

OFFICE BUILDING
FOR LEASE

3605 VARTAN WAY
HARRISBURG, PA 17110



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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3605 VARTAN WAY

PROPERTY DETAILS

FOR LEASE

\$15.50 - 17.95 SF/YR (GROSS)

OFFERING SUMMARY

Lease Rate	\$15.50 - 17.95 SF/yr (Gross)
Number of Units	6
Available SF	2,823 - 19,495 SF
Lot Size	3.47 Acres

PROPERTY SUMMARY

Address	3605 Vartan Way Harrisburg, PA 17110
Municipality	Susquehanna
County	Dauphin
Tax Parcel #	62-021-170
Building Size	57,456 SF
Year Built	1988

PROPERTY DESCRIPTION

Modern glass three-story office building conveniently located between I-81 and Linglestown Road near Progress Avenue interchange of I-81. The building has a ton of parking, atrium lobby, and lots of windows in office suites.

PROPERTY HIGHLIGHTS

- Six suites available in a modern glass three-story office building
- Conveniently located between I-81 and Linglestown Road near Progress Avenue interchange of I-81
- CAT bus services
- Tons of parking, atrium lobby, and lots of windows in office suites
- Recently renovated; modern restrooms
- Fire safety monitoring system, remote air conditioning control, and building access security
- Full service, local Landlord
- Flexible lease terms
- Property is also for sale

LOCATION DESCRIPTION

Conveniently located between Linglestown Road and I-81; near Progress Avenue interchange. CAT bus services to property.

BUILDING INFORMATION

Construction	Glass
# of Floors	3
Restrooms	In common area
HVAC	Heat pumps
Electrical Capacity	3,000 amps
Lighting	Fluorescent
Roof	Rubber
Ceiling Description	2' x 4' acoustic tile
Walls	Drywall
Floor Type	Concrete
Basement	None
Elevators	Yes

UTILITIES & ZONING

Zoning	BOR - Business Office Residential District; permits administrative and support services, financial institutions, insurance, home health care services, medical and diagnostic laboratories, social assistance offices, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.
Water & Sewer	Public

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,823 - 19,495 SF	Lease Rate:	\$15.50 - \$17.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	19,495 SF	Gross	\$17.95 SF/yr	First floor Trash Removal - Tenant responsible for in-suite; Landlord responsible for dumpster service Supplies - Landlord provides common restroom supplies Janitorial - Tenant responsible for in-suite; Landlord responsible for common area Snow removal and lawn and grounds - Landlord Tenant must carry renters insurance naming Landlord as additional insured
Suite 201	Available	3,115 SF	Gross	\$15.50 SF/yr	Second floor Trash Removal - Tenant responsible for in-suite; Landlord responsible for dumpster service Supplies - Landlord provides common restroom supplies Janitorial - Tenant responsible for in-suite; Landlord responsible for common area Snow removal and lawn and grounds - Landlord Tenant must carry renters insurance naming Landlord as additional insured
Suite 204	Available	3,785 SF	Gross	\$17.95 SF/yr	Second floor Trash Removal - Tenant responsible for in-suite; Landlord responsible for dumpster service Supplies - Landlord provides common restroom supplies Janitorial - Tenant responsible for in-suite; Landlord responsible for common area Snow removal and lawn and grounds - Landlord Tenant must carry renters insurance naming Landlord as additional insured
Suite 206	Available	2,823 SF	Gross	\$17.95 SF/yr	Second floor Trash Removal - Tenant responsible for in-suite; Landlord responsible for dumpster service Supplies - Landlord provides common restroom supplies Janitorial - Tenant responsible for in-suite; Landlord responsible for common area Snow removal and lawn and grounds - Landlord Tenant must carry renters insurance naming Landlord as additional insured

