

**FOR
LEASE**

2505 N FRONT STREET, HARRISBURG, PA

FULL SECOND FLOOR OFFICE SUITE WITH SCENIC VIEWS



TCN
WORLDWIDE
REAL ESTATE SERVICES

2nd Floor Available
FOR LEASE



PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA

OFFERING SUMMARY

Lease Availability

First Floor 4,500 SF

Lease Rate \$15.95 per SF/yr

Lease Type Full Service

CAM None

Location

Zoning Riverfront

Municipality City of Harrisburg

County Dauphin County

What's nearby?



Pennsylvania
Governor's
Residence



Pennsylvania
State Capitol
Complex



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
Sean@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBrakefield@LandmarkCR.com
C: 717.524.9852



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present 2505 N Front Street—a premier Class B office property offering unmatched views of the Susquehanna River and Riverfront Park. Centrally located outside the Harrisburg Central Business District, this well-positioned building offers flexible office space and generous leasing incentives, making it an excellent choice for businesses seeking a professional, high-visibility location.

PROPERTY HIGHLIGHTS

- Full second floor available, featuring in-suite restrooms for added convenience
- Prime Front Street address with stunning river views and high visibility
- Ample on-site parking ensures easy access for employees and visitors
- Zoning allows for a variety of uses, including general office, medical, educational, and more
- Spacious, open floor plan offer flexibility in design and layout, perfect for customization



LANDMARKCR.COM



PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA



PROPERTY DETAILS

| | |
|---------------------|-------------------------|
| Number of Buildings | 1 |
| Lot Size | 0.56 AC |
| Building Class | B |
| Tenancy | Multi |
| Office Suite Lease | Second Floor - 4,500 SF |
| Parking | 35 Spaces |
| Year Built | 1967 |

BUILDING SPECIFICATIONS

| | |
|-----------------|---------------------------|
| Construction | Masonry |
| Roof Type | Rubber |
| Lighting | LED Throughout |
| Heating/Cooling | Forced Hot Air/Central AC |
| Security | Per Tenant |
| Signage | Yes |

MARKET DETAILS

| | |
|---------------------------------|--|
| Nearest Signalized Intersection | Schuylkill St & N Front St |
| Traffic Count on N Front St | 9,932 ADT |
| Municipality | City of Harrisburg |
| County | Dauphin County |
| Zoning | Riverfront |
| Ideal Uses | Professional Business, Service, Medical Office, Associations |

