

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$14.95 SF/yr (MG)
Building Size:	32,069 SF
Available SF:	800 - 5,000 SF
Lot Size:	0.61 Acres
Year Built:	1959
Zoning:	Office-C01
Township/Borough:	Harrisburg City
County:	Dauphin County

## PROPERTY OVERVIEW

Well-located Class B office property located outside of the Harrisburg Central Business District (CBD). This property has open floor plates and great views of the Susquehanna River and Riverfront Park. Multiple spaces available.

## PROPERTY HIGHLIGHTS

- Ownership is offering 1 month free rent for every year of commitment in the initial term.
- Ideal midtown location
- Offers beautiful views of the Susquehanna River
- Easy access to downtown Harrisburg
- Conveniently located near major highways
- Ample, on-site parking available

## LEASE SPACES

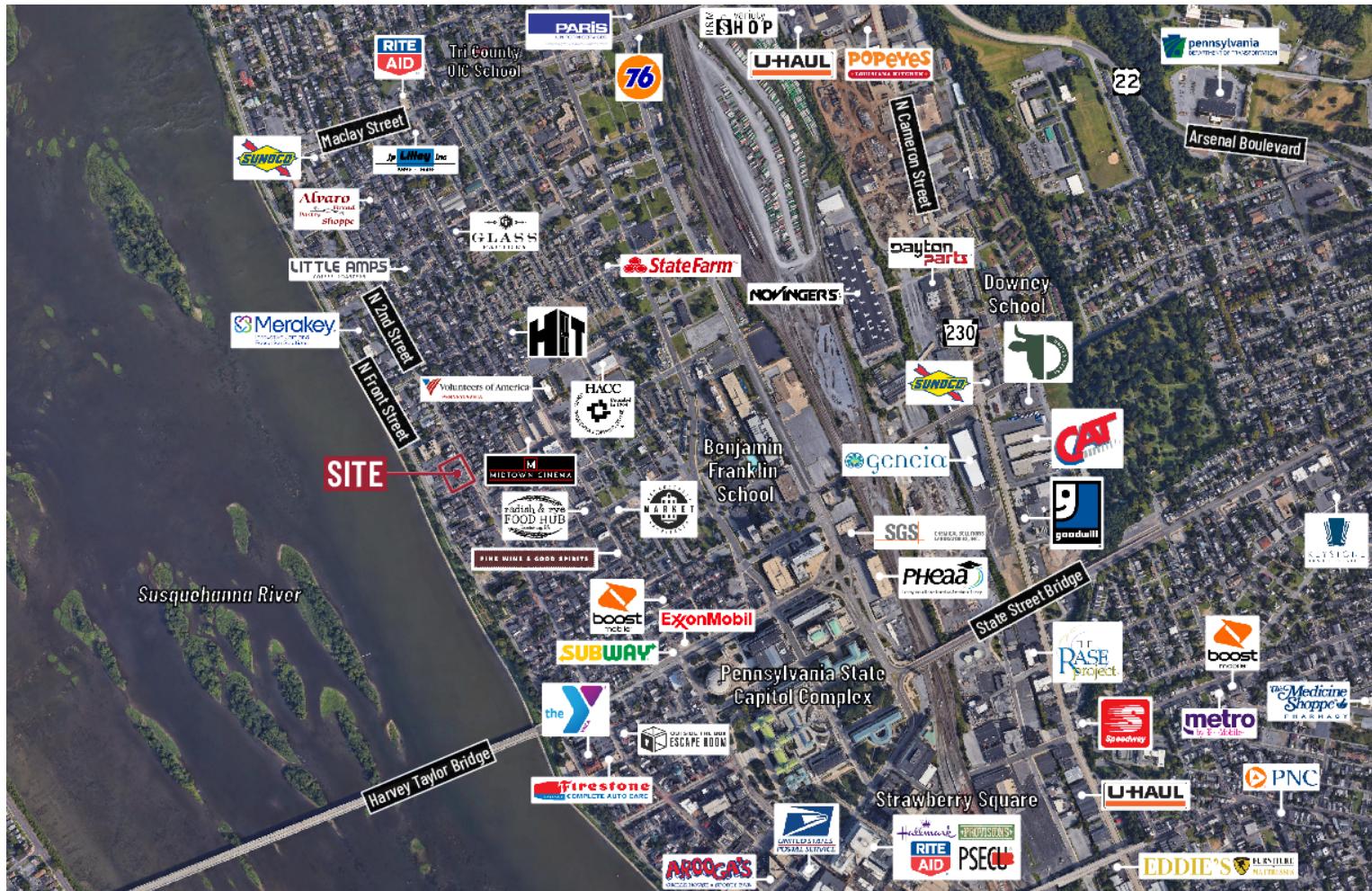
## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	800 - 5,000 SF	Lease Rate:	\$14.95 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 19	Available	1,489 SF	Modified Gross	\$14.95 SF/yr	-
Suite 20A	Available	800 SF	Modified Gross	\$14.95 SF/yr	-
Suite 20B	Available	800 SF	Modified Gross	\$14.95 SF/yr	-
Suite 21	Available	1,000 - 5,000 SF	Modified Gross	\$14.95 SF/yr	-

