



OFFICE SPACE AVAILABLE FOR SUBLEASE

449 EISENHOWER BLVD | HARRISBURG, PA



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(717) 731.1990





PROPERTY HIGHLIGHTS

OFFERING DETAILS

ADDRESS	449 Eisenhower Blvd Harrisburg, PA 17111
AVAILABLE SF	Suite 1 - 4,652 SF
LEASE RATE	\$15.50 SF/yr (Full Service + Janitorial)
LEASE TYPE	Sublease
BUILDING SIZE	60,000 SF
CLASS	B
FLOORS	3
FLOOR SIZE	20,000 SF
LOT SIZE	9.47 Acres
PARKING	4.8/1,000 SF
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	Swatara Township
ZONING	Limited Manufacturing (M-L)
CROSS STREET	Paxton St / I-83 / US-322

- Excellent opportunity to sublease 4,652 SF of first floor office space in Harrisburg, PA
- The recently renovated property sits at the intersection of Eisenhower Blvd & Paxton St with visibility to I-83 and US-322 interchange
- The space is in turn-key condition and is available with flexible lease terms
- Property offers easy access with ample on-site parking and excellent signage opportunity
- Excellent location just off  with quick access to 
- Close to area's largest employers and popular amenities such as Bass Pro Shops, Sheetz, Faulkner Automotive dealership campus, Walmart, Sam's Club, Target, J.C. Penney, as well as numerous restaurant and hotel options



449 EISENHOWER BLVD HARRISBURG, PA

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PROPERTY DESCRIPTION

This is an excellent opportunity to sublease 4,652 square feet of turn-key office space on the first floor in a recently renovated professional building, ideally located at the highly visible intersection of Eisenhower Boulevard and Paxton Street. The property offers direct exposure to major highways including I-83, I-283, and US Route 322, with quick connections to I-81 and the Pennsylvania Turnpike (I-76), ensuring outstanding regional accessibility.

Tenants will benefit from ample on-site parking, flexible lease terms, and exceptional signage opportunities. The space is in move-in ready condition, making it ideal for users seeking convenience and efficiency. Situated adjacent to the TecPort Business Center and surrounded by some of the region's largest employers, the property is just minutes from a wide range of retail, dining, and hospitality options including Bass Pro Shops, Walmart, Sam's Club, Target, Sheetz, and numerous national hotel brands.

Whether you're expanding, relocating, or launching a new operation, this high-visibility, well-connected location offers everything needed for success.



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
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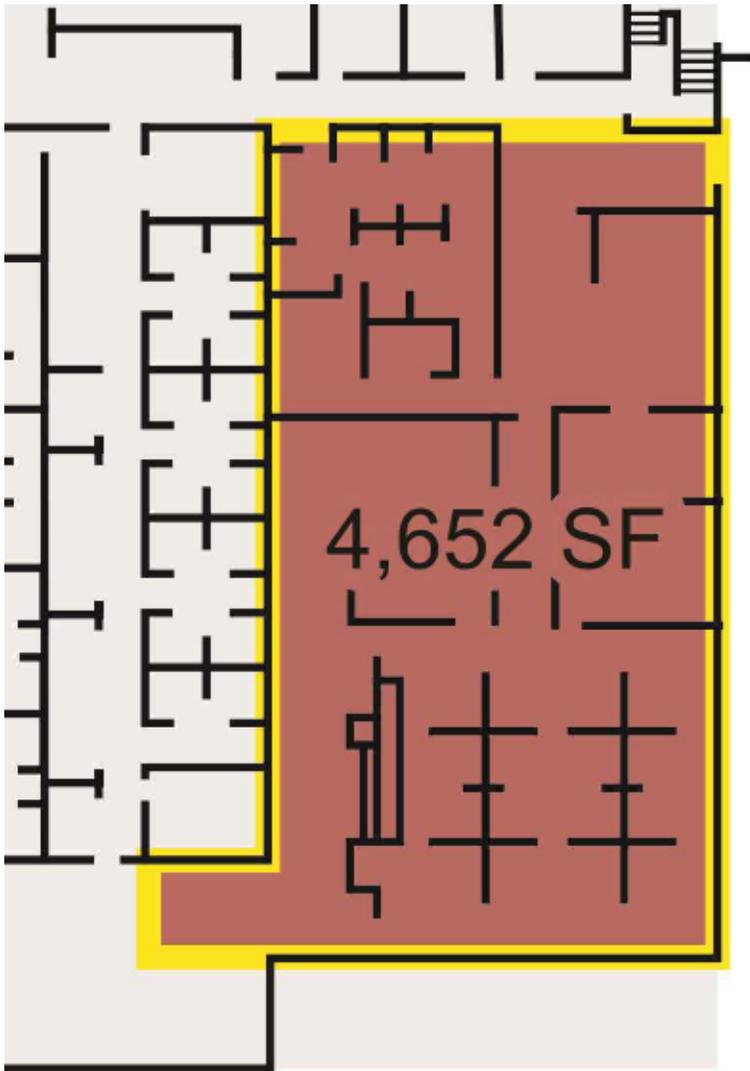
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AVAILABILITY



