

**FOR  
LEASE**

**2505 N FRONT STREET, HARRISBURG, PA**

FULL SECOND FLOOR OFFICE SUITE WITH SCENIC VIEWS



*One Month*  
**FREE RENT**  
*per term year*

# PRIME RIVERFRONT OFFICE

## FULL SECOND FLOOR AVAILABLE FOR LEASE

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2505 N FRONT STREET  
HARRISBURG, PA



### OFFERING SUMMARY

#### Lease Availability

**First Floor** 4,500 SF

**Lease Rate** \$14.95 per SF/yr

**Lease Type** Full Service

**CAM** None

#### Location

**Zoning** Riverfront

**Municipality** City of Harrisburg

**County** Dauphin County



### 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.

### What's nearby?



### 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

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

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### 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

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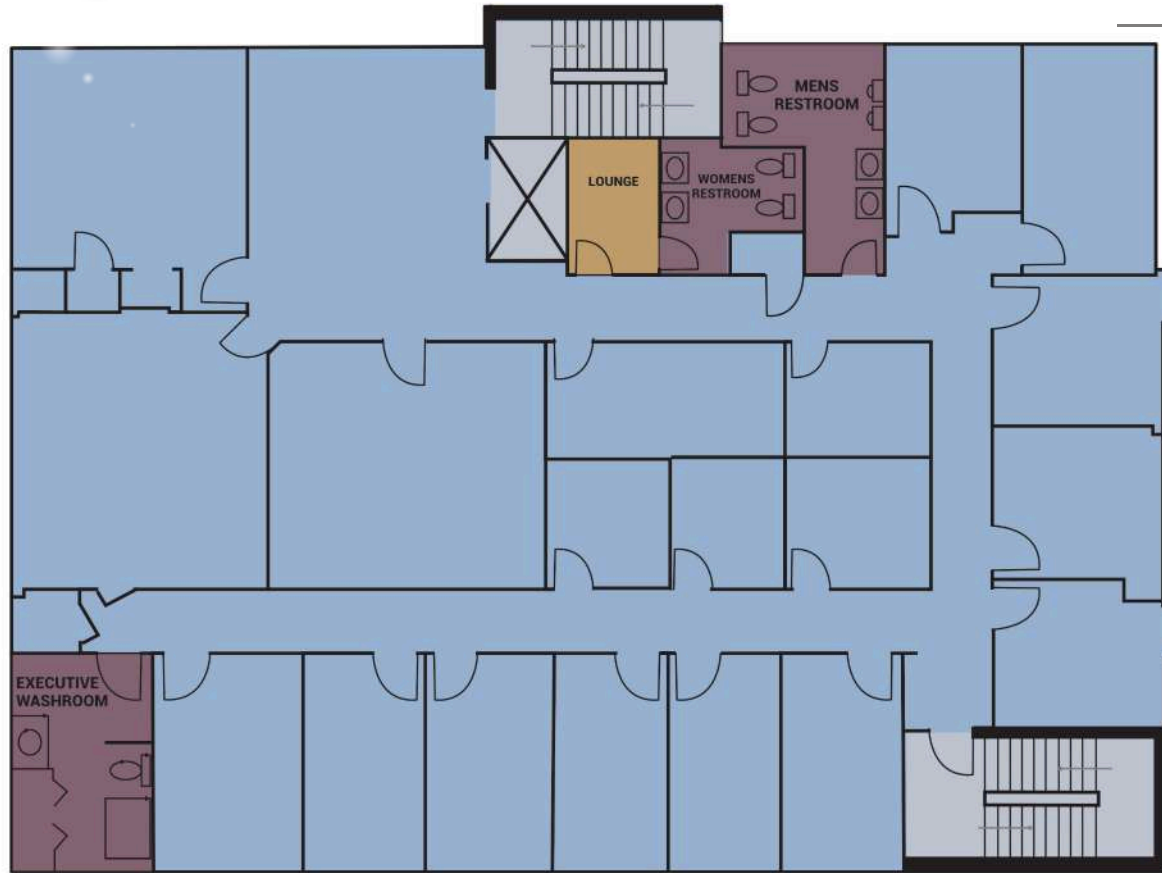
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LEASE AVAILABILITY



FLOOR	SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
2	200	4,500	Full Service	\$14.95 per SF/yr	Occupy an entire second floor of a charming riverfront building offering privacy, branding opportunities, and full control of your space.

