



1st Floor Office | Retail Suite

AVAILABLE FOR LEASE

211 STATE STREET, HARRISBURG, PA

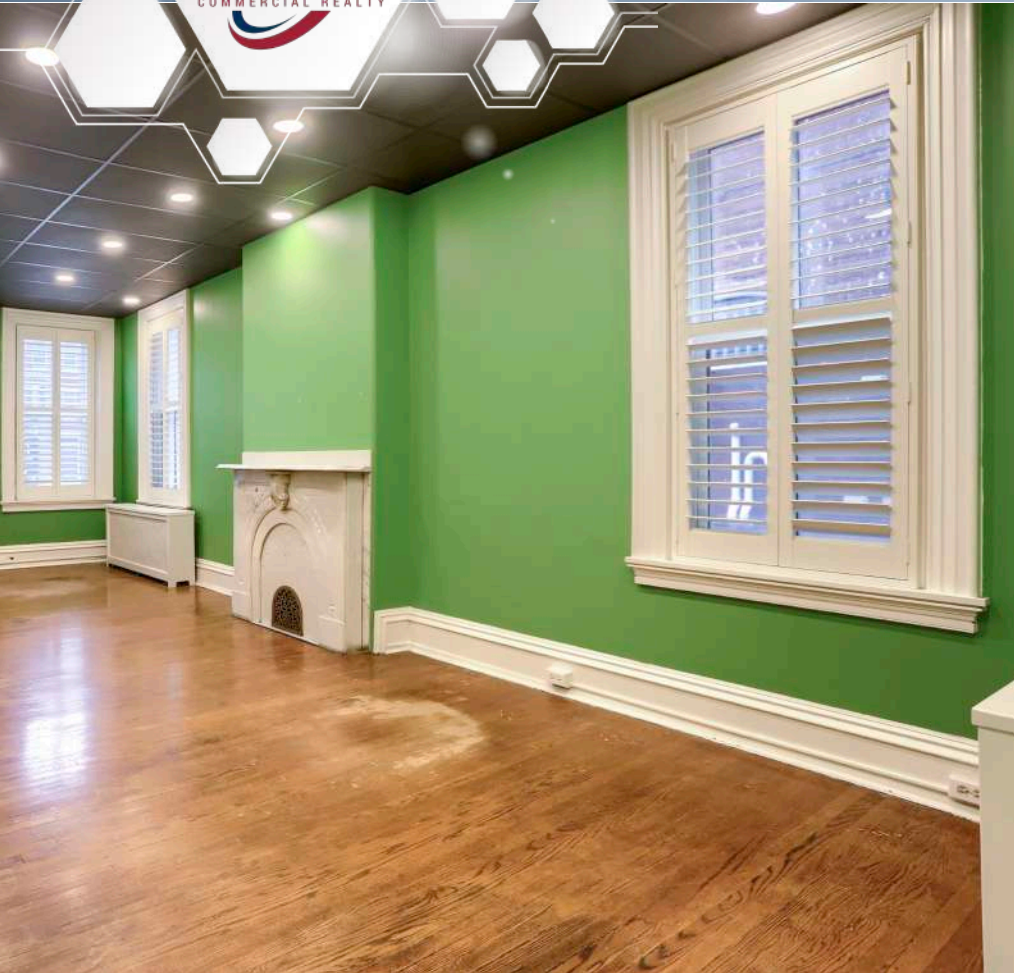
425 N 21ST STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990

211 STATE STREET · HARRISBURG, PA 17101

FIRST FLOOR SUITE OFFICE OR RETAIL

ideal for

The Caucas Building FOR LEASE



OFFERING SUMMARY

Available SF for Lease	1,000 SF & 1 off-street parking space
Lease Price	\$2,500/Mo.
Lease Type	Gross (excludes electric & janitorial)
CAM	None
Zoning	Riverfront District
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY OVERVIEW

Now available for lease, this exceptional first-floor office suite in the iconic Caucas Building offers a rare opportunity just steps from the Pennsylvania Capitol Complex in the heart of Downtown Harrisburg.

Rich in character and architectural charm, the Caucas Building blends historic appeal with modern-day functionality. The available first-floor space provides convenient access, professional presence, and an efficient layout suitable for law firms, lobbying groups, associations, professional services, or other office users seeking proximity to the Capitol.

The suite offers the prestige of a Capitol-area address combined with the practicality today's tenant's demand. Large windows, classic design elements, and a welcoming atmosphere create an environment that is both impressive for clients and comfortable for staff.

Position your business in one of Harrisburg's most recognizable office buildings with unmatched proximity to the center of state government.

PROPERTY HIGHLIGHTS

- Prestigious location near the PA State Capitol Complex in Harrisburg, PA
- Historic charm and modern functionality make this an ideal turn-key office space
- Rare off-street covered parking space

LANDMARK COMMERCIAL REALTY
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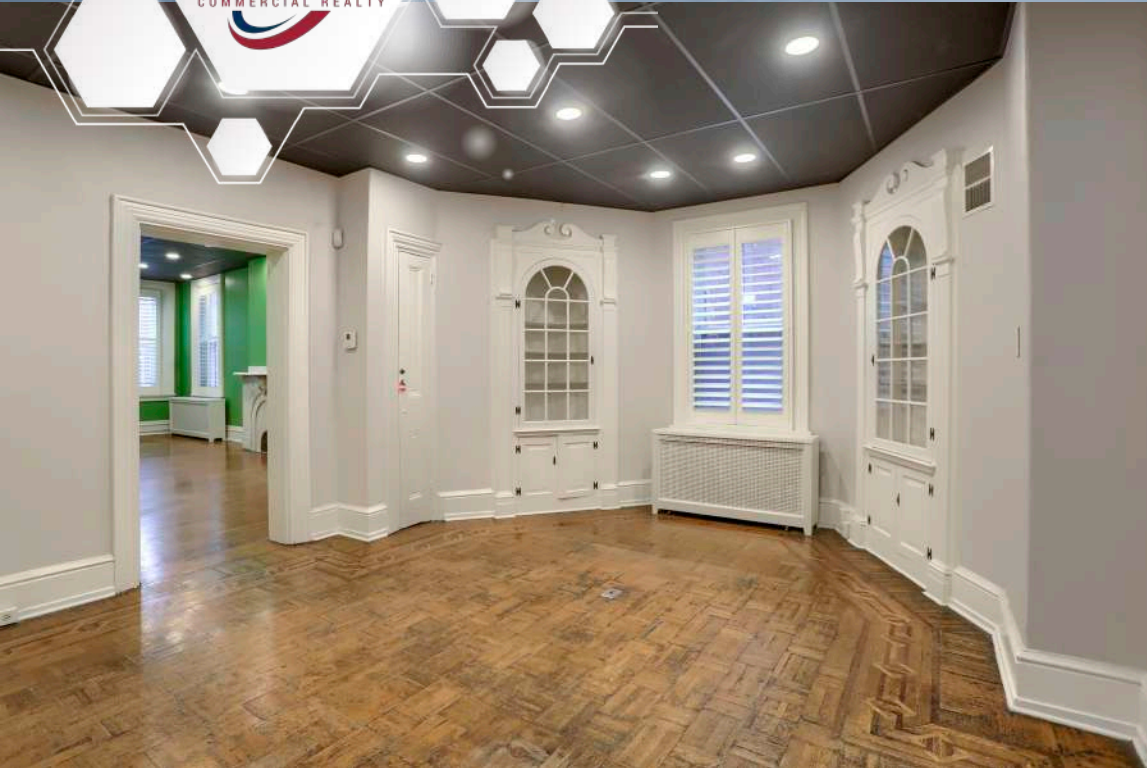
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PROPERTY DETAILS

Number of Buildings	1
Building Size	4,080 SF
Lot Size	0.04 Ac
Building Class	A
Tenancy	Multi
Number of Floors	3
Restrooms	1
Parking	1 Garage Stall
Year Built	1911

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Asphalt Shingle
Power	Suite Metered
HVAC	Gas Heat Central AC
Sprinklers	None
Security	None
Signage	on Building

MARKET DETAILS

Cross Streets	State St & N Front St
Traffic Count at Intersection	11,576 VPD
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Riverfront District

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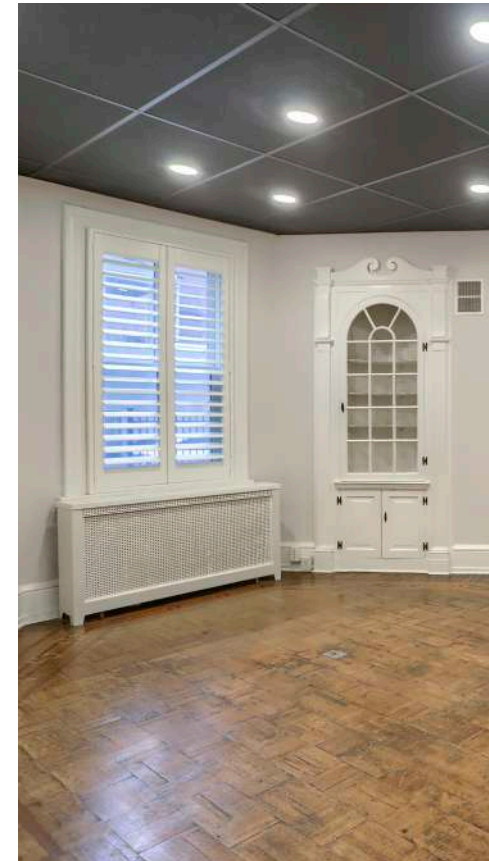
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ADDITIONAL PHOTOS



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LOCATION



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AREA



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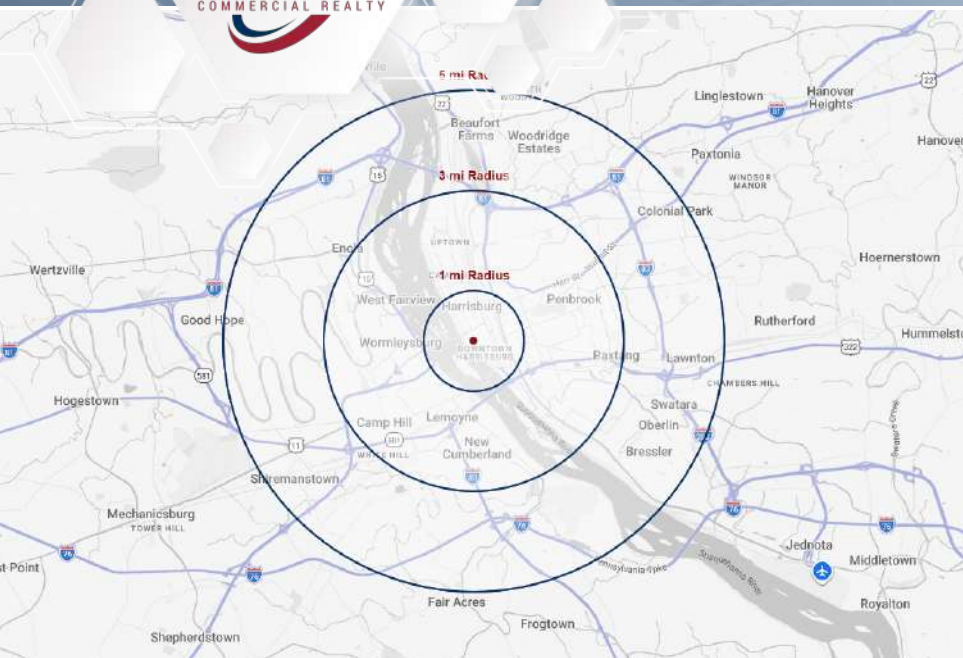


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LOCATION & DEMOGRAPHICS

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,316	104,424	206,464
Households	8,356	43,845	85,711
Average Household Income	\$73,756	\$86,646	\$98,873
Businesses	1,480	5,174	9,604
Employees	33,319	79,858	138,623



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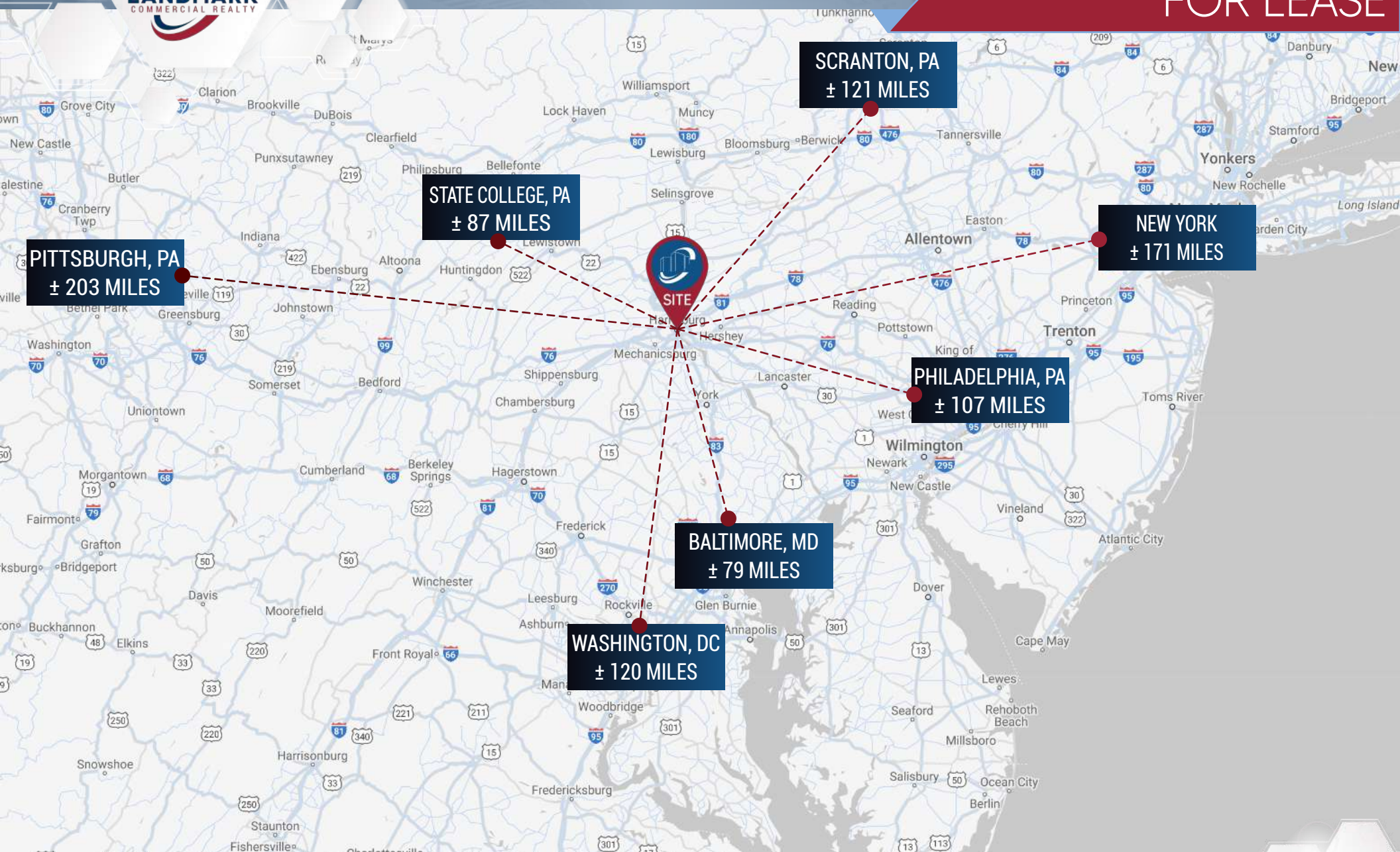


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