

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



Drew Bobincheck, CCIM
Senior Vice President
717.731.1990 x3006
dbobincheck@landmarkcr.com

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

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1500 N 2ND STREET

OFFICE PROPERTY FOR LEASE

1500 N 2nd Street Harrisburg, PA 17102

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	-



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AERIAL



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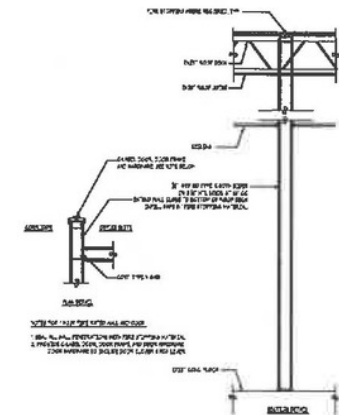
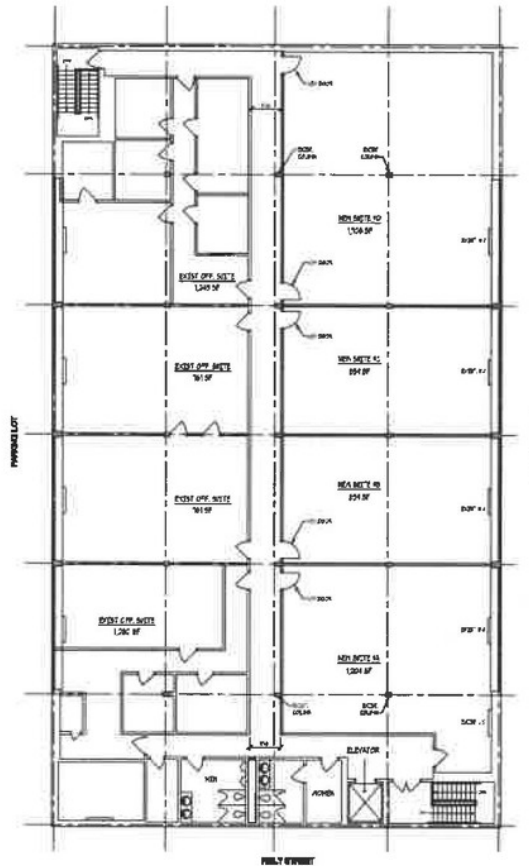
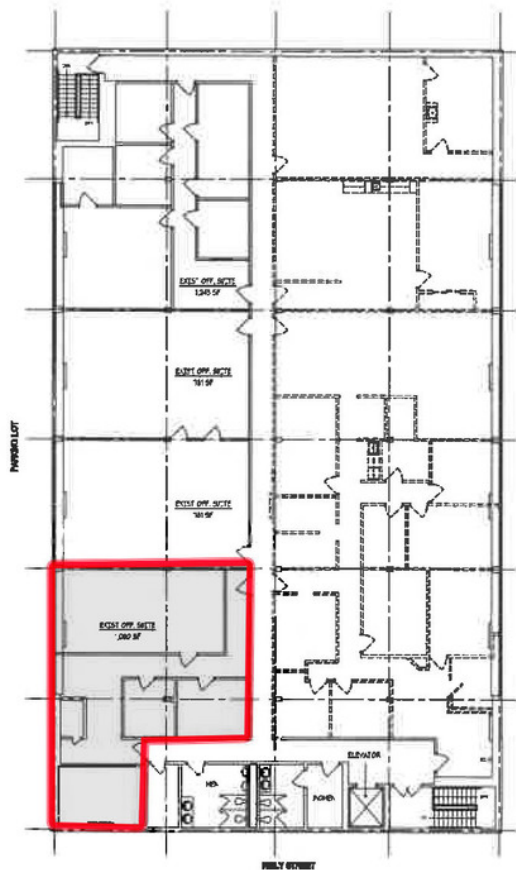
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SUITE 19



TYPICAL 1-HR RATED WALL DETAILS
SCALE: NOT TO SCALE



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

REV	REVISION	DATE	BY

EI ASSOCIATES
ARCHITECTURE • ENGINEERING
1000 1st Floor St. - Harrisburg, PA 17102-2800



