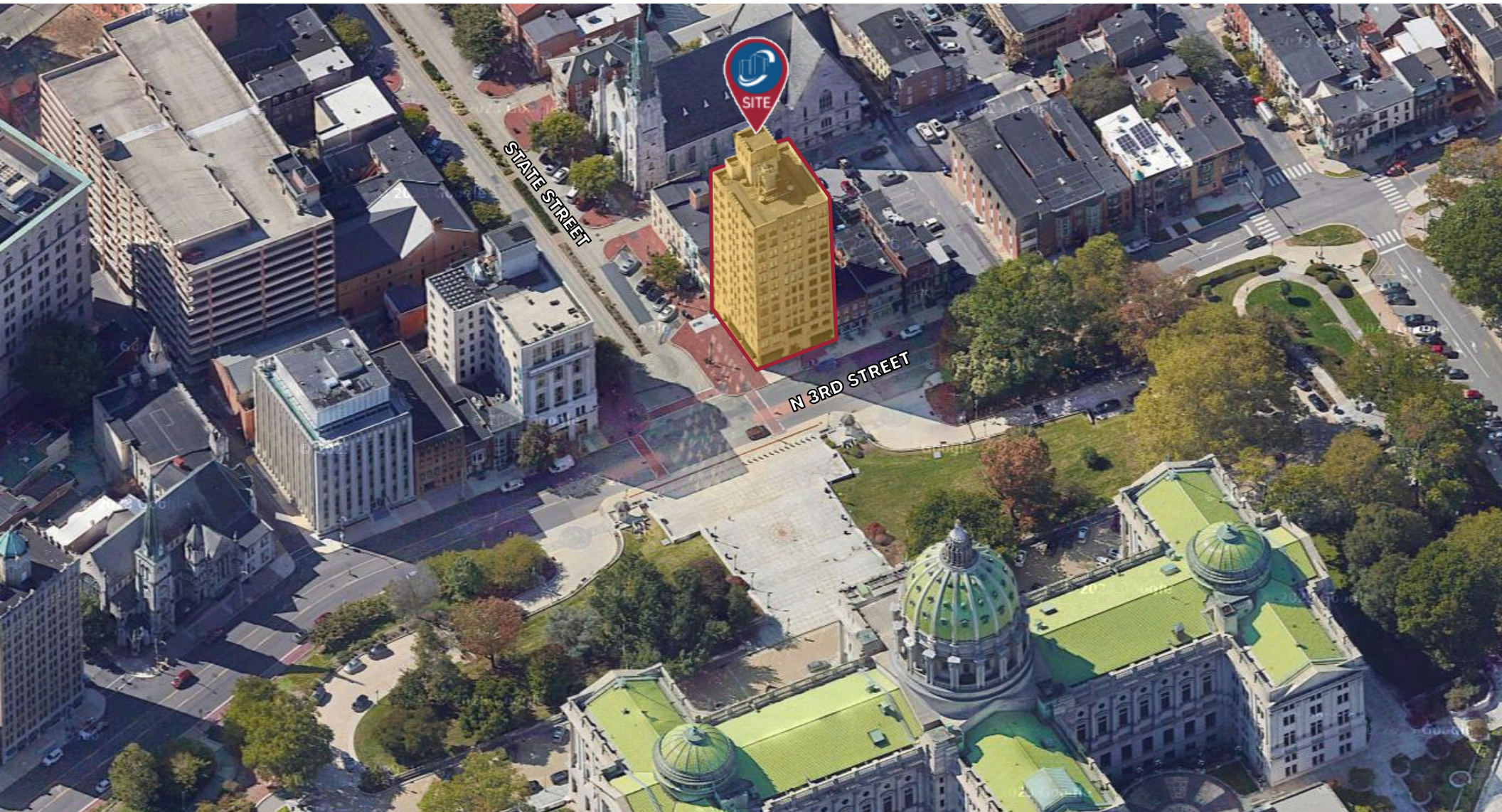




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## CLASS A OFFICE SPACE FOR LEASE

AERIAL



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## CLASS A OFFICE SPACE FOR LEASE

### AVAILABILITY

#### LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	SPACE USE	LEASE RATE	LEASE TYPE
1 <sup>st</sup>	100A	922 SF	Storefront Retail	\$19.95 SF/yr	NNN
1 <sup>st</sup>	100B	1,100 SF	Storefront Retail	\$19.95 SF/yr	NNN
2 <sup>nd</sup>	200B	1,500 SF	Office	\$20.95 SF/yr	Full Service (excl. jan.)
8 <sup>th</sup>	800A	996 SF	Office	\$20.95 SF/yr	Full Service (excl. jan.)