### AERIAL

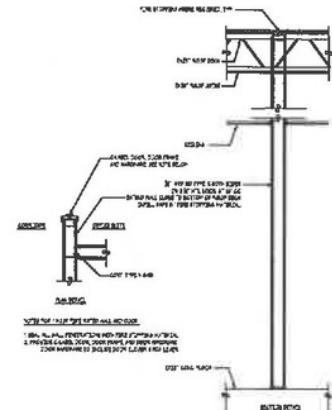
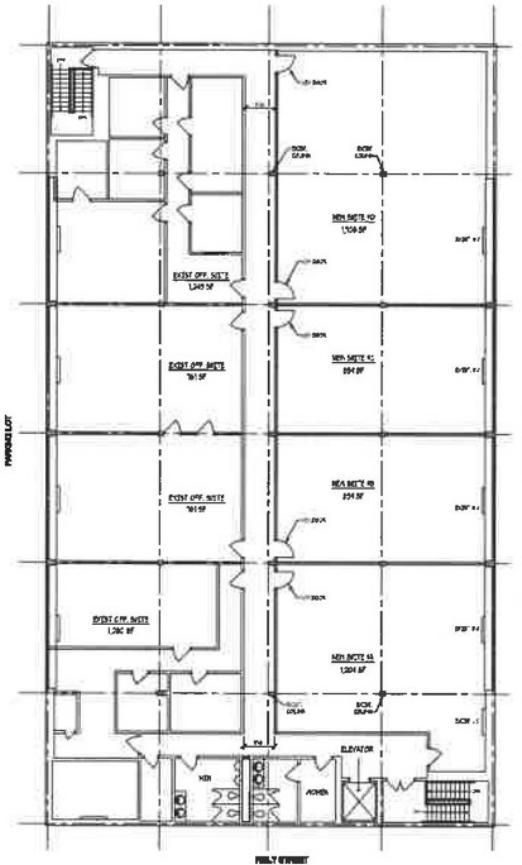
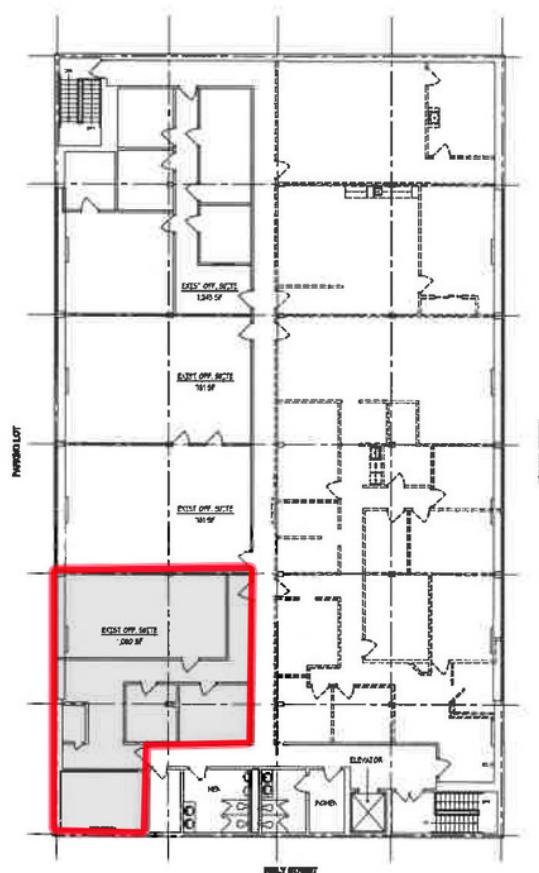