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ADDITIONAL IMAGES



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LOCATION



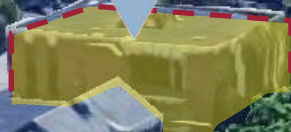
SYLVIA H. RAMBO  
US COURTHOUSE

CAPITOL  
COMPLEX

DOWNTOWN  
HARRISBURG



2505 N  
FRONT  
ST



N FRONT STREET

Google

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LOCATION AERIAL



N FRONT STREET

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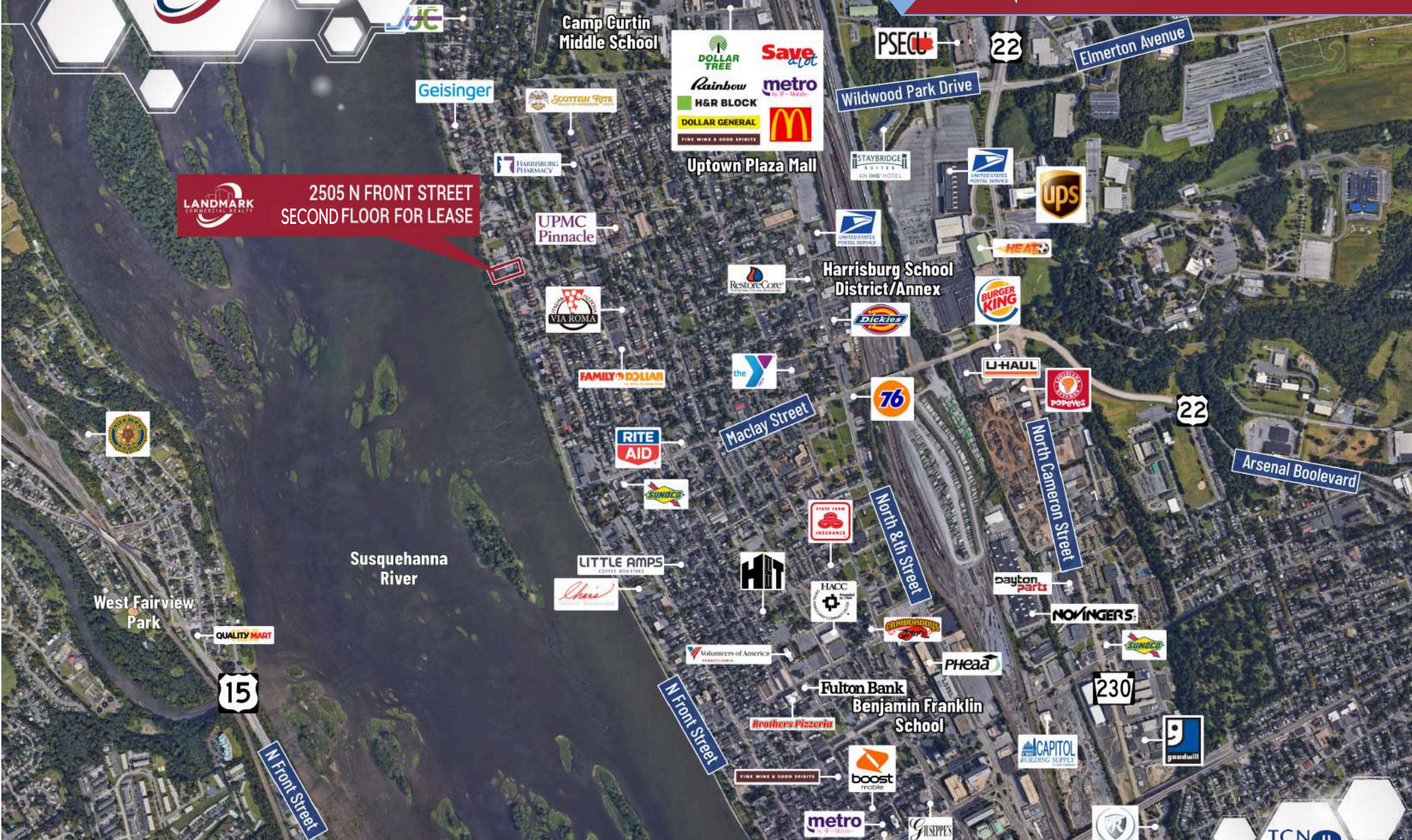
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**2505 N FRONT STREET  
SECOND FLOOR FOR LEASE**