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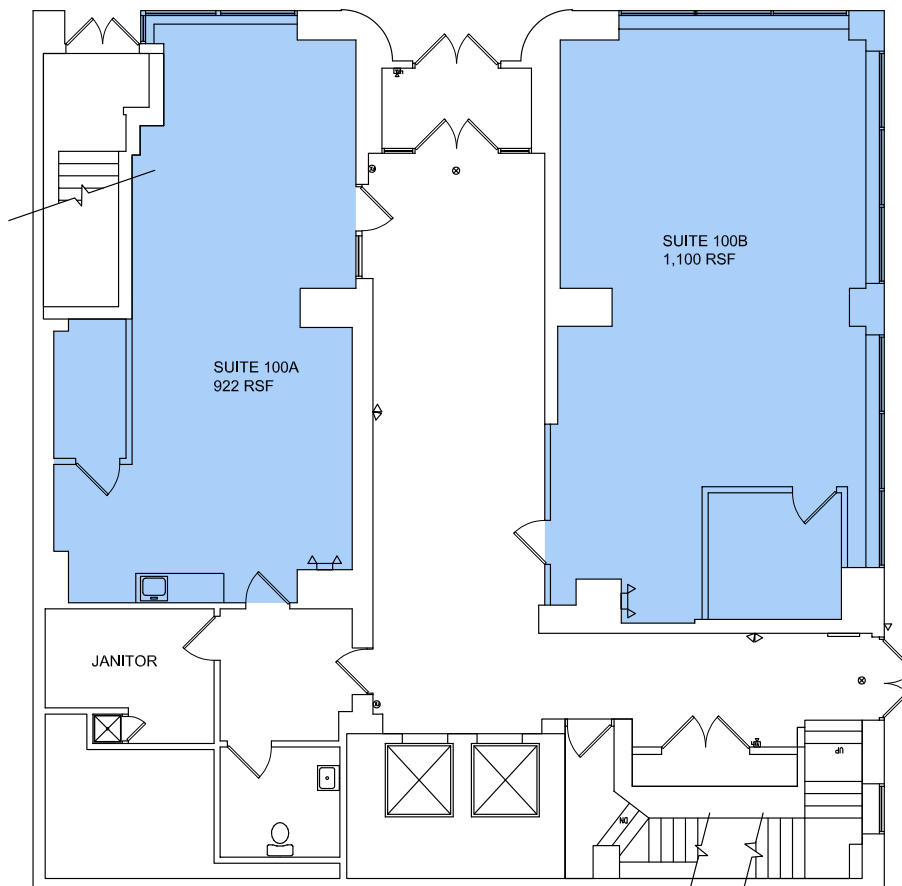
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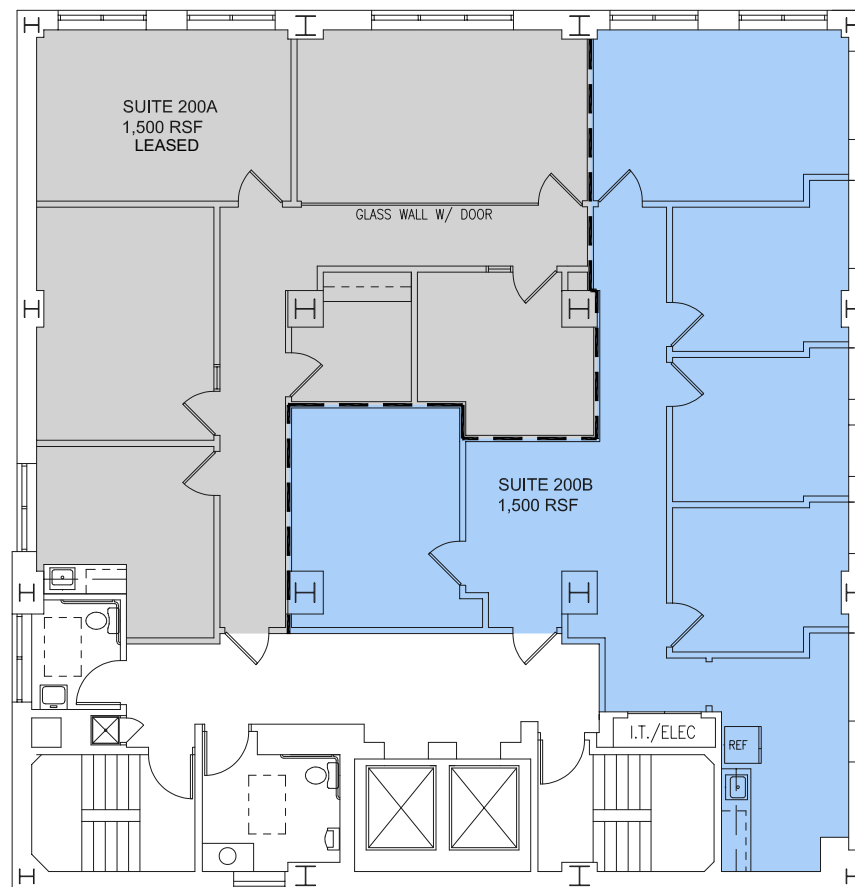
### FIRST FLOOR



### LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type	Space Use
1 <sup>st</sup>	100A	922 SF	\$19.95 SF/yr	NNN	Storefront Retail
1 <sup>st</sup>	100B	1,100 SF	\$19.95 SF/yr	NNN	Storefront Retail

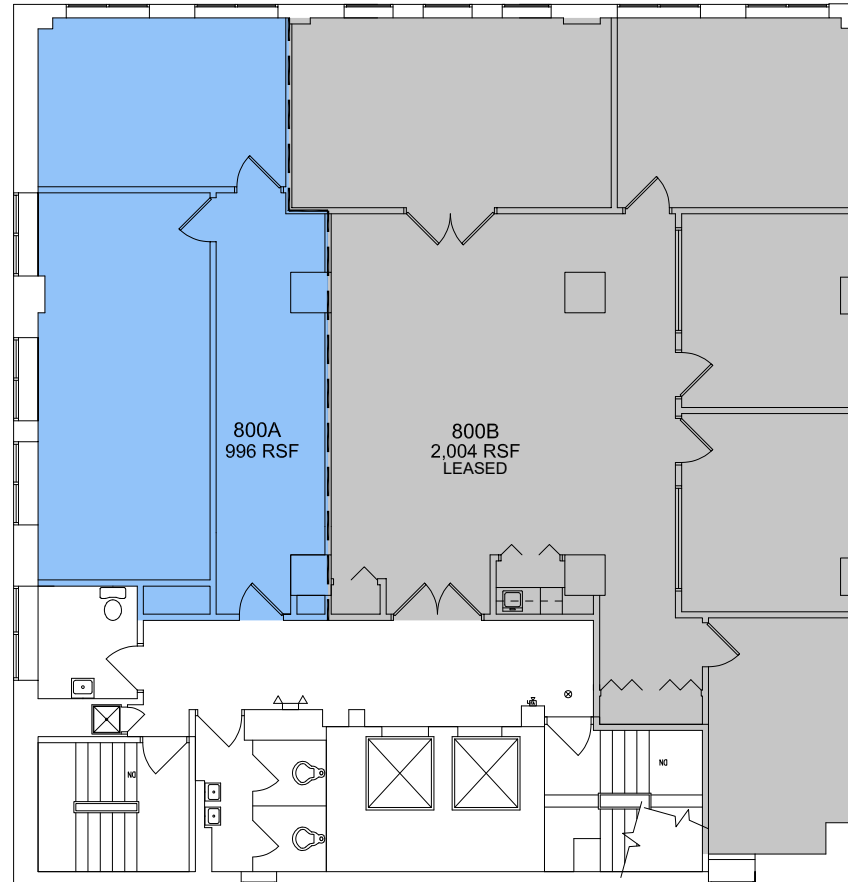
### SECOND FLOOR



### LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type	Space Use
2 <sup>nd</sup>	200B	1,500 SF	\$20.95 SF/yr	Full Service (excl. jan.)	Office