# 1500 N 2ND STREET

## OFFICE PROPERTY FOR LEASE

1500 N 2nd Street Harrisburg, PA 17102

# SUITE 19



TYPICAL 1-HR RATED WALL DETAILS



PROJECT LOCATION MAP



Drew Bobincheck, CCIM  
Senior Vice President  
717.731.1990 x3006  
[dbobincheck@landmarkcr.com](mailto:dbobincheck@landmarkcr.com)

Sean Fitzsimmons  
Director - Sales & Leasing  
717.731.1990 x3013  
sfitzsimmons@landmarkcr.com

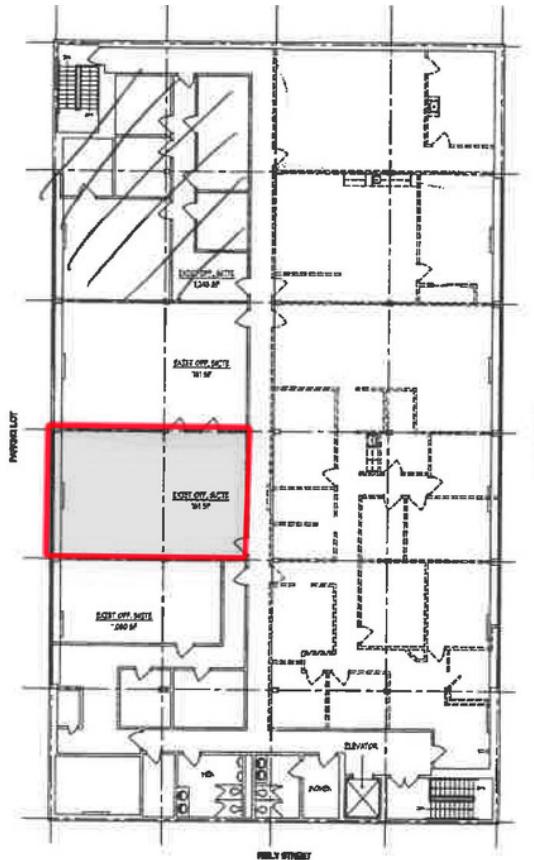
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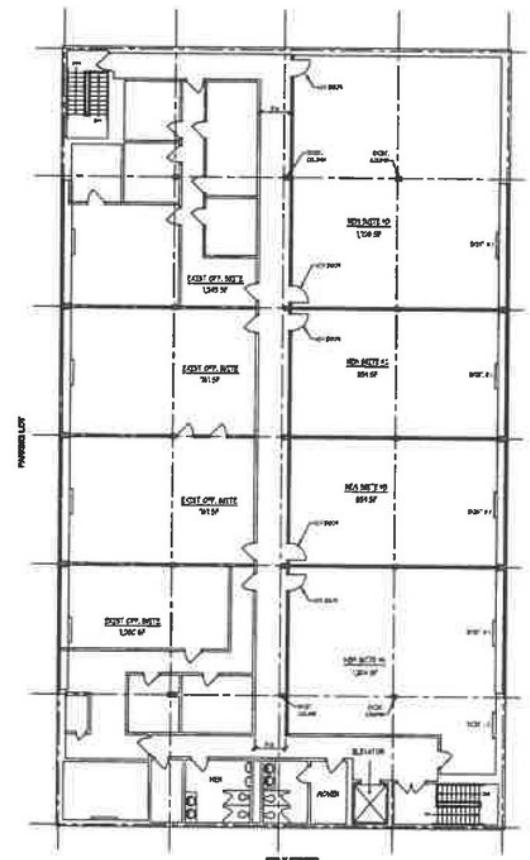
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1500 N 2nd Street Harrisburg, PA 17102