Drew Bobincheck, CCIM
Senior Vice President
717.731.1990 x3006
dbobincheck@landmarkcr.com

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sfitzsimmons@landmarkcr.com

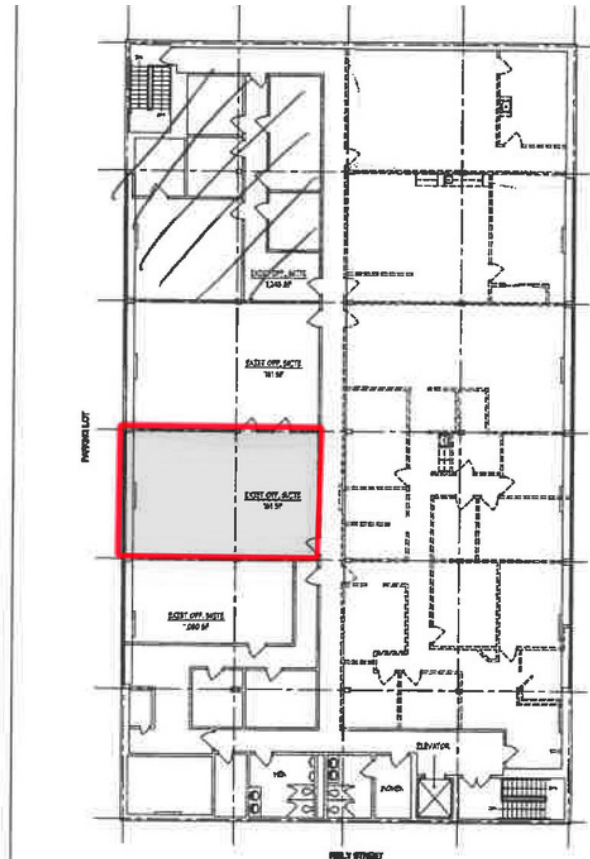
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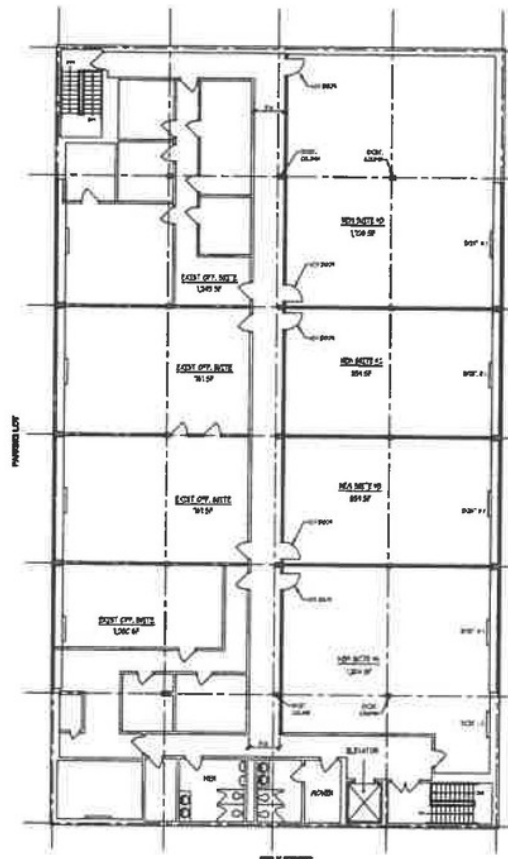
OFFICE PROPERTY FOR LEASE

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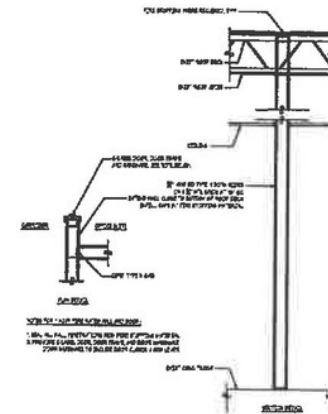
SUITE 20A