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### DEMOGRAPHICS

#### POPULATION

<b>1 MILE</b>	16,802
<b>3 MILE</b>	44,238
<b>5 MILE</b>	92,109

#### HOUSEHOLDS

<b>1 MILE</b>	7,826
<b>3 MILE</b>	19,996
<b>5 MILE</b>	39,559

#### AVERAGE HOUSEHOLD INCOME

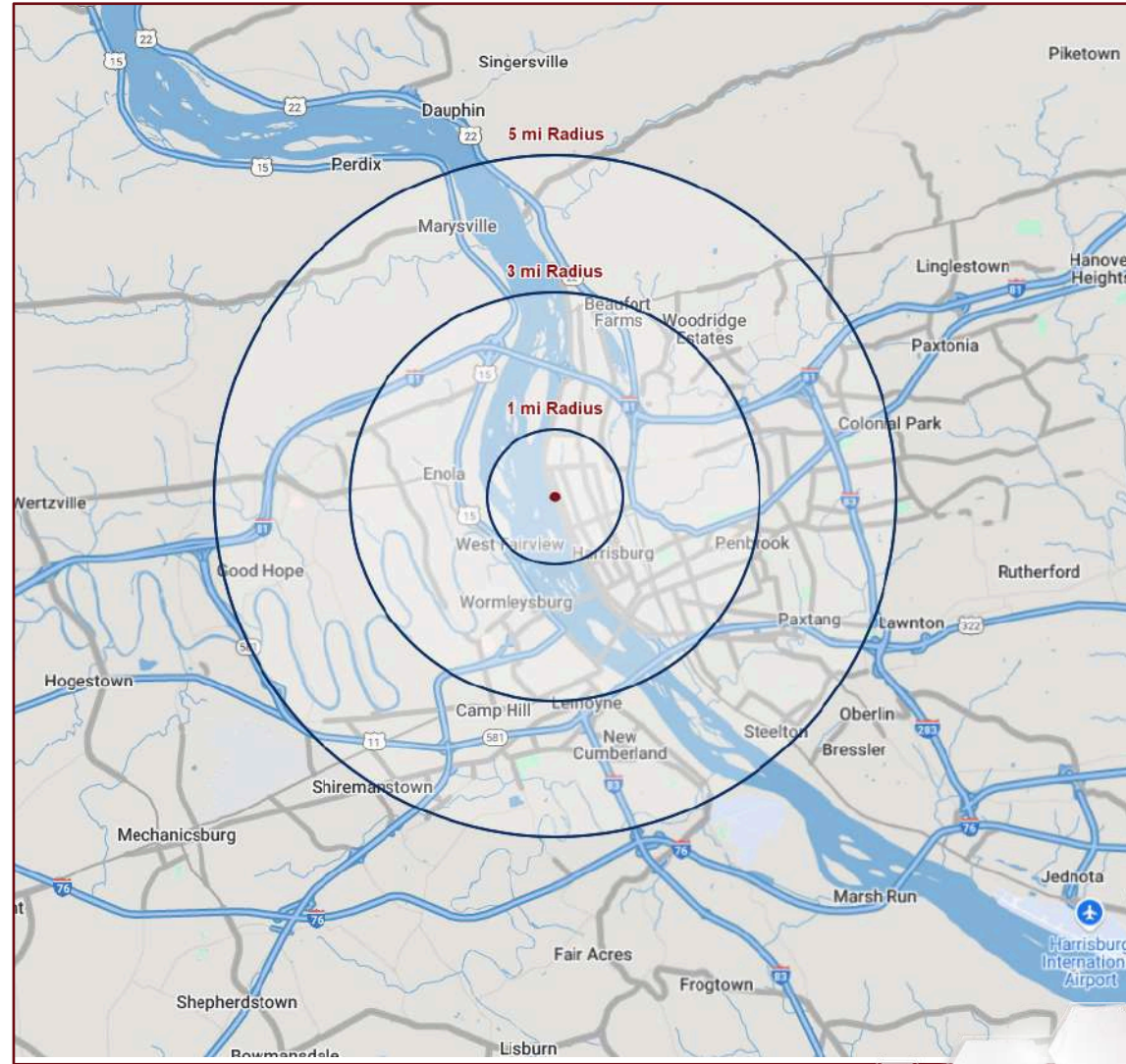
<b>1 MILE</b>	\$75,541
<b>3 MILE</b>	\$77,803
<b>5 MILE</b>	\$86,731