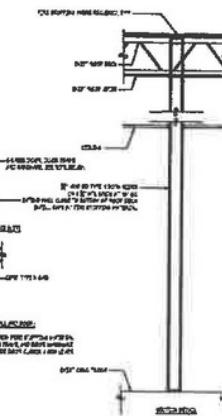
# **SUITE 20A**



### DEMOLITION PLAN - 3RD FLOOR



PROPOSED LAYOUT PLAN - 2022 EDITION



**TYPICAL 1-HR RATED WALL DETAILS**



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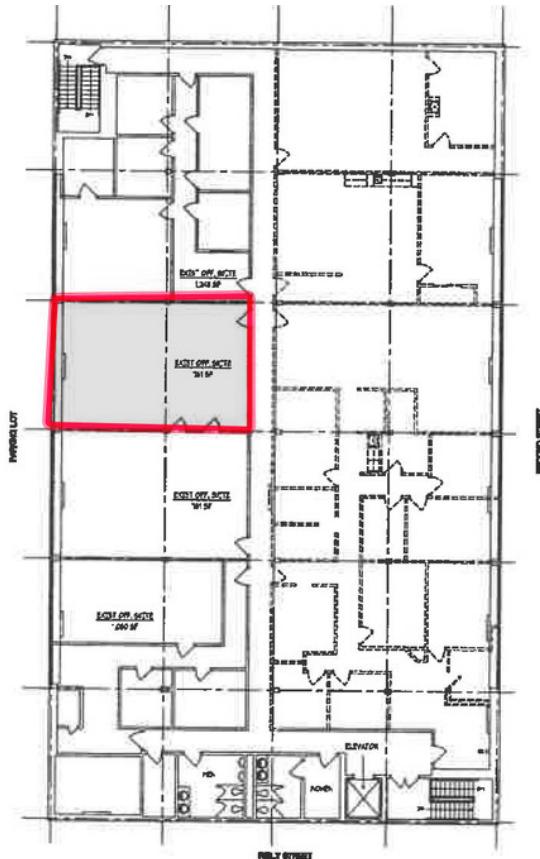
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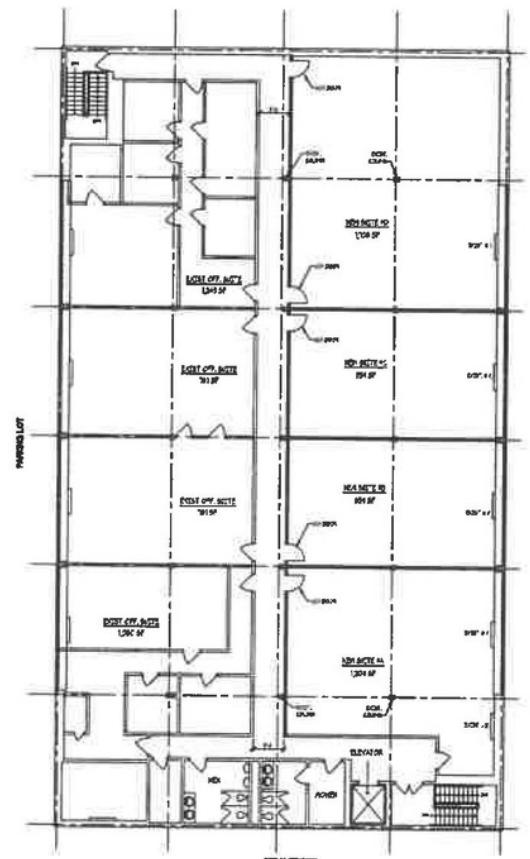
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1500 N 2nd Street Harrisburg, PA 17102