DEMOLITION PLAN - 3RD FLOOR



PROPOSED LAYOUT PLAN - 3RD FLOOR



TYPICAL 1-HR RATED WALL DETAILS
SCALE: NOT TO SCALE



PROJECT LOCATION MAP
SCALE: NOT TO SCALE

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/11/18
2	REVISED FOR COMMENTS	01/11/18
3	REVISED FOR COMMENTS	01/11/18
4	REVISED FOR COMMENTS	01/11/18
5	REVISED FOR COMMENTS	01/11/18
6	REVISED FOR COMMENTS	01/11/18
7	REVISED FOR COMMENTS	01/11/18
8	REVISED FOR COMMENTS	01/11/18
9	REVISED FOR COMMENTS	01/11/18
10	REVISED FOR COMMENTS	01/11/18



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Senior Vice President
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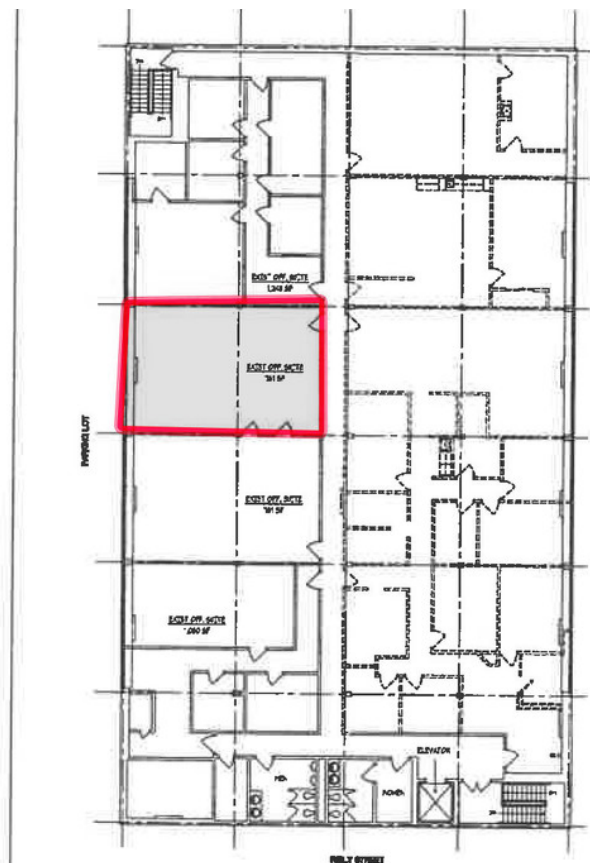
Sean Fitzsimmons
Director - Sales & Leasing
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sfitzsimmons@landmarkcr.com

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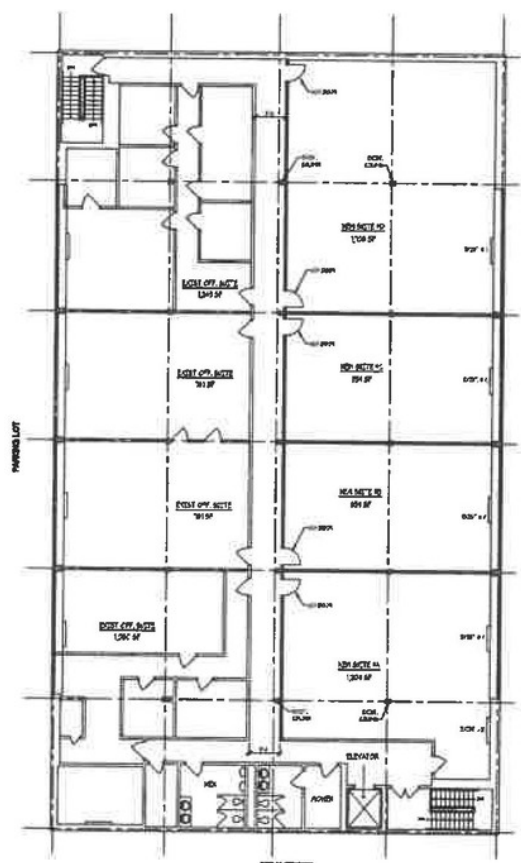
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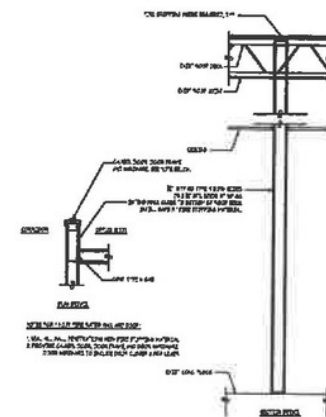
SUITE 20B