#### TOTAL BUSINESSES

<b>1 MILE</b>	701
<b>3 MILE</b>	2,697
<b>5 MILE</b>	4,488

#### TOTAL EMPLOYEES (DAYTIME POPULATION)

<b>1 MILE</b>	9,369
<b>3 MILE</b>	59,689
<b>5 MILE</b>	81,074



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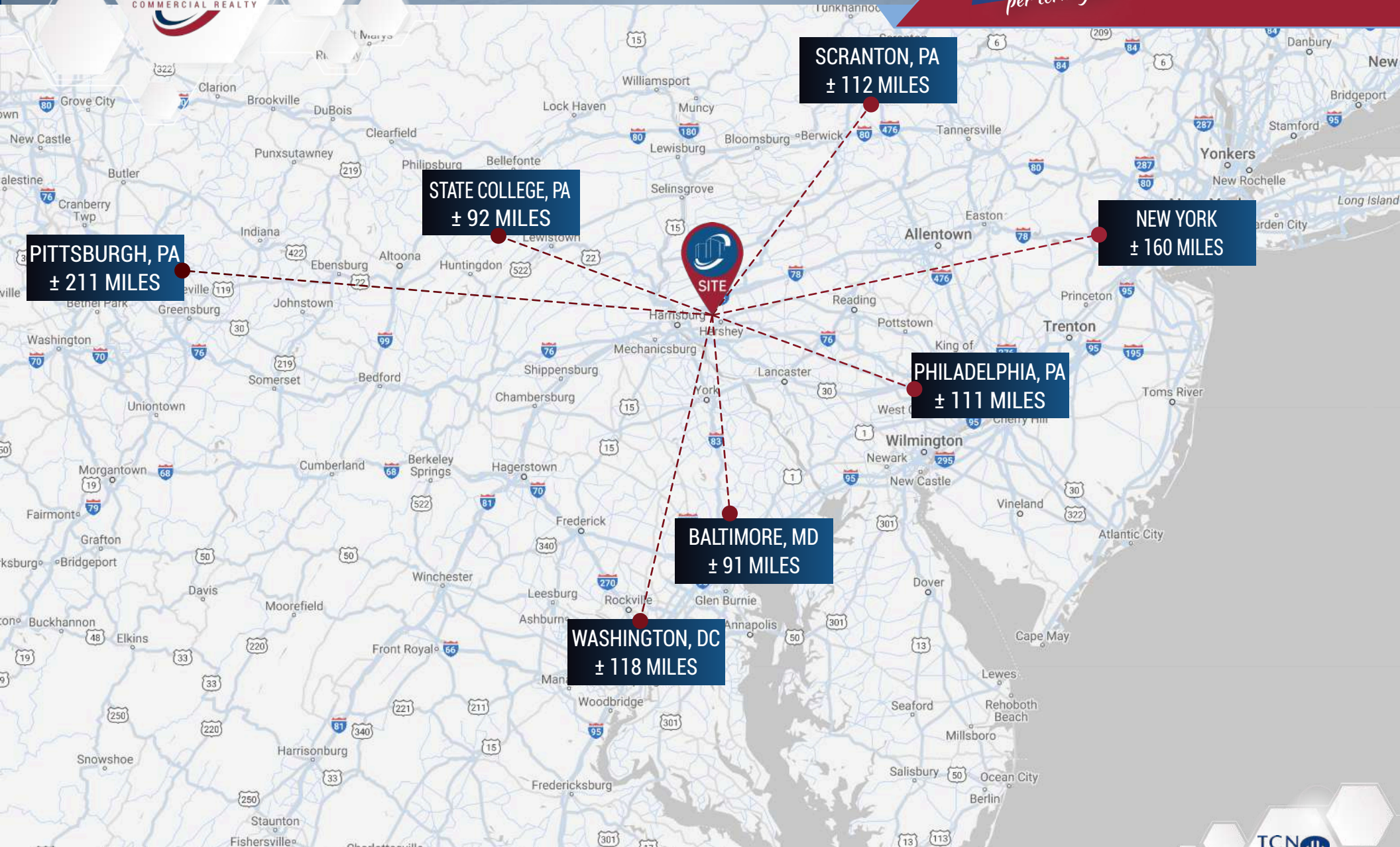


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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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