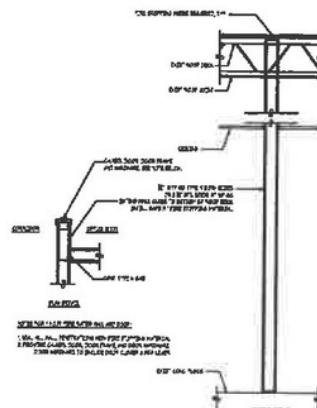
# SUITE 20B



DEMOLITION PLAN - 3RD FLOOR



### PROPOSED LAYOUT PLAN - 3RD FLOOR



**TYPICAL 1-HR RATED WALL DETAILS**



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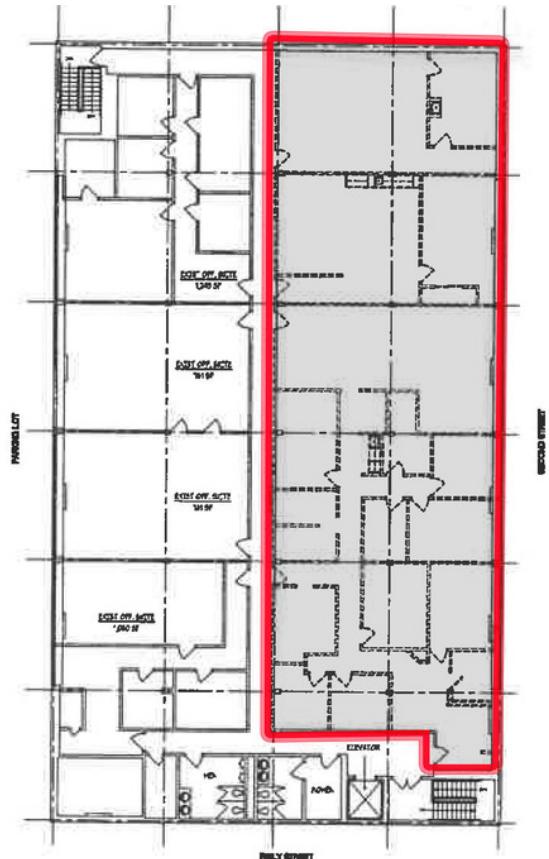
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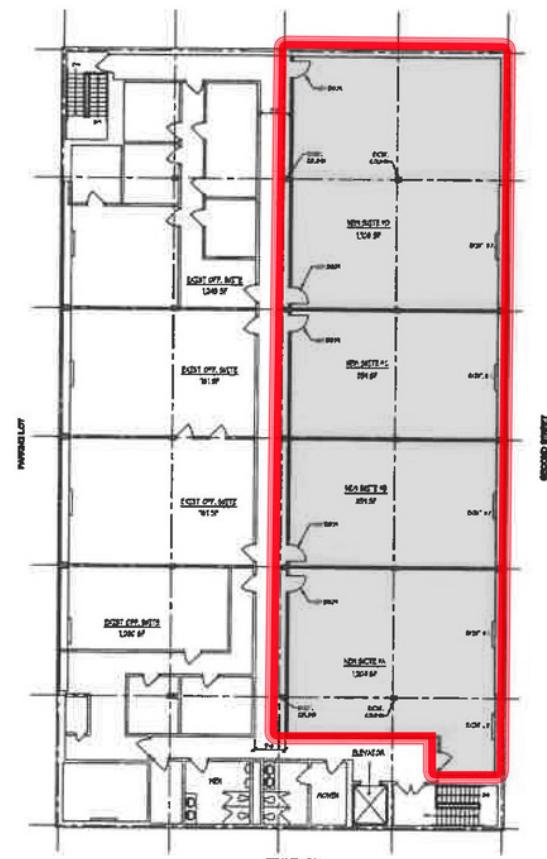
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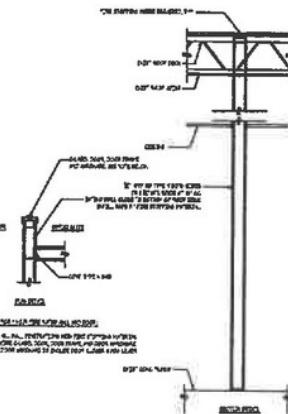
SUITE 21



