

# 2404 PARK DRIVE

HARRISBURG, PA 17110



11,464 SF OFFICE | OWNER OCCUPIER OR LEASEBACK OPPORTUNITY

**CBRE**

# EXECUTIVE SUMMARY

CBRE, Inc. is the exclusive advisor for the sale of 2404 Park Drive, an 11,464-square-foot office building in Harrisburg, Pennsylvania.

This offering is positioned to accommodate a diverse range of buyers, from owner-users seeking a modern, turnkey headquarters to value-add investors attracted by the property's upside potential. Ownership is open to flexible sale structures, including a sale with the owner vacating at closing or executing a long-term leaseback.

Interested parties are invited to contact the marketing team for additional information.



## HIGHLIGHTS



**Building Specifications:** 11,464-square-foot, single-story office building on 1.23 acres, originally constructed in 1985 and substantially renovated in 2019.



**Occupancy & Flexibility:** Currently 82% occupied by two tenants, including owner Pion Law (7,074 SF). Flexible acquisition options include the owner vacating at closing or executing a long-term leaseback.



**Location & Access:** Situated in Susquehanna Township, Dauphin County, with excellent regional connectivity via I-81, I-83, U.S. Route 322, U.S. Route 22, and the Pennsylvania Turnpike.



**Parking:** Efficient parking ratio of approximately 5.1 spaces per 1,000 square feet.



**Ceiling Height:** 12-foot clear



**Zoning:** The property is zoned BOR (Business Office Residential). This district permits a wide range of uses, including professional offices, medical facilities, residential dwellings, institutional uses, and community services. Accessory uses such as retail, dining, and fitness centers are also permitted under specific criteria, and additional uses such as hospitals and specialized care facilities may be allowed by special exception.



**Real Estate Taxes:** \$22,880



**Property offered without an asking price.**

FLOOR PLAN



# EXCELLENT REGIONAL ACCESS





## HARRISBURG OVERVIEW

Founded as a riverfront trading post along the Susquehanna River, Harrisburg evolved into a critical industrial and railroad hub during the 19th century and serves today as the enduring capital of the Commonwealth of Pennsylvania.

### WHY HARRISBURG?



Variety of Historical and Educational Institutions



Regional Accessibility to many major cities



Walkable concentration in the Downtown District



Significant tourism destination drives traffic



Reliable base of high-skilled professional jobs

### DISTANCE TO MAJOR CITIES

69 mi

Baltimore

94 mi

Philadelphia

95 mi

Washington, D.C.

156 mi

New York City

### PRIME LOCATION

Quickly accessible by car and public transit:



Regionally and nationally recognized access via I-83, I-81, I-80, I-78, and the PA Turnpike.



Amtrak's Harrisburg Station (Central Business District) offers rail and long-distance bus service to major East Coast hubs.



Harrisburg International Airport (MDT) in Middletown provides national and international service with nonstop flights to 13 destinations.

### PARKS, RECREATION & CULTURAL ATTRACTIONS



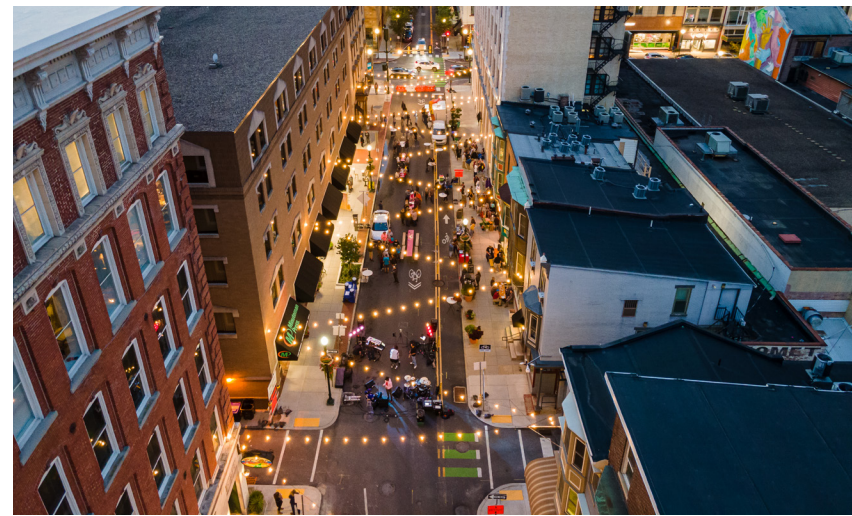
The city features extensive outdoor space along the Susquehanna River, including Riverfront Park and City Island, which host community events, festivals, and leisure activities.



Dense concentration of dining and nightlife, particularly in the Central Business District (2nd Street "Restaurant Row"), Midtown, and the Broad Street Market area.



Residents have access to a variety of historical and educational institutions, such as the Pennsylvania State Museum, the John Harris Mansion, the Fort Hunter Mansion, and the State Capitol building.



## DEMOGRAPHICS

5 MILE RADIUS



POPULATION  
169,885



MEDIAN AGE  
39.30



65+ POPULATION  
19.1%



AVG HOUSEHOLD  
INCOME  
\$96,647



HOUSEHOLDS  
71,143

# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# HIGHWAY ACCESS



## Commerce Park Corporate Neighbors



| Proximity from Property          |           |
|----------------------------------|-----------|
| I-81                             | 1 Mile    |
| PA Turnpike (I-76)               | 8.5 Miles |
| Downtown Harrisburg              | 7.5 miles |
| Harrisburg International Airport | 17 miles  |

Harrisburg International  
Airport

Penn State Harrisburg

Middletown