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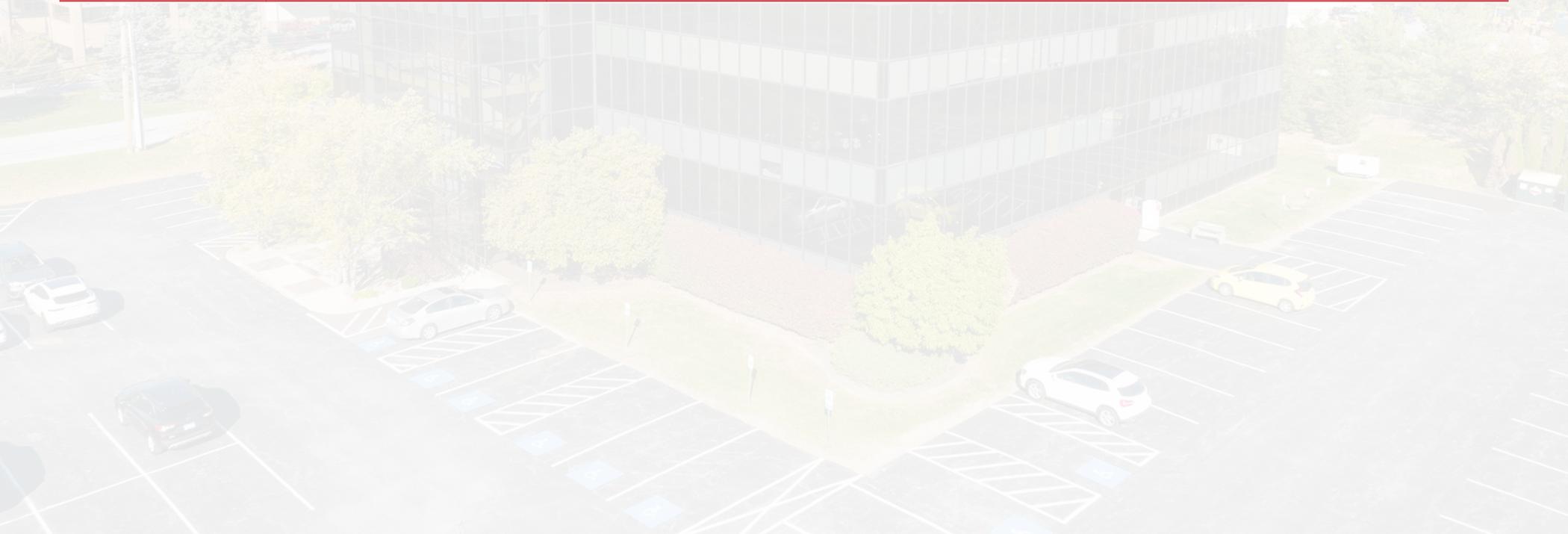
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LEASE SPACES

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 303	Available	3,537 SF	Gross	\$17.95 SF/yr	Suites 303 and 304 may be combined for 6,523 SF Third floor Trash Removal - Tenant responsible for in-suite; Landlord responsible for dumpster service Supplies - Landlord provides common restroom supplies Janitorial - Tenant responsible for in-suite; Landlord responsible for common area Snow removal and lawn and grounds - Landlord Tenant must carry renters insurance naming Landlord as additional insured
Suite 304	Available	2,986 SF	Gross	\$17.95 SF/yr	Suites 303 and 304 may be combined for 6,523 SF Third floor Trash Removal - Tenant responsible for in-suite; Landlord responsible for dumpster service Supplies - Landlord provides common restroom supplies Janitorial - Tenant responsible for in-suite; Landlord responsible for common area Snow removal and lawn and grounds - Landlord Tenant must carry renters insurance naming Landlord as additional insured



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LEASE INFORMATION

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LEASE INFORMATION

Monthly Payments	Depends on suite leased
Annual Rent	Depends on suite leased
Real Estate Taxes	Included in rent
Finish Allowance	Negotiable
Lease Term	Negotiable
Options	Negotiable
Escalation	3% annually
Possession	Upon lease execution
Building Hours	Unlimited
Security Deposit	Yes