DEMOLITION PLAN - 3RD FLOOR



PROPOSED LAYOUT PLAN - 2005/000



TYPICAL 1-HR RATED WALL DETAILS
SCALE: NOT TO SCALE



PROJECT LOCATION MAP
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REV.	REVISION DESCRIPTION	BY	DATE
 ET ASSOCIATES ARCHITECTURE • ENGINEERING 201 West 1st St. • Suite 100 • St. Paul, MN 55102			



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Senior Vice President
717.731.1990 x3006
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Sean Fitzsimmons
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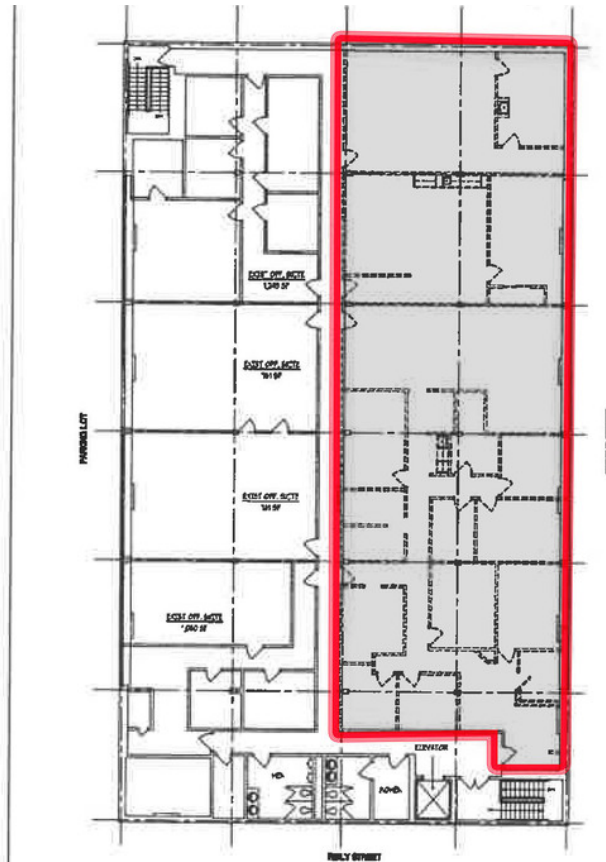
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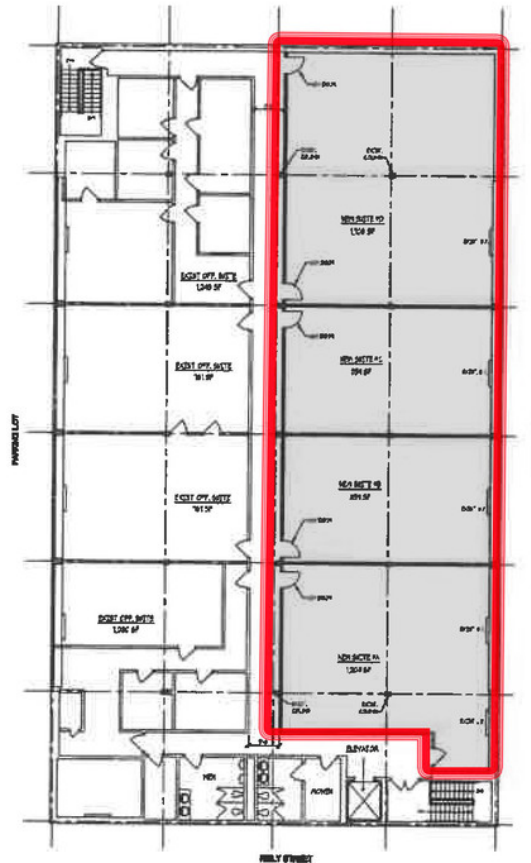
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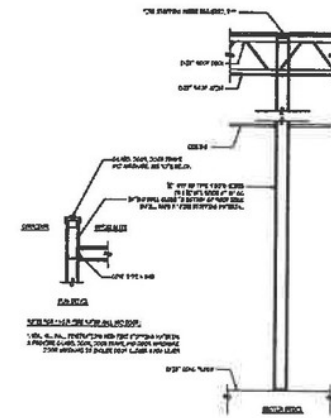
SUITE 21



