

# Suites for Lease

449 Eisenhower Boulevard, Harrisburg, PA 17111



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Building SF:</b>	90,000 SF
<b>Lease Rate:</b>	\$15.95 / SF
<b>Lot Size:</b>	8.54 Acres
<b>Parking:</b>	On Site
<b>Zoning:</b>	Manufacturing Limited

## Property Description

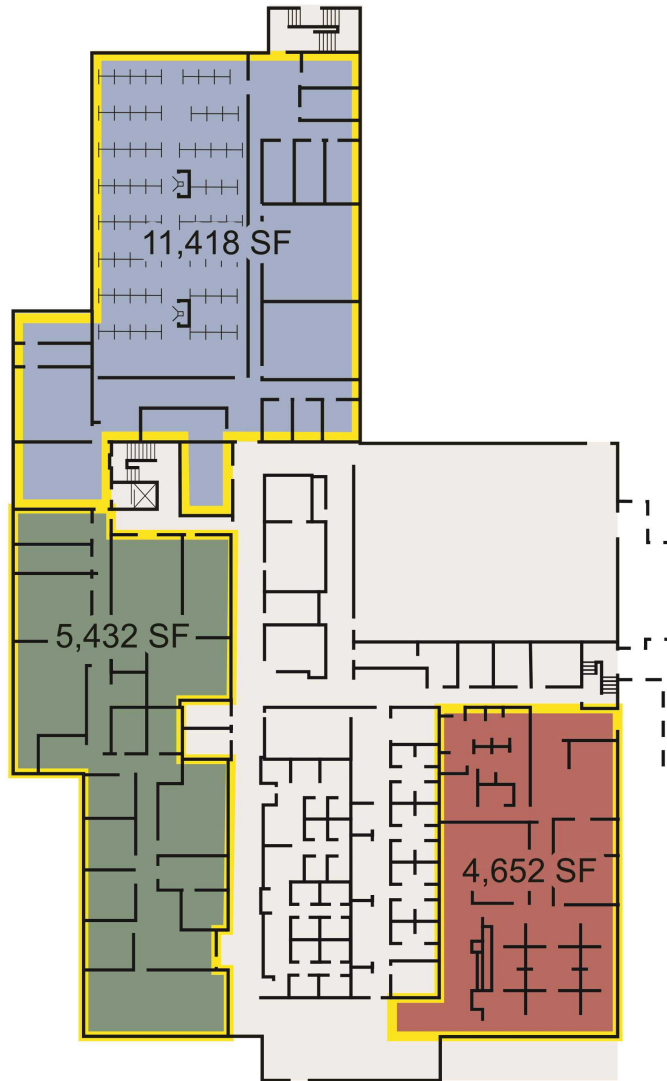
Introducing a prime opportunity to lease office space in the heart of Harrisburg’s East Shore, offering a range of options from  $\pm$  4,600 SF up to  $\pm$  21,400 SF. This conveniently located property provides exceptional exposure to major thoroughfares including I-83, I-283, Route 322, Paxton Street, and Eisenhower Boulevard. Adjacent to the TecPort Business Center and situated at the intersection of I-83 & I-283, this space boasts ample on-site parking, excellent visibility, and flexible lease terms. Exceptional signage opportunities available.

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## AVAILABILITY



## For Lease

Suite	Size	Rate
# 1	4,652	\$15.95 psf/yr
# 2	5,423	\$15.95 psf/yr
# 3	11,418	\$15.95 psf/yr