LANDLORD/TENANT RESPONSIBILITIES

Heat	L	Taxes	L
Trash Removal	T	Electric	L
Insurance	L	Janitorial	-
Air Conditioning	L	Structure Repairs	L
HVAC Repairs	L	Parking Lot Maintenance	L
Interior Repairs	L	Light Bulbs	L
Water & Sewer	L	Plumbing Repairs	L
Supplies	-	Roof Repairs	L



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INTERIOR PHOTOS

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AERIAL

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Energy

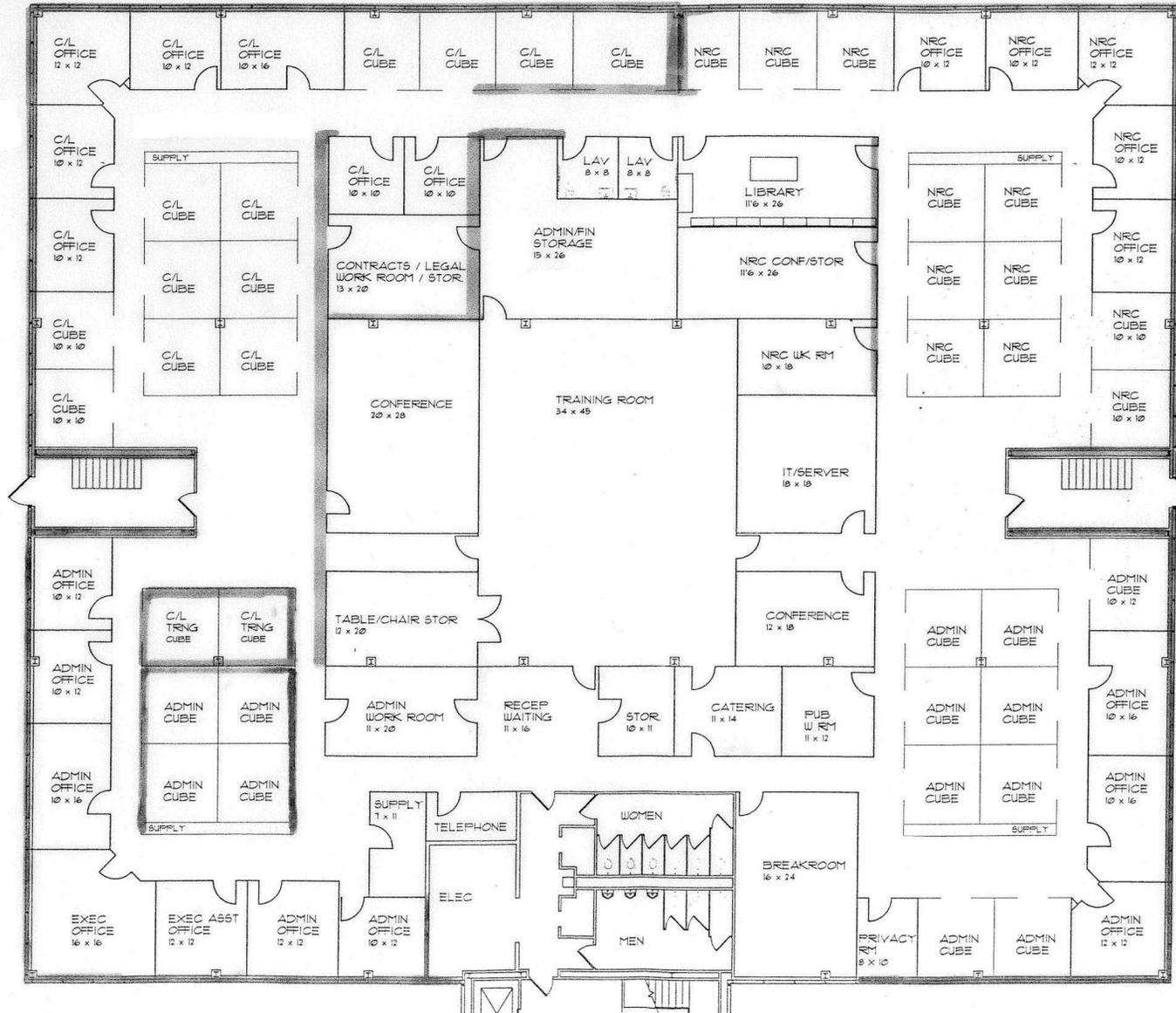
ENERGY

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SUITE 101 FLOOR PLAN

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SECOND FLOOR PLAN

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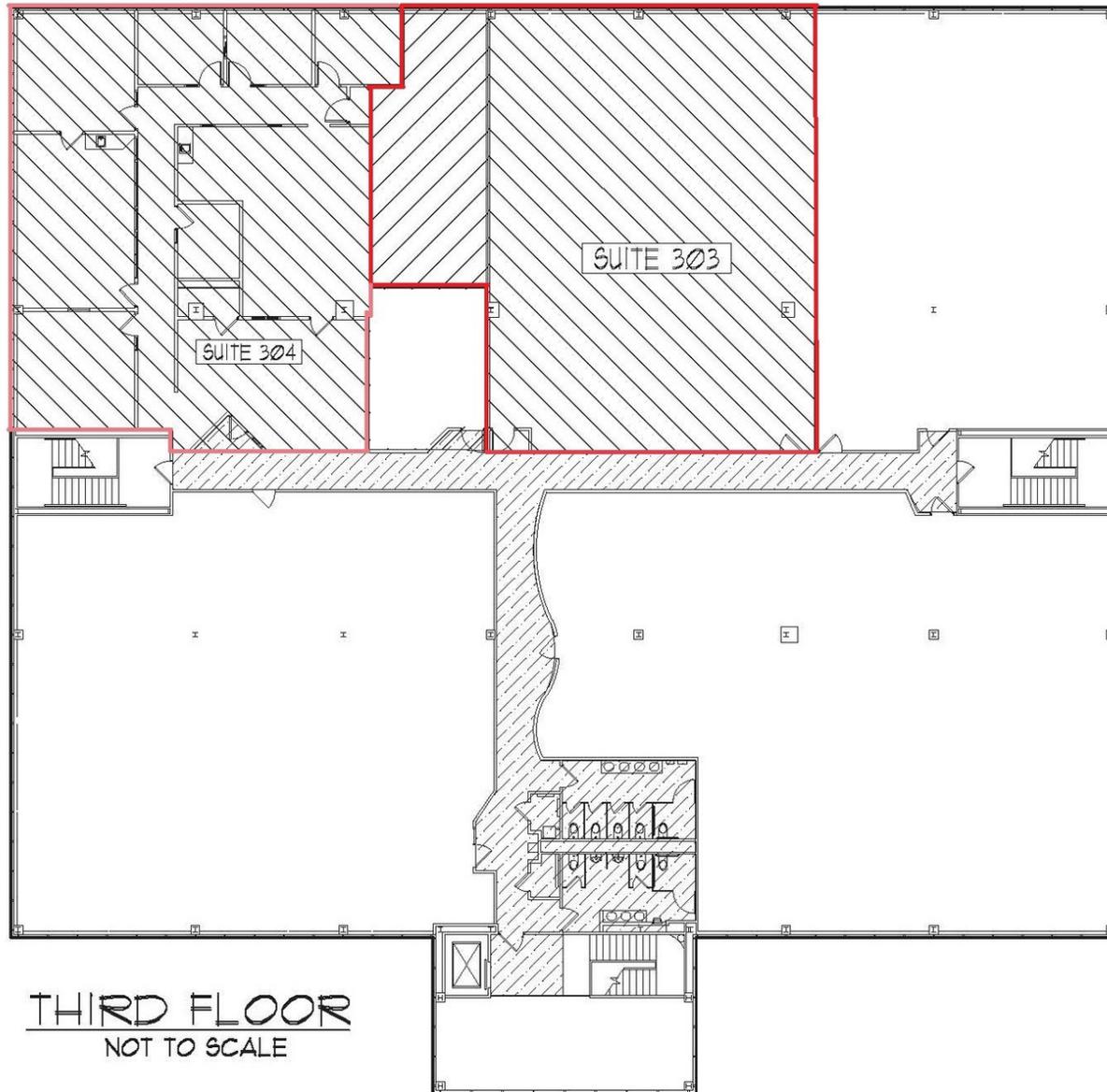
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THIRD FLOOR PLAN