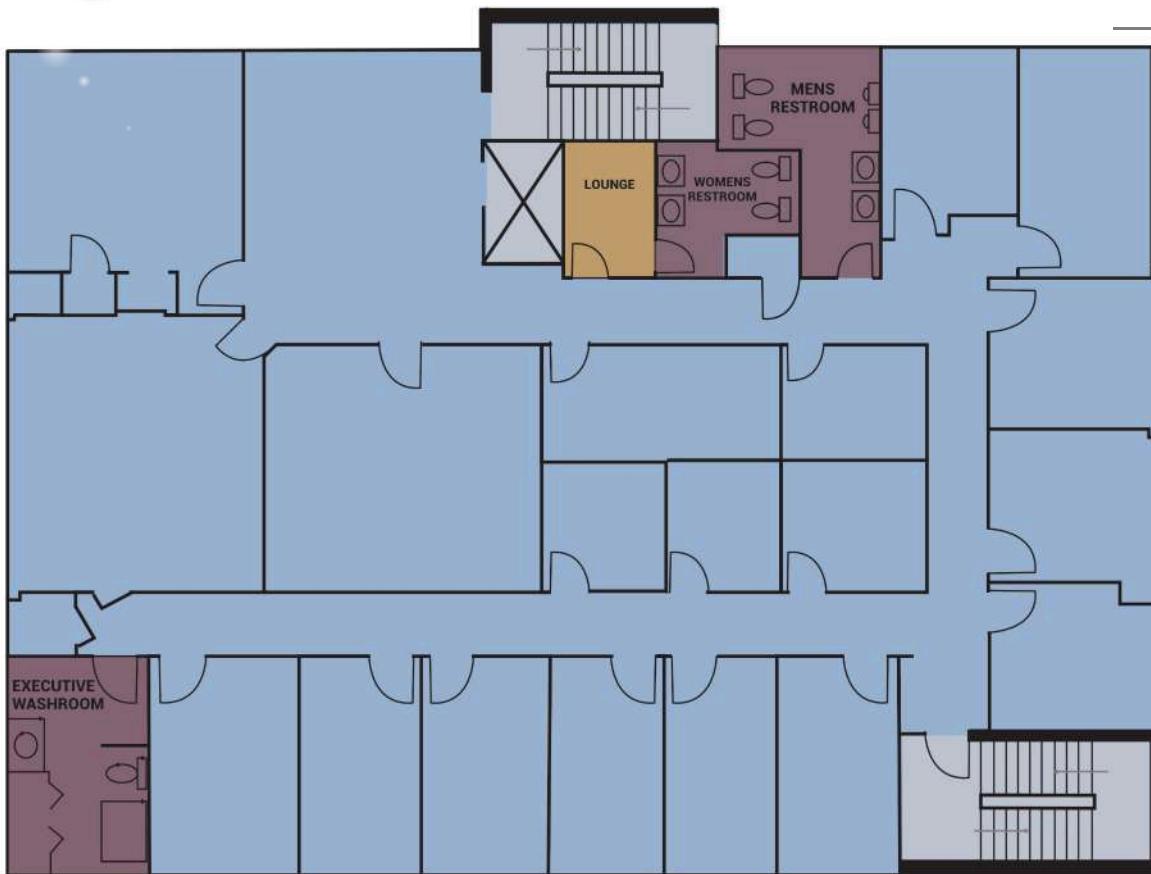


PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA

LEASE AVAILABILITY



| FLOOR | SUITE | SIZE | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-------|-------|--------------|-------------------|---|
| 2 | 200 | 4,500 | Full Service | \$15.95 per SF/yr | Occupy an entire second floor of a charming riverfront building offering privacy, branding opportunities, and full control of your space. |

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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
Sean@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBrakefield@LandmarkCR.com
C: 717.524.9852



PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA

ADDITIONAL IMAGES



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
Sean@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBrakefield@LandmarkCR.com
C: 717.524.9852

TCN
WORLDWIDE
REAL ESTATE SERVICES

5

LANDMARKCR.COM



PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA

LOCATION



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
Sean@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBrakefield@LandmarkCR.com
C: 717.524.9852

TCN
WORLDWIDE
REAL ESTATE SERVICES

6

LANDMARKCR.COM



PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA

LOCATION AERIAL



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
Sean@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBrakefield@LandmarkCR.com
C: 717.524.9852