DEMOLITION PLAN - 3RD FLOOR



PROPOSED LAYOUT PLAN - 3RD FLOOR



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PROJECT LOCATION MAP
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NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	01/11/2018	SEAN FITZSIMMONS
2	REVISED TO ADD DEMOLITION PLAN	01/11/2018	SEAN FITZSIMMONS

 **EIT ASSOCIATES**
ARCHITECTURE • ENGINEERING
200 N. 2ND STREET, SUITE 200, HARRISBURG, PA 17102-2000



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Senior Vice President
717.731.1990 x3006
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Director - Sales & Leasing
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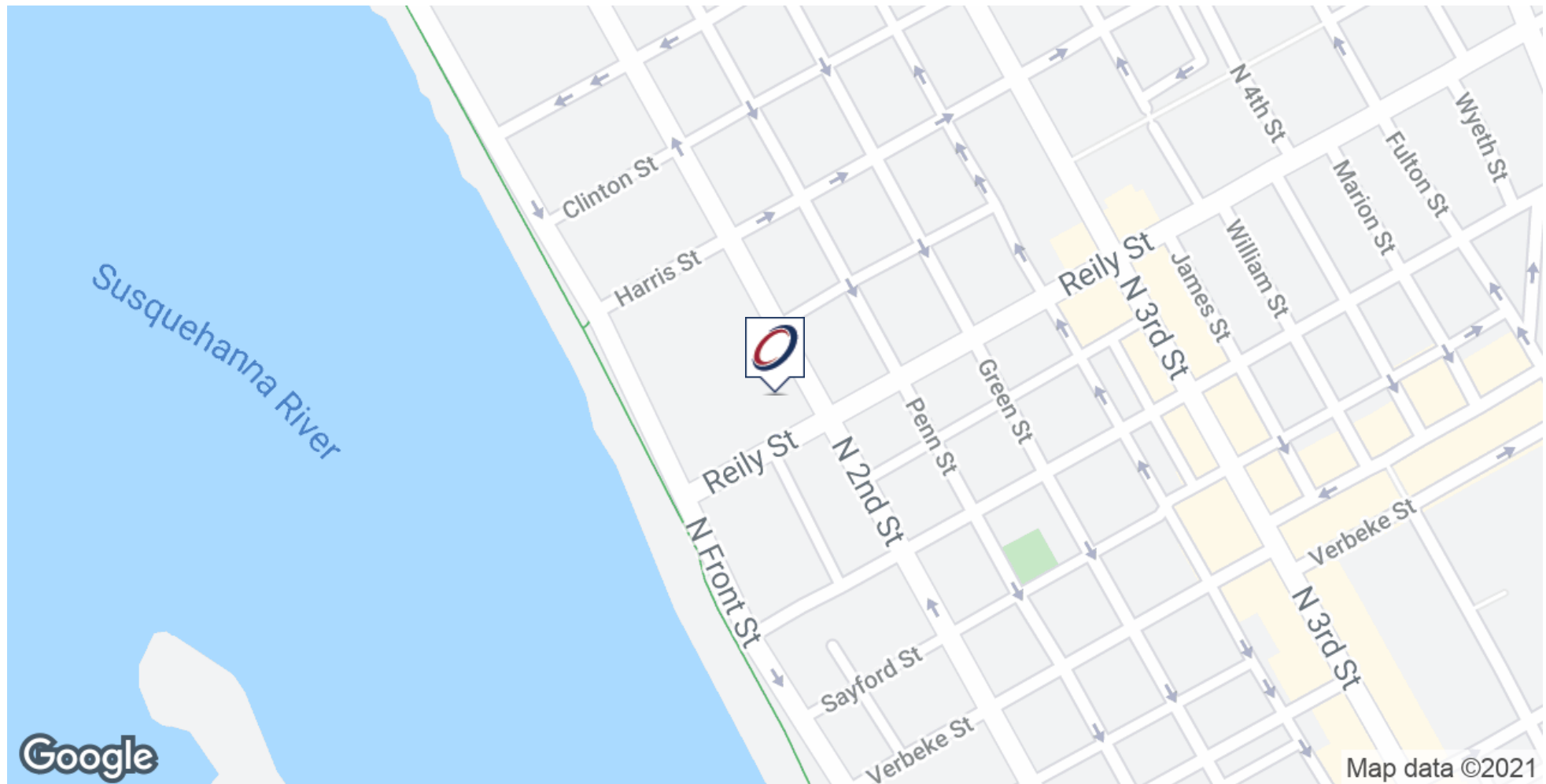
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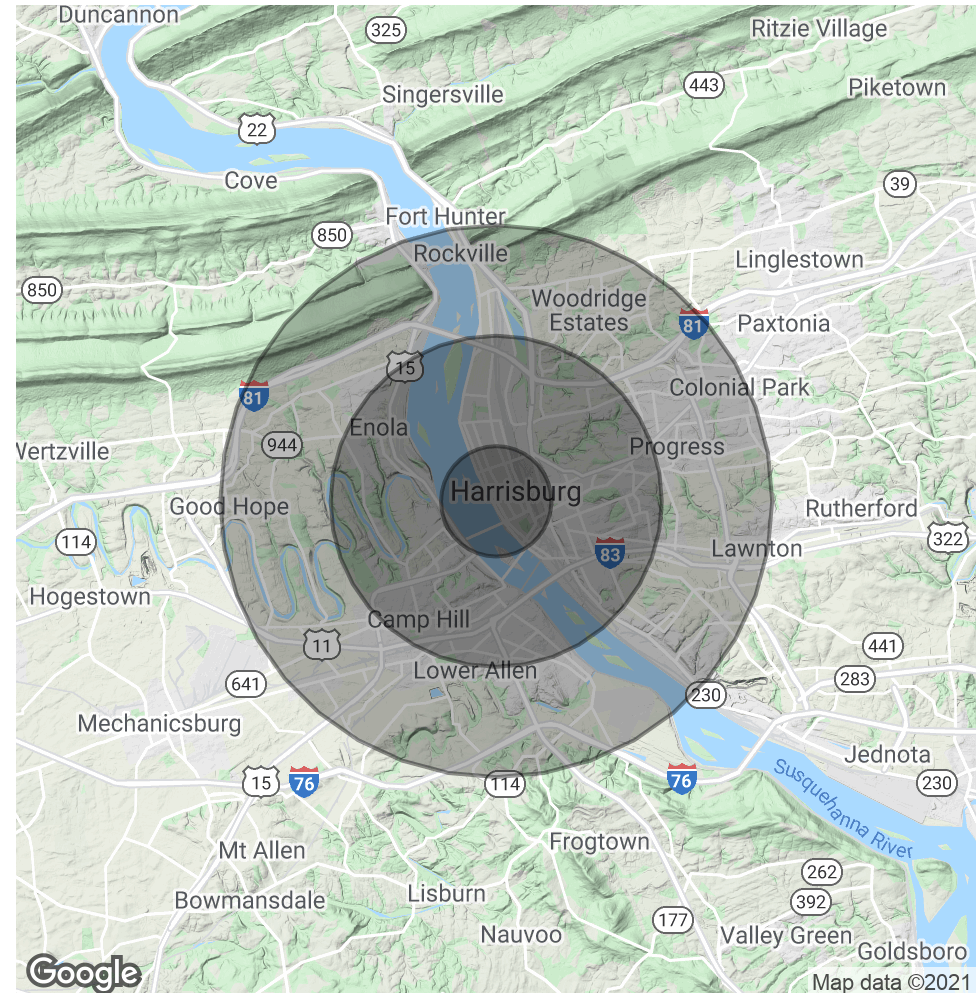
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DEMOGRAPHICS MAP & REPORT

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



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