LEASE INFORMATION				
FLOOR	SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE
1	1	4,652 SF	\$15.50 SF/yr	Full Service + Janitorial





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AERIAL



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TRADE AERIAL



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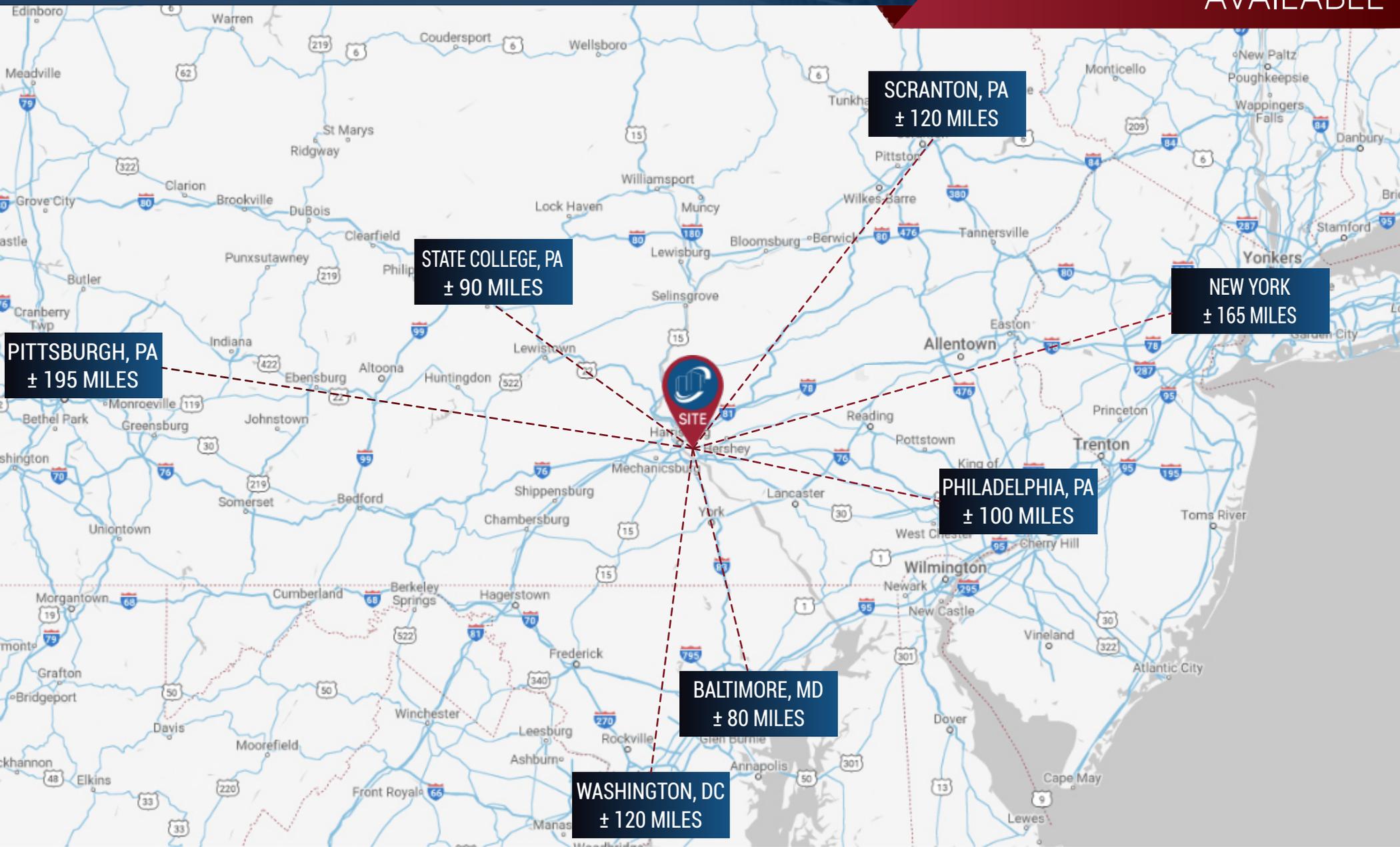
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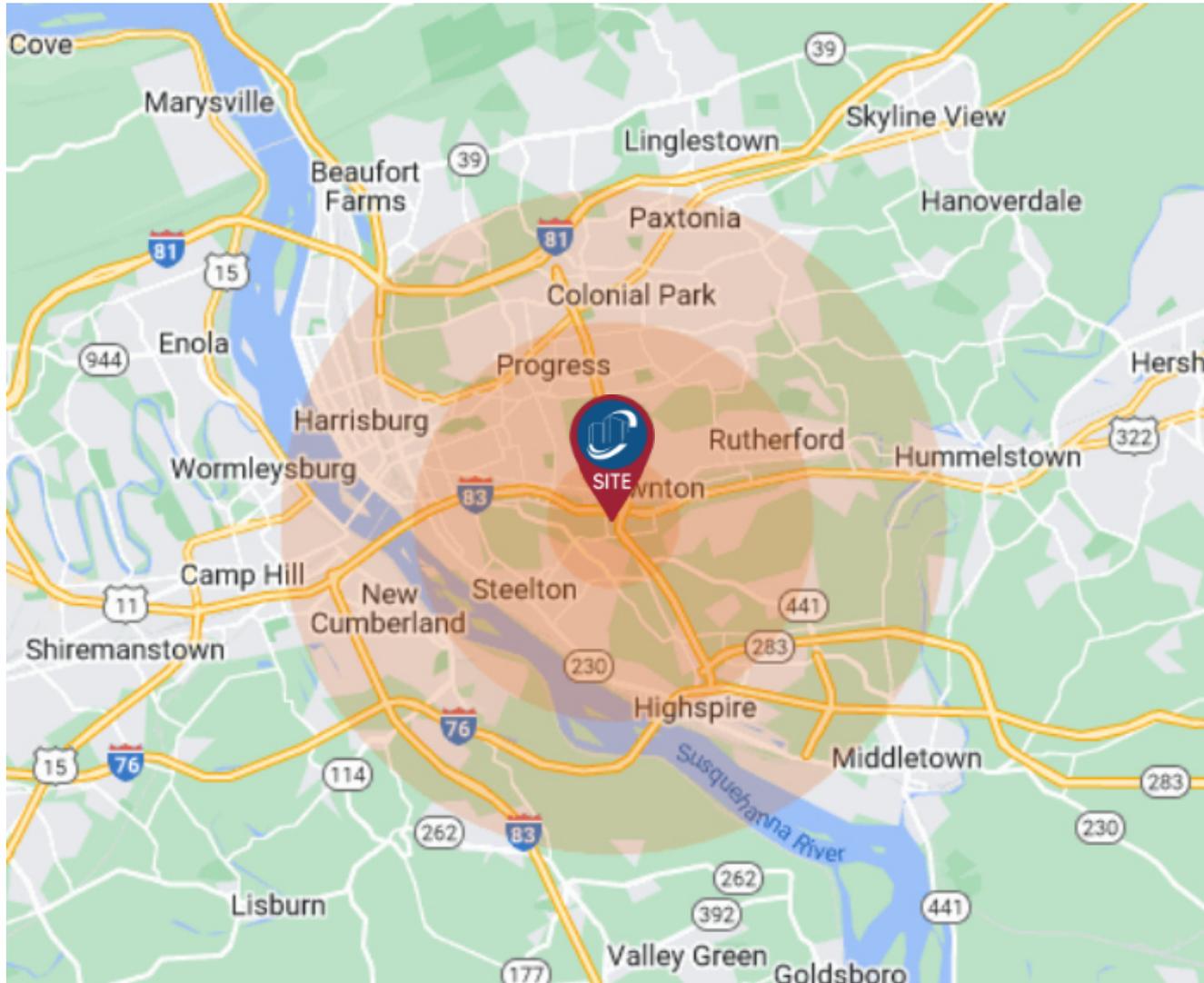
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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,072	34,449	76,893
Female	2,488	37,113	82,753
Total Population	4,560	71,562	159,646

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	847	16,202	31,937
Ages 15-24	552	9,788	20,122
Ages 25-54	1,593	27,345	61,767
Ages 55-64	606	8,276	20,343
Ages 65+	962	9,951	25,477

Race	1 Mile	3 Miles	5 Miles
White	3,429	38,278	103,984
Black	769	23,644	40,615
Am In/AK Nat	N/A	51	78
Hawaiian	N/A	31	31
Hispanic	390	11,402	17,032
Multi-Racial	674	15,756	23,826

Income	1 Mile	3 Miles	5 Miles
Median	\$49,462	\$39,950	\$46,180
< \$15,000	242	4,788	9,710
\$15,000-\$24,999	236	3,483	7,309
\$25,000-\$34,999	229	3,550	7,971
\$35,000-\$49,999	414	4,771	10,399
\$50,000-\$74,999	427	4,676	12,316
\$75,000-\$99,999	248	3,799	9,669
\$100,000-\$149,999	149	2,572	7,206
\$150,000-\$199,999	60	689	1,758
> \$200,000	10	201	940

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,341	33,874	78,347
Occupied	2,218	30,814	71,284
Owner Occupied	1,493	17,203	41,619
Renter Occupied	725	13,611	29,665
Vacant	123	3,060	7,063



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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 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.

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