TCN
WORLDWIDE
REAL ESTATE SERVICES

7

LANDMARKCR.COM

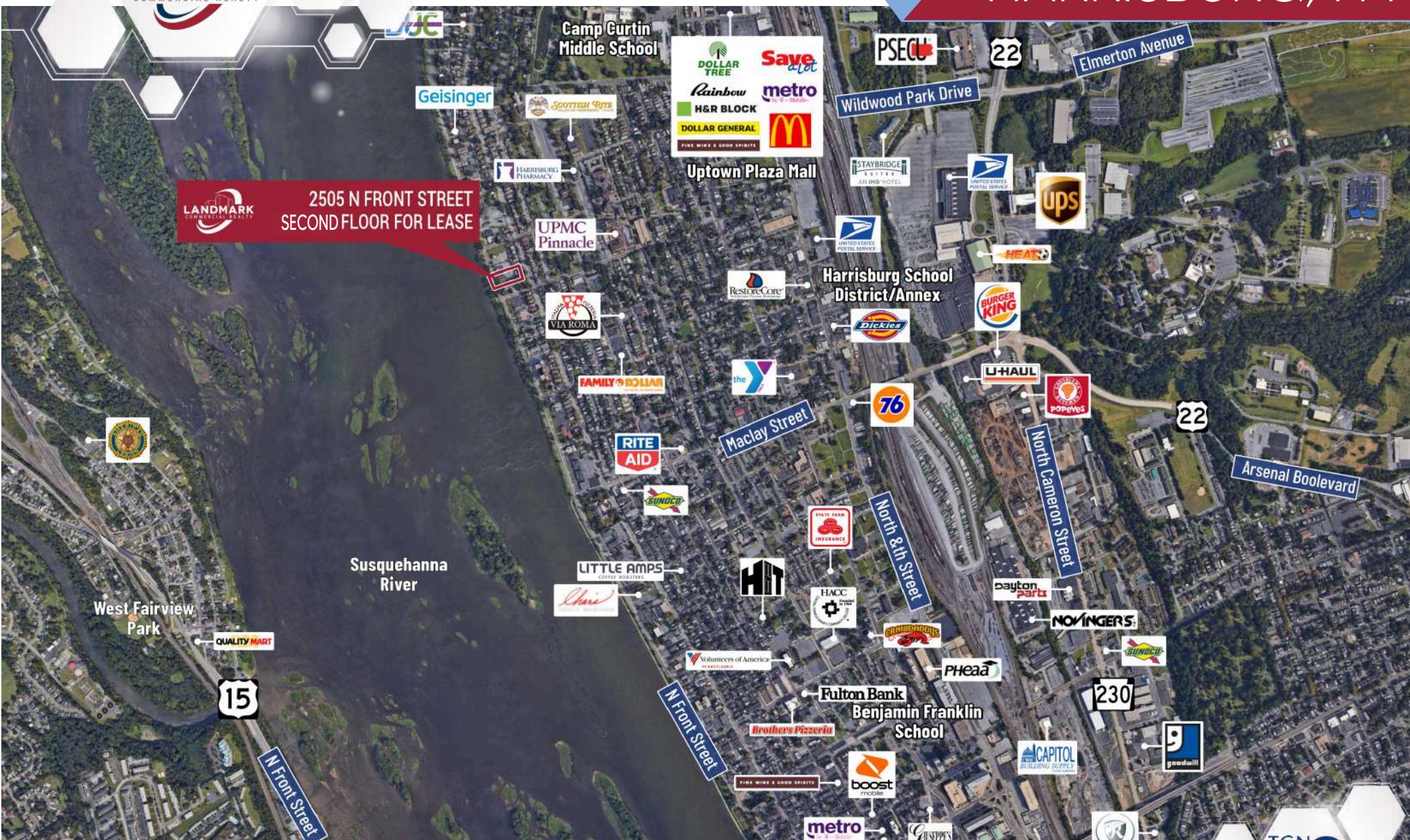
PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA



2505 N FRONT STREET
SECOND FLOOR FOR LEASE



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
Sean@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBrakefield@LandmarkCR.com
C: 717.524.9852

LANDMARKCR.COM



PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA

DEMOGRAPHICS

POPULATION

| | |
|--------|--------|
| 1 MILE | 16,802 |
| 3 MILE | 44,238 |
| 5 MILE | 92,109 |

HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 7,826 |
| 3 MILE | 19,996 |
| 5 MILE | 39,559 |