| DEMOLITION PLAN - 3RD FLOOR



PROPOSED LAYOUT PLAN - APP E1/208



**TYPICAL 1-HR RATED WALL DETAILS**



**PROJECT LOCATION MAP**

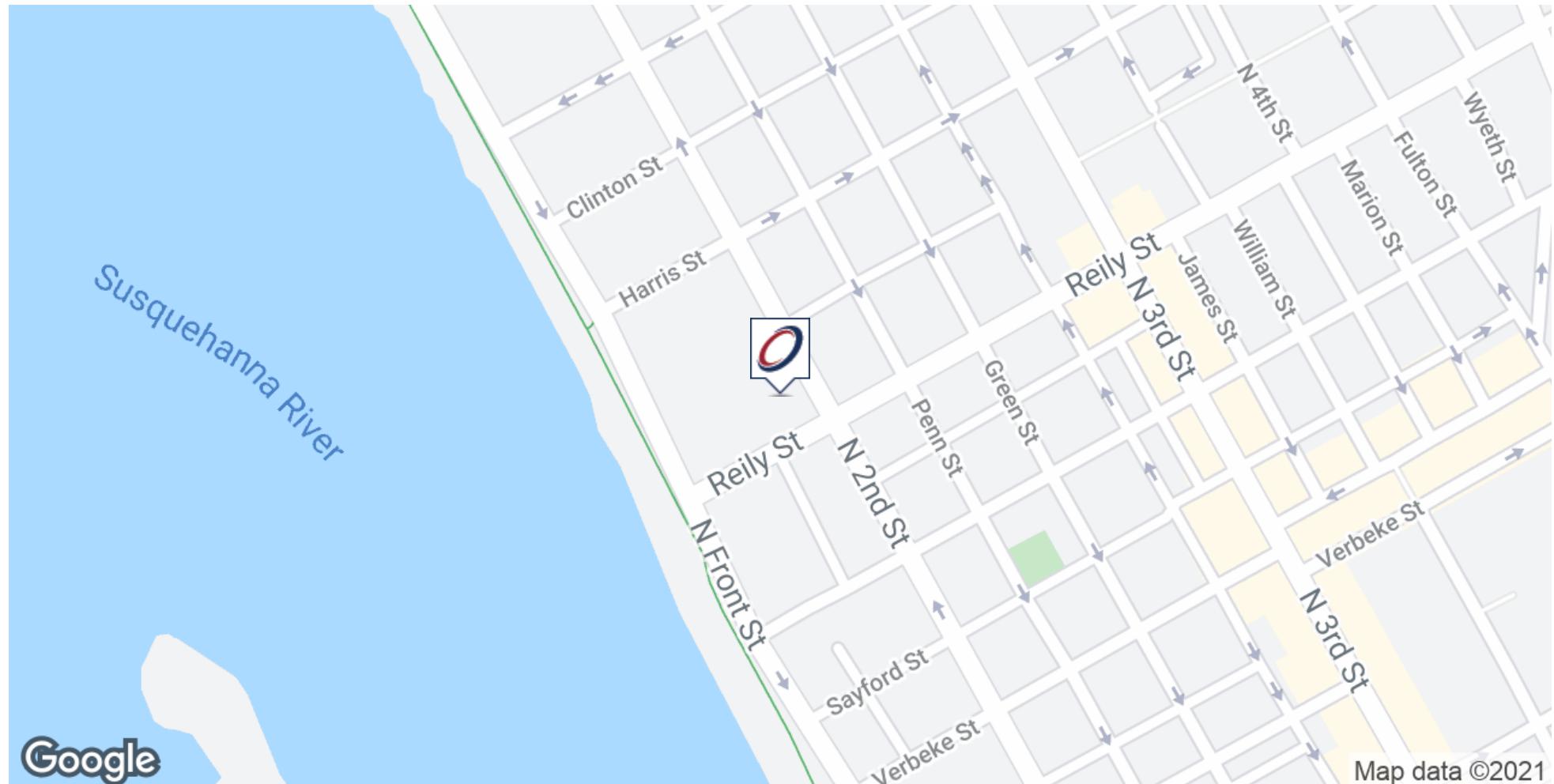


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## LOCATION MAP



## DEMOGRAPHICS MAP &amp; REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,933	94,364	194,939
Average age	37.4	35.3	37.7
Average age (Male)	35.4	32.9	35.6
Average age (Female)	40.1	37.0	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,816	40,777	81,542
# of persons per HH	2.0	2.3	2.4
Average HH income	\$41,807	\$50,850	\$60,252
Average house value	\$100,702	\$138,141	\$158,602

\* Demographic data derived from 2010 US Census