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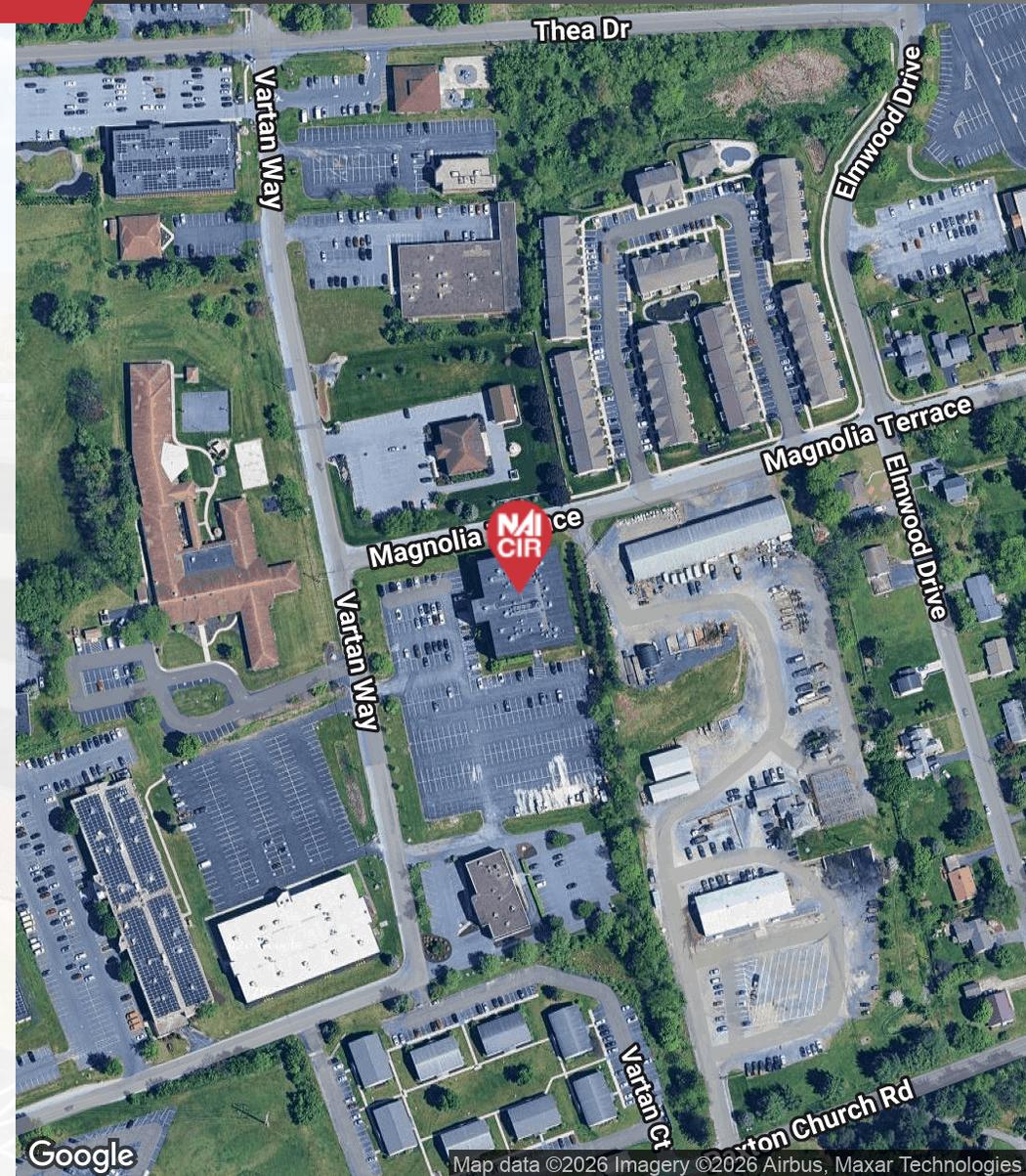