AVERAGE HOUSEHOLD INCOME

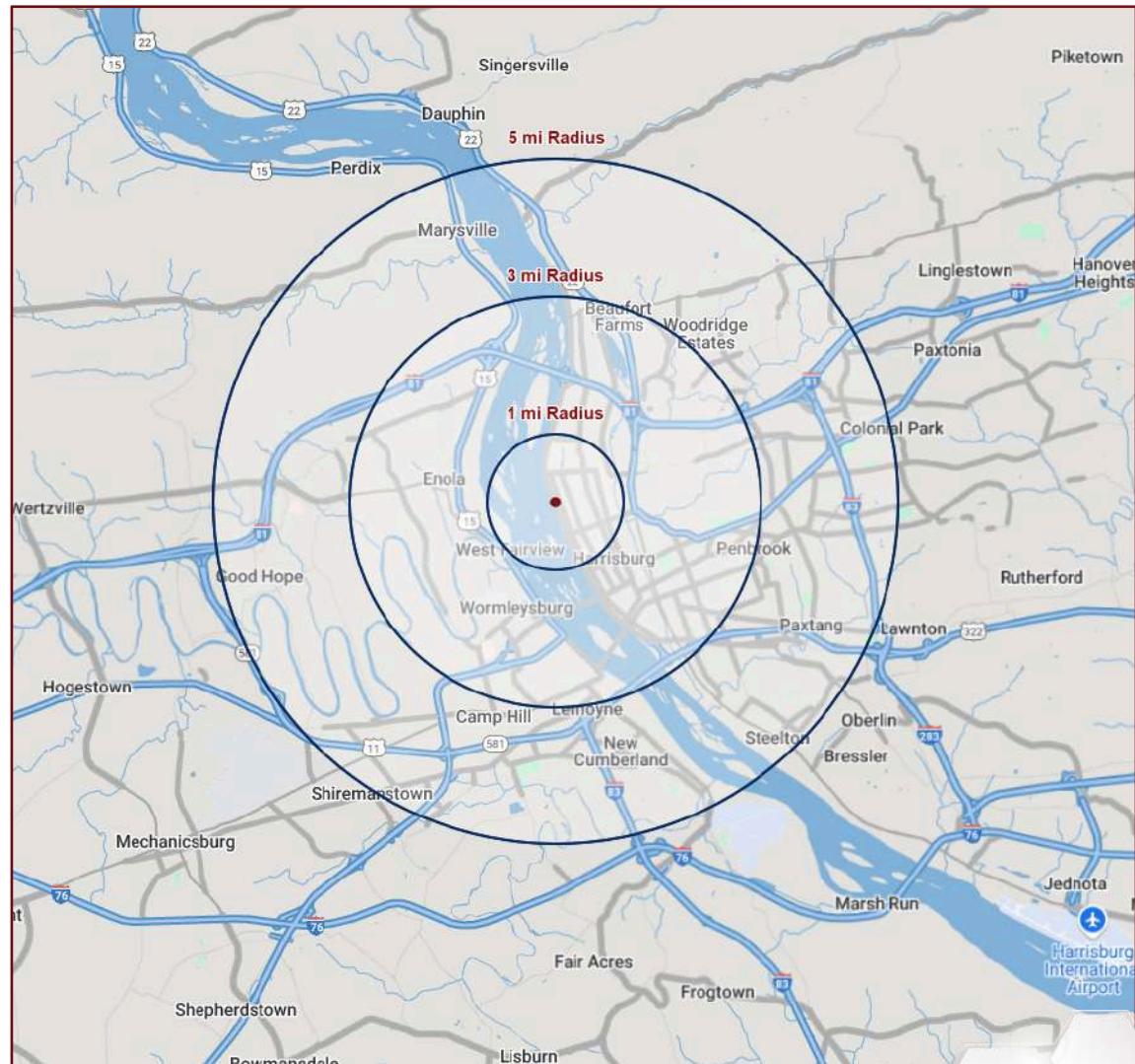
| | |
|--------|----------|
| 1 MILE | \$75,541 |
| 3 MILE | \$77,803 |
| 5 MILE | \$86,731 |

TOTAL BUSINESSES

| | |
|--------|-------|
| 1 MILE | 701 |
| 3 MILE | 2,697 |
| 5 MILE | 4,488 |

TOTAL EMPLOYEES (DAYTIME POPULATION)