## Highlights

- Ample on-site parking
- Excellent visibility
- Flexible terms
- Easy access



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## ADDITIONAL PHOTOS

### EXCELLENT SIGNAGE & VISIBILITY



### MODERN FINISHES



### EFFICIENT BREAKROOM



### FITNESS CENTER



### CONFERENCE ROOM



### OPEN WORKSPACE



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## LOCATION



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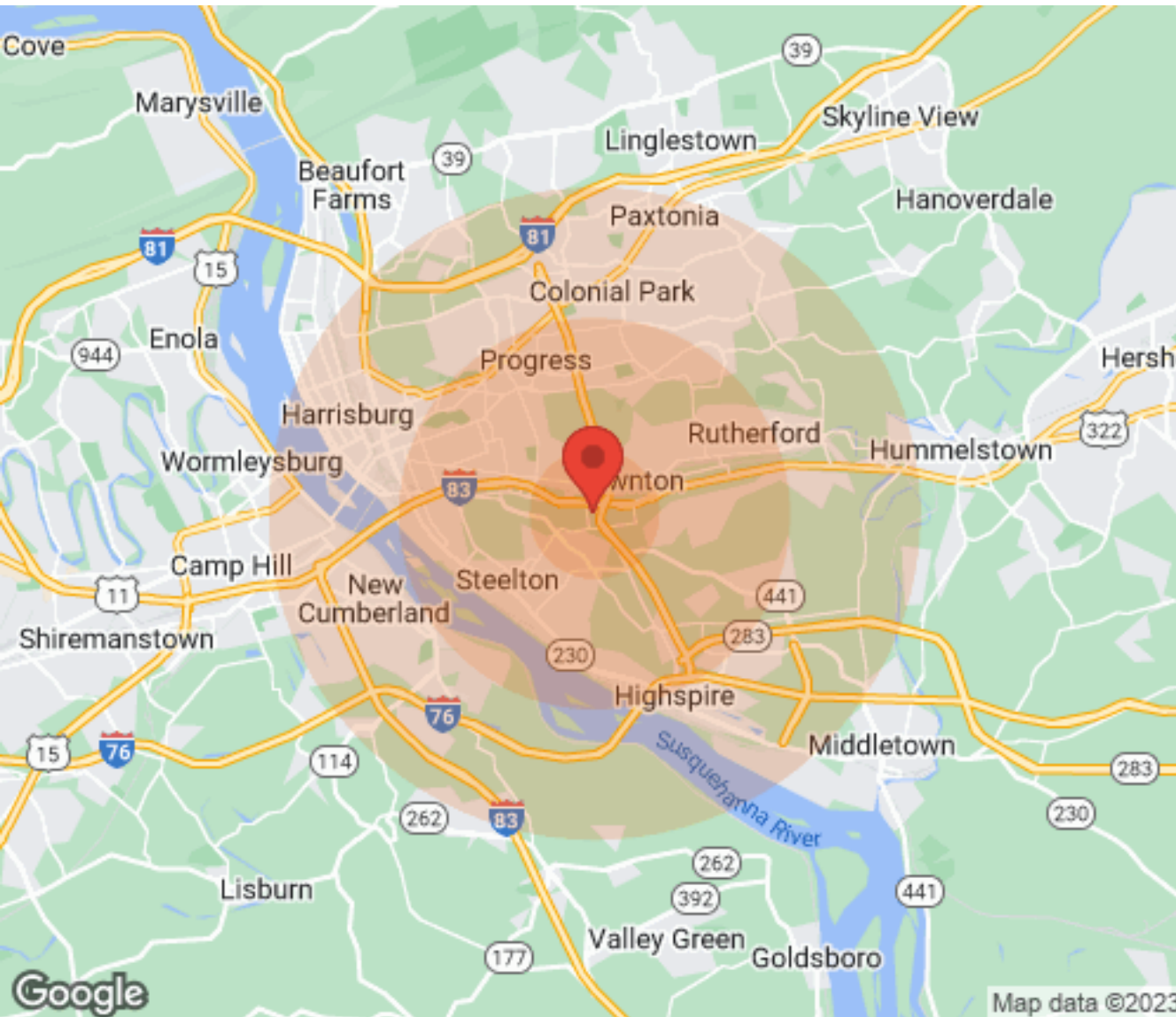


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## DEMOGRAPHICS



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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