### EIGHTH FLOOR



### LEASE INFORMATION

Floor	Suite	Available SF	Lease Rate	Lease Type	Space Use
8 <sup>th</sup>	800A	996 SF	\$20.95 SF/yr	Full Service (excl. jan.)	Office

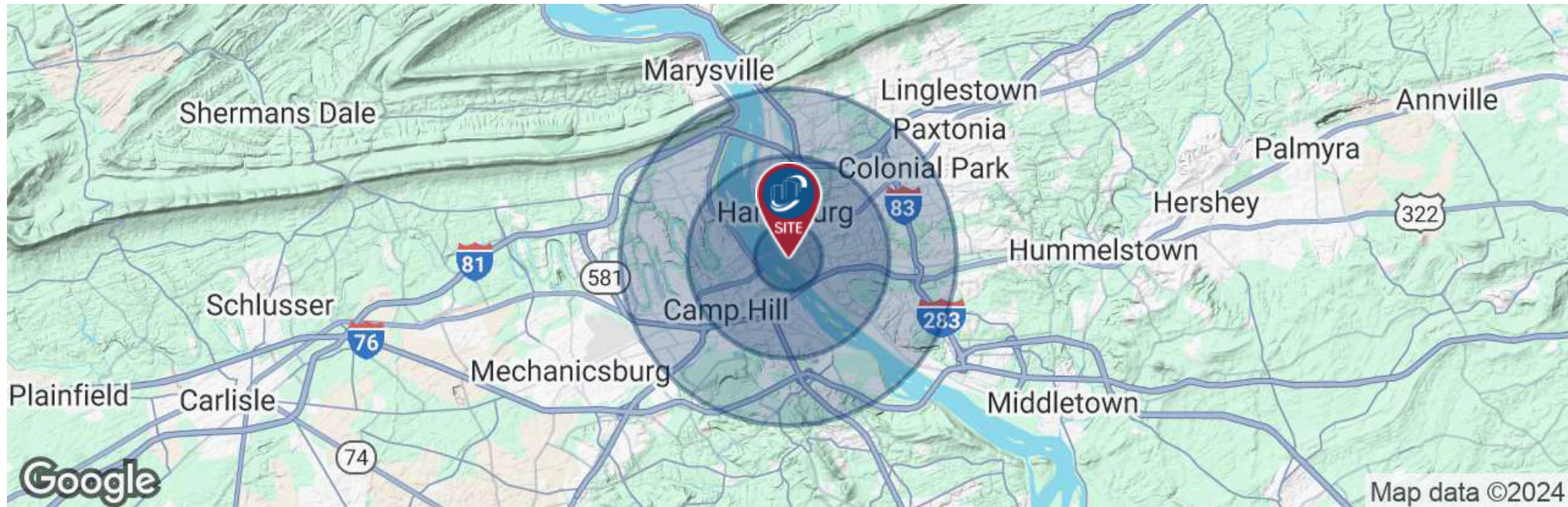


### LOCATION AERIAL





### DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	14,796	105,769	190,885
Population Density	4,710	3,741	2,430
Median Age	39	39	40
Median Age (Male)	39	38	39
Median Age (Female)	40	40	41
Total Households	7,578	44,655	78,697
# of Persons Per HH	2	2.4	2.4
Average HH Income	\$64,838	\$80,718	\$93,386
Average House Value	\$153,572	\$194,672	\$235,932





500 N 3RD STREET  
HARRISBURG, PA

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FOR LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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