| | |
|--------|--------|
| 1 MILE | 9,369 |
| 3 MILE | 59,689 |
| 5 MILE | 81,074 |

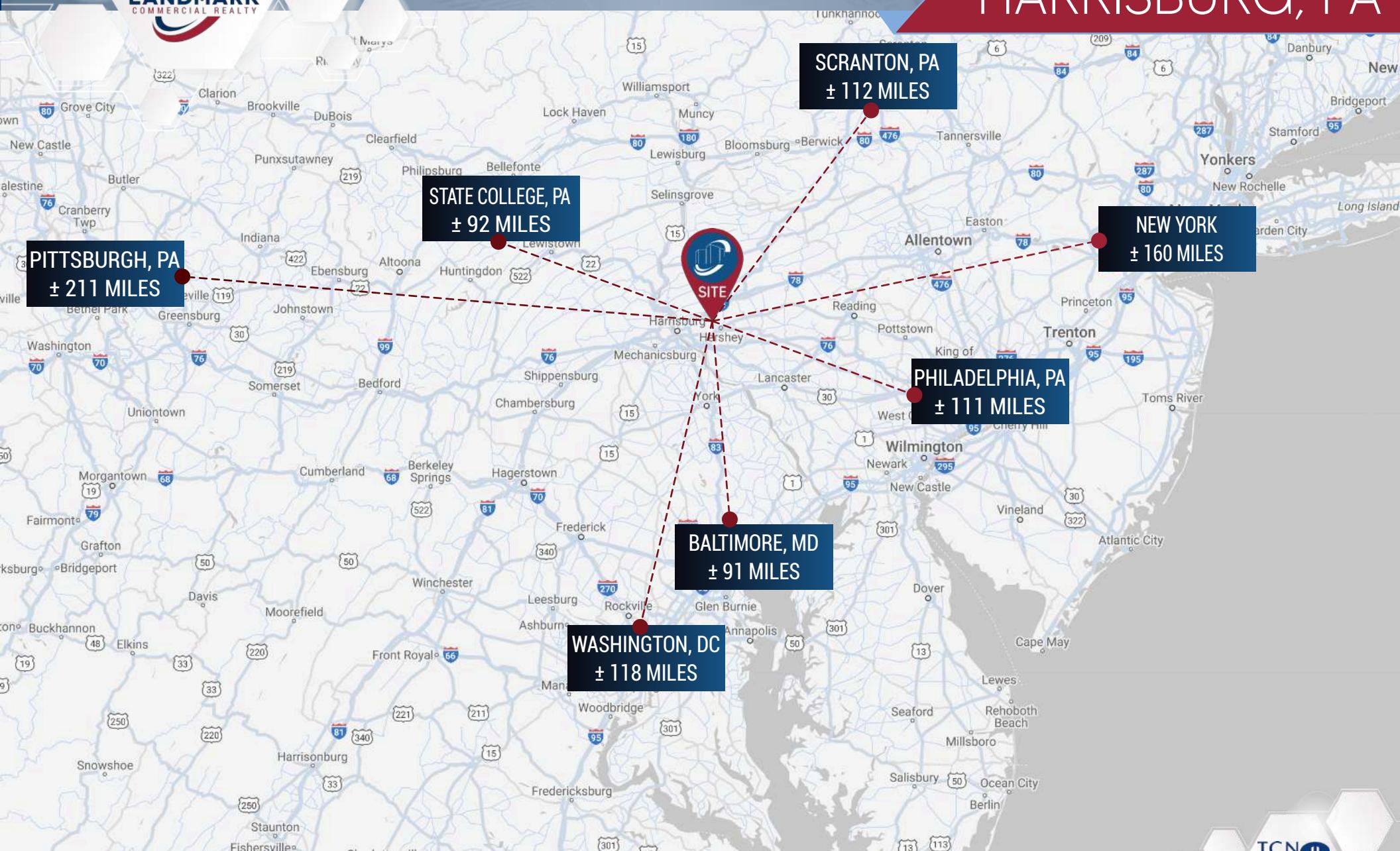




PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA



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

SEAN FITZSIMMONS
DIRECTOR, SALES & LEASING
Sean@LandmarkCR.com
C: 717.421.6031

TREY BRAKEFIELD
ASSOCIATE
TBrakefield@LandmarkCR.com
C: 717.524.9852

TCN
WORLDWIDE
REAL ESTATE SERVICES

10

LANDMARKCR.COM



PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at to increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.