



Office Space Available

FOR LEASE IN DOWNTOWN HARRISBURG

100 N CAMERON STREET, HARRISBURG



100 N CAMERON STREET
HARRISBURG, PA 17101
PROFESSIONAL OFFICE SPACE

FOR LEASE

OFFERING SUMMARY

Available SF for Lease	7,500 - 15,000 SF
Lease Rate	\$16.50 per SF/yr
Lease Type	Full Service
CAM	N/A
Zoning	CO1 - Office
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY OVERVIEW

Office space available in large, well maintained multi-tenanted office building, within minutes to the PA State Capitol Complex and government buildings. Beautiful, historic style brick office property completely renovated over recent years. Convenient location for tenants requiring substantial City parking. Located within the Enterprize zone with excellent visibility. Landlord is willing to invest in build out for potential tenants

PROPERTY HIGHLIGHTS

- ADA compliant and energy efficient
- Best parking in the City of Harrisburg
- Located on bus line
- Join tenants: Adler Health Services, Capital Region Mid Penn Legal, Career Link, Educational Data System, Airs Community Alliance, and many more office professionals.



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PROPERTY DETAILS

Number of Buildings	1
Building Size	81,000 SF
Lot Size	1.94 Ac
Building Class	B
Tenancy	Multi
Number of Floors	4
Restrooms	In-Suite
Parking	Ample On-site
Year Built Renovated	1900 2022-2023

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat Rubber
Power	3-Phase 12,000 Amp
HVAC	78-Zone HVAC 400 KW gas emergency generator
Sprinklers	Wet Sprinkler system throughout
Signage	On Building

MARKET DETAILS

Cross Streets	N Cameron St & Walnut St
Traffic Count at Intersection	18,300 ADT
Municipality	City of Harrisburg
County	Dauphin County
Zoning	CO1 - Office



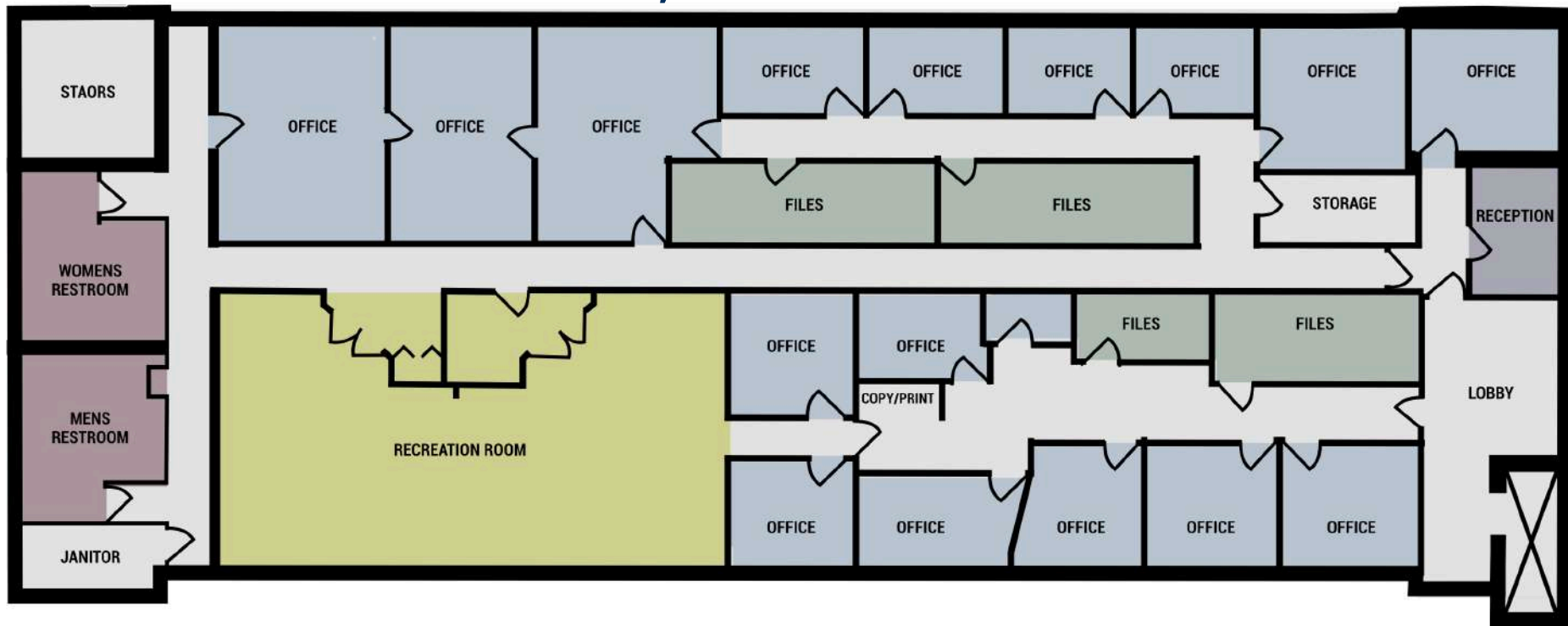


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SUITE 401 EAST 7,900 SF

AVAILABILITY



SUITE	AVAILABLE SF	MAX CONTIGUOUS	LEASE PRICE	LEASE TYPE	DETAILS
Third Floor	8,715 SF	8,715 SF	\$16.50 per SF/yr	Full Service	Third Floor
201	1,500 SF	1,500 SF	\$16.50 per SF/yr	Full Service	Second Floor
300	2,000 SF	2,000 SF	\$16.50 per SF/yr	Full Service	Third Floor; East
401	7,900 SF	7,900 SF	Negotiable	Full Service	Fourth Floor; East



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LOCATION

PA STATE
CAPITOL COMPLEX



RZORBLADE



N CAMERON STREET

WALNUT STREET

STATE STREET BRIDGE

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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AREA



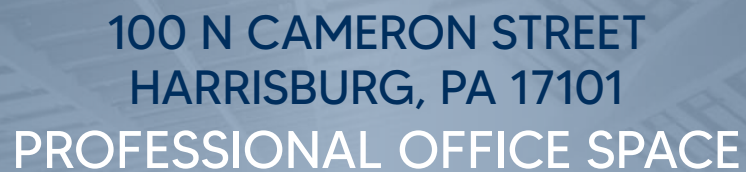
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FOR LEASE

DEMOGRAPHICS

1 MILE	27,059
3 MILE	105,692
5 MILE	204,859

1 MILE	12,004
3 MILE	44,639
5 MILE	85,153

1 MILE	\$62,334
3 MILE	\$81,261
5 MILE	\$95,878

1 MILE	1,627
3 MILE	5,234
5 MILE	9,195

1 MILE	38,861
3 MILE	90,489
5 MILE	143,530





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FOR LEASE

AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



HARRISBURG DEMOGRