



RENOVATED & MODERN OFFICE FLEX PROPERTY

471 JPL WICK DRIVE | HARRISBURG, PA 17111



WWW.LANDMARKCR.COM

(717) 731.1990





**471 JPL WICK DR
HARRISBURG, PA 17111**

**MODERN OFFICE FLEX SPACE
AVAILABLE**



OFFERING DETAILS

ADDRESS	471 JPL Wick Dr Harrisburg, PA 17111
SALE PRICE	Subject to Offer
BUILDING SIZE	72,630 SF
BUILDING TYPE	Office Flex
TENANCY	Multi
LEASE RATE	\$12.50 PSF
AVAILABLE SPACE	5,730 SF
LEASE TYPE	NNN
ADDITIONAL CONFERENCE / MEETING SPACE	Shared Conference Available
SUBMARKET	Harrisburg East
COUNTY	Dauphin
MUNICIPALITY	Swatara Township
ZONING	Limited Manufacturing (M-L)
BUSINESS CORRIDOR	I-83, I-283, US-322

PROPERTY HIGHLIGHTS

471 JPL Wick Drive presents a 5,730 SF first-floor office/flex suite within a fully renovated and modernized building recognized as a hub for technology, entertainment, and production-oriented users in the Harrisburg market which features an on-site data center & back-up generator. The available space offers a contemporary, flexible layout suited for a variety of uses, blending private offices, open workspace, and collaborative areas. Tenants benefit from a highly amenitized environment, strong co-tenancy, and exceptional access to I-283 and I-83, providing seamless connectivity throughout Central Pennsylvania. Surrounded by a wide range of dining, retail, and hospitality options, and located just minutes from Harrisburg International Airport, this property delivers a unique combination of functionality, visibility, and convenience. The property is also available for sale, contact Listing Agent.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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PROPERTY OVERVIEW

Space & Layout

- **5,730 SF First-Floor Suite:** Efficient, flexible space with direct private exterior access for added convenience.
- **Modern, Flexible Layout:** Mix of private offices and open workspace adaptable to a variety of users.
- **Private In-Suite Amenities:** Includes dedicated restrooms and strong natural light through ample window lines.

Building Features

- **Fully Renovated Asset:** Modernized building with updated finishes/systems, on-site data center, and back up generator.
- **Shared Amenities:** Access to lobby, kitchen/break room, and a 150+ person conference room with A/V.



Functional Features

- **Dock Access & Storage:** Includes dock access and ±700 SF of walk-up storage.
- **Office/Flex Capability:** Ideal for creative, tech, or light production users.

Tenant Environment

- **Innovation-Focused Building:** Home to technology and media-oriented tenants including JPL Integrated Communications, Anderson Audio, and InfoQuest Technologies. Property also available for purchase, contact Listing Agent.

Location & Amenities

- **Excellent Accessibility:** Immediate access to  with quick connection to  and just minutes to Harrisburg International Airport
- **Amenity-Rich Area:** Near Union Deposit Rd and Eisenhower Blvd corridors with dining, retail, hotels, and services nearby.



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PROPERTY DETAILS

Property Type	Office Flex
Building Size	72,630 SF
Stories	2
Tenancy	Multi
Clear Height	9'8"
Lot Size	4.08 Acres
Year Built/Renovated	1959/2024
Dock Doors	3
Car Parking	195 Spaces
Construction	Block & Masonry
Roof	TPO membrane
Power	Heavy
Back up Generator	Yes
Water/Sewer	Public
Sprinkler	Yes (wet)
HVAC	Gas heat & electric A/C
Submarket	Harrisburg East
County	Dauphin
Municipality	Swatara Township
Zoning	Limited Manufacturing (M-L)
Corridor	I-83 / I-283 / US-322



AVAILABLE SPACE

LEASE INFORMATION			
FLOOR	AVAILABLE SF	LEASE RATE	LEASE TYPE
1ST	5,730 SF	\$12.50 /SF	NNN

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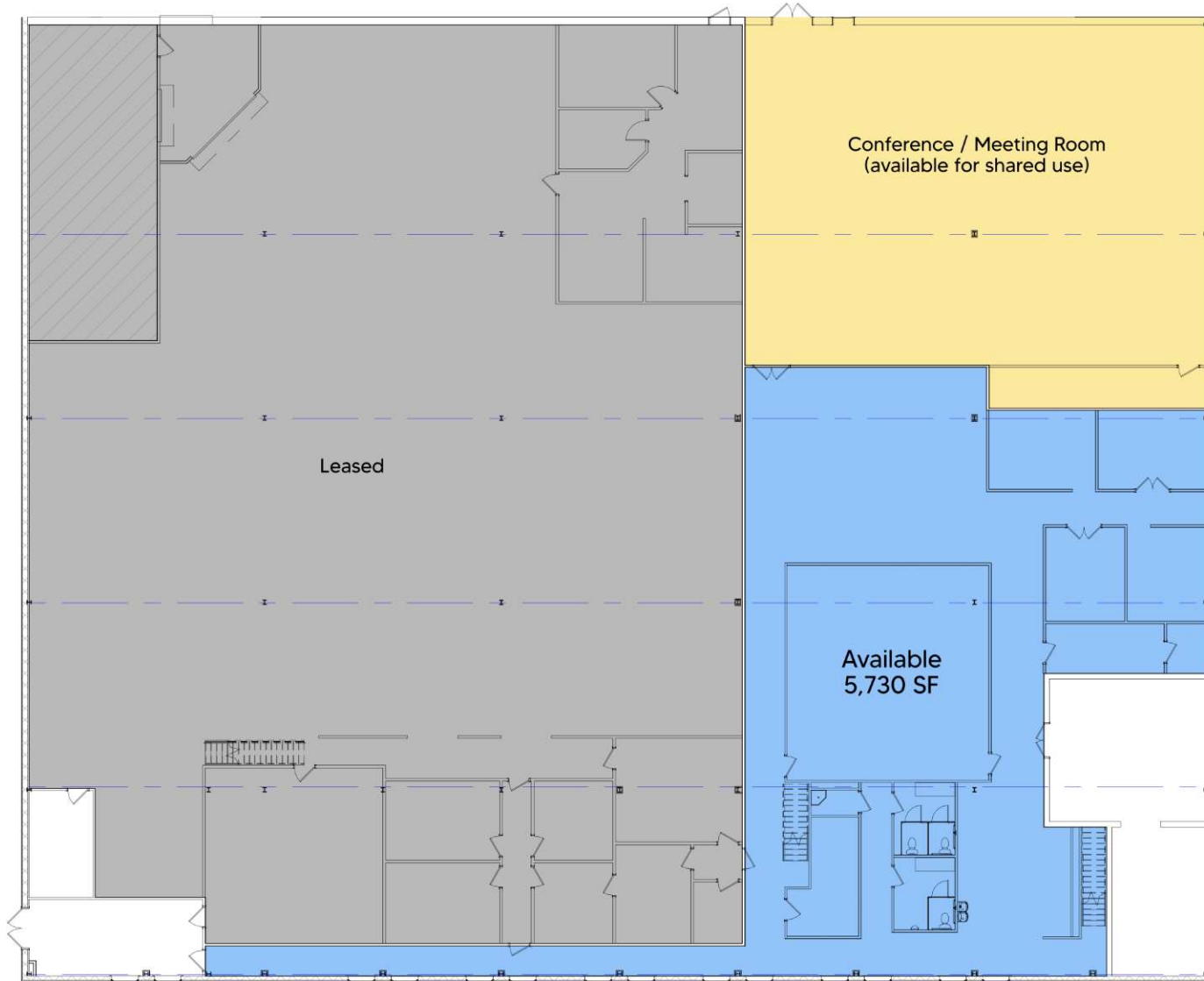
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FLOORPLAN

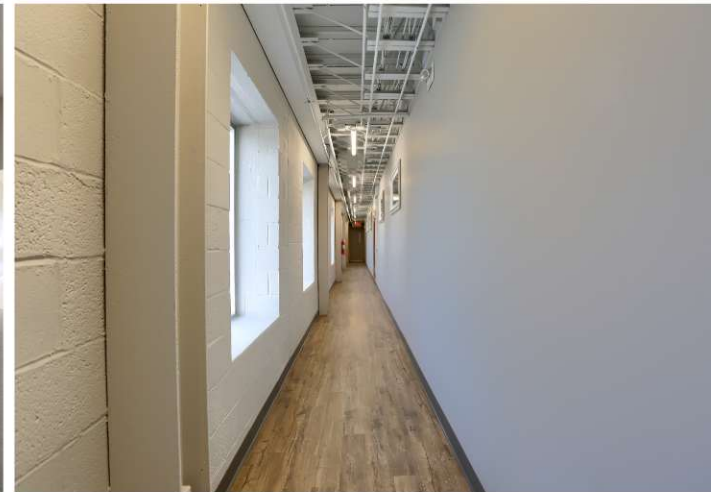




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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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THE HANGAR@

PREMIUM MEETING AND EVENT SPACE

Designed for high-impact corporate meetings and executive gatherings, **The Hangar@JPL** is more than a venue—it's a fully supported experience.

With a spacious, adaptable layout, top-tier A/V tech and dedicated event professionals, JPL handles the behind-the-scenes details so you can focus on hosting with confidence.

The result: a seamless, unforgettable event.

Ready to plan your event? Contact us to book **The Hangar@JPL**

jpl.agency/contact NewBiz@jpl.agency 717.558.8048 471 JPL Wick Drive, Harrisburg, PA 17111

YOUR RENTAL INCLUDES

- Capacity for up to **100** attendees
- **3,900+** square feet of meeting space
- On-site event management and A/V professionals
- Flexible seating layouts, such as theater, classroom or boardroom
- Advanced A/V equipment, including large screens and multiple media-playback options
- High-speed Wi-Fi connection
- Full kitchen and serving area for catering
- Loading dock for easy equipment transport
- Ample parking lot
- ADA-accessible parking, entrances, restrooms and seating

ELEVATE YOUR EVENT

- Webcasting for hybrid or remote audiences
- Interactive polling technology and support
- Professional video recording





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PARCEL MAP



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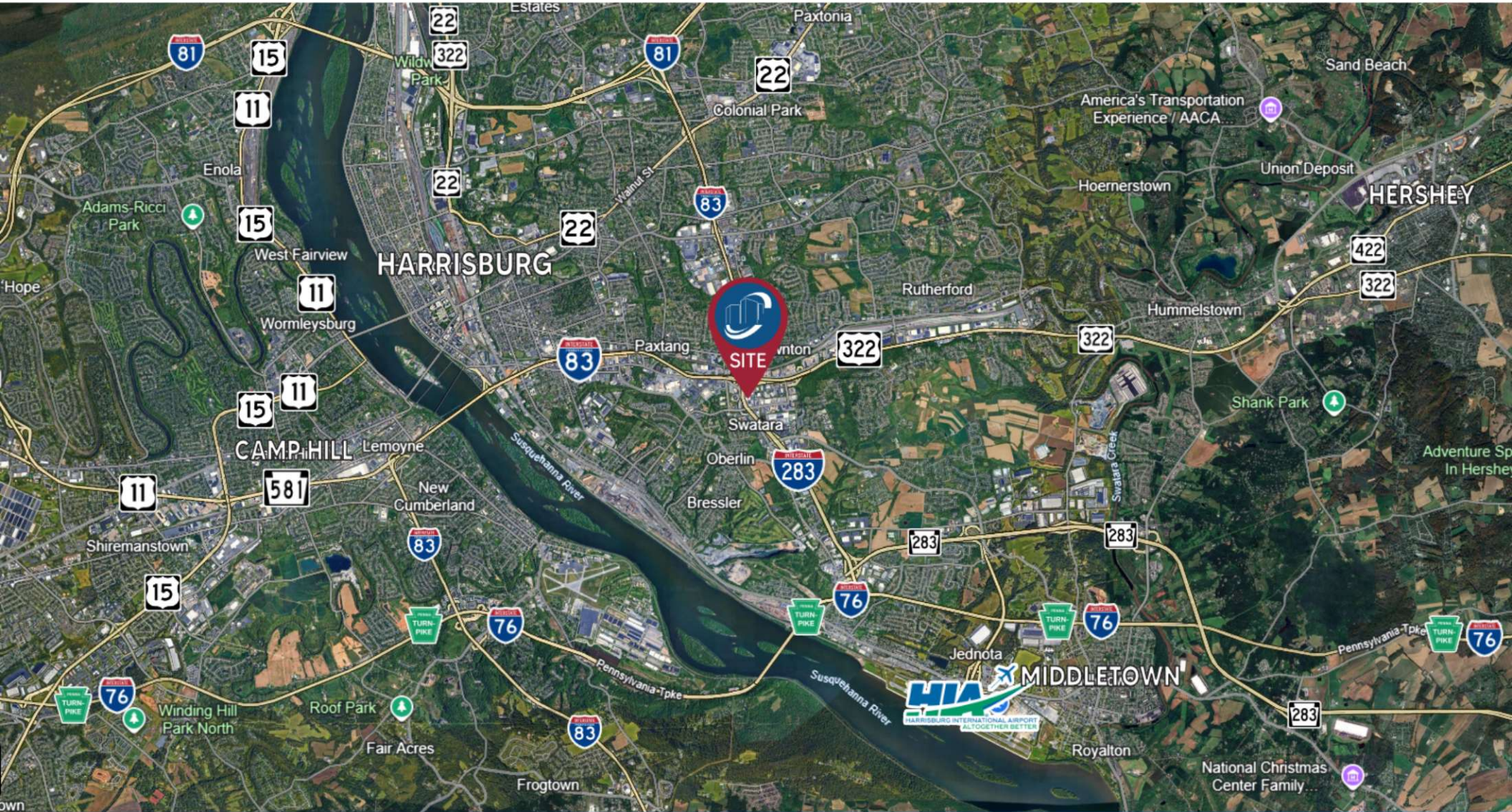
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TRADE MAP



TRADE MAP



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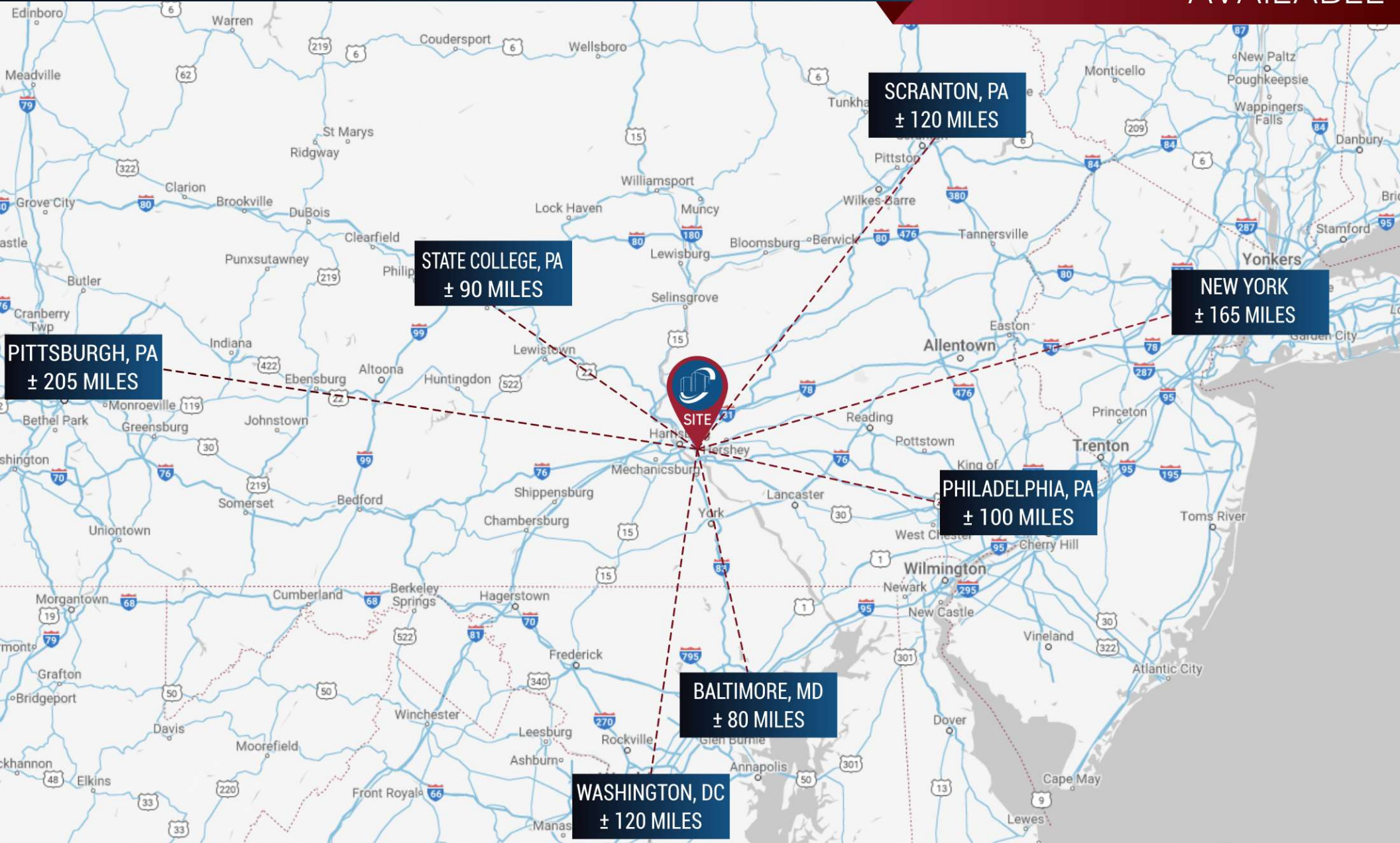
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ABOUT THE AREA

DAUPHIN COUNTY : is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.



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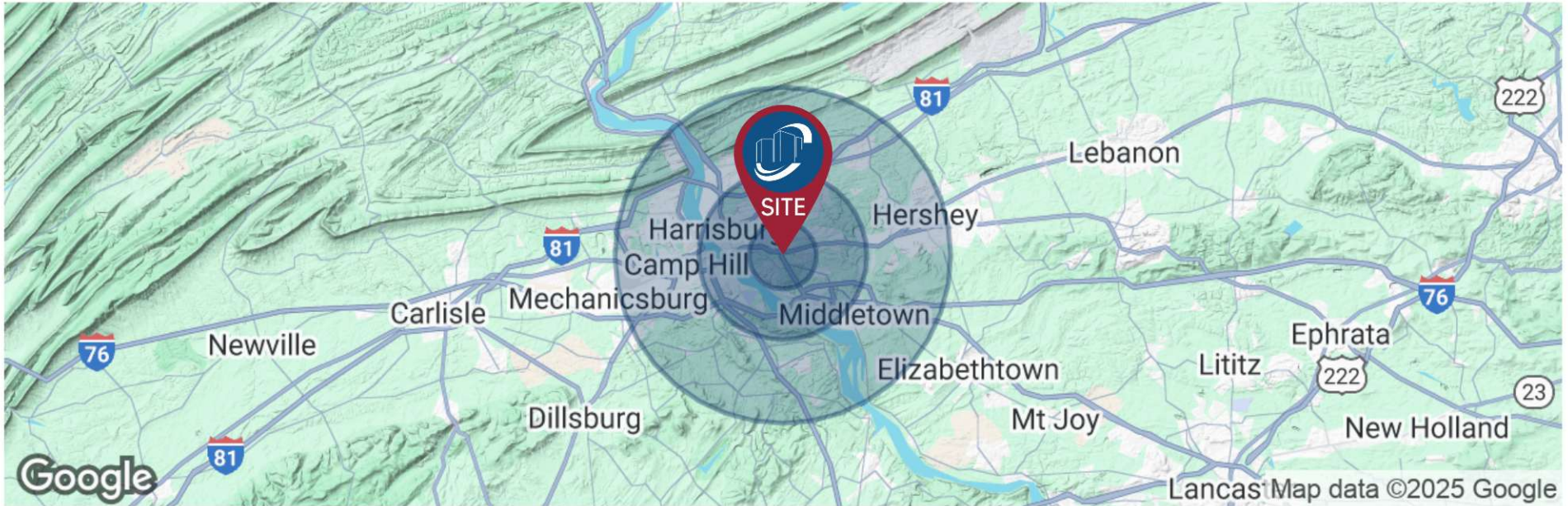
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DEMOGRAPHICS



	2 Miles	5 Miles	10 Miles
Total Population	30,282	178,894	381,613
Population Density	2,410	2,278	1,215
Median Age	41	40	41
Median Age (Male)	39	39	40
Median Age (Female)	42	41	42
Total Households	11,607	73,178	155,808
# of Persons Per HH	2.6	2.4	2.4
Average HH Income	\$79,598	\$86,988	\$104,436
Average House Value	\$193,547	\$215,439	\$273,421



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