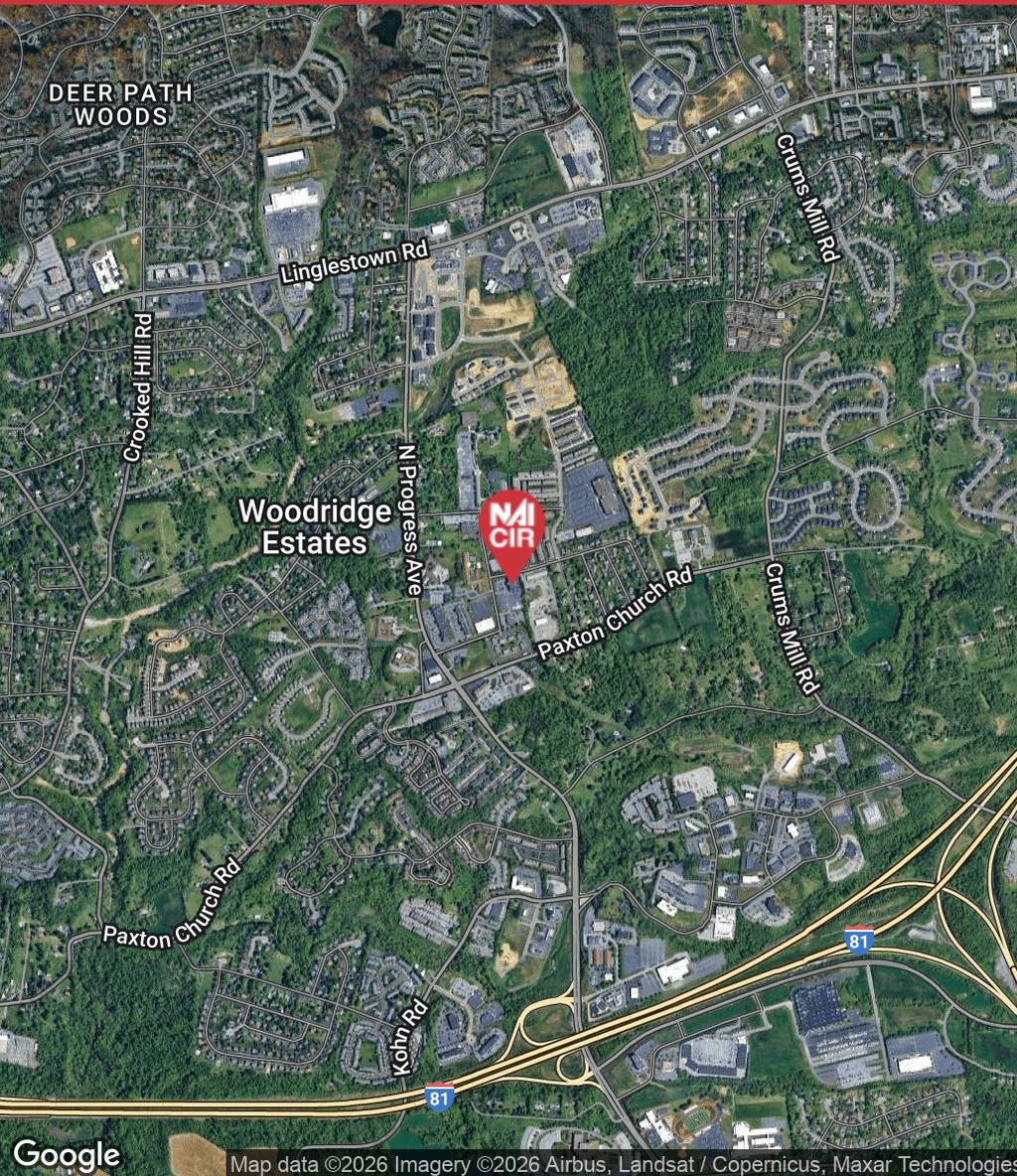
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LOCATION MAP

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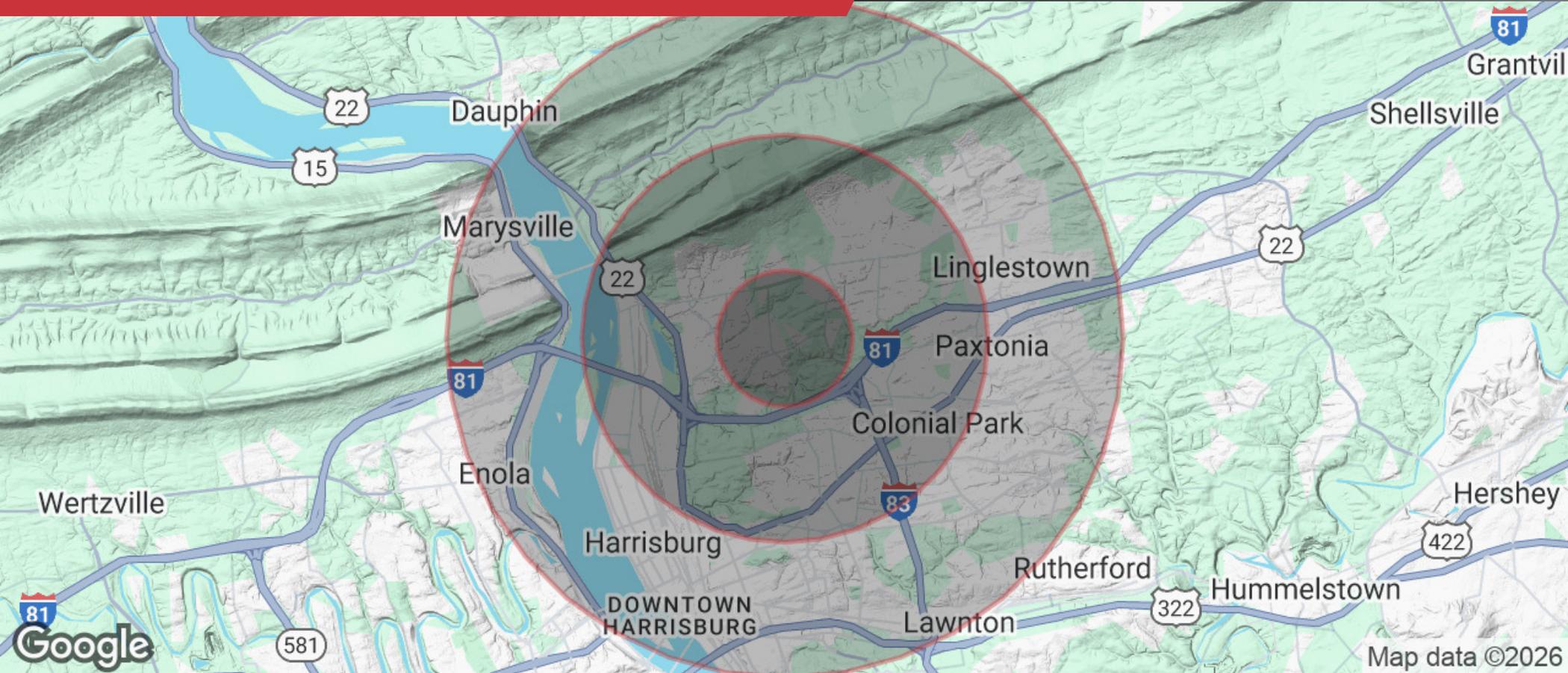
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DEMOGRAPHICS

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POPULATION

1 MILE	3 MILES	5 MILES
4,523	43,422	143,250



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,842	18,732	61,024



INCOME

1 MILE	3 MILES	5 MILES
\$93,244	\$74,648	\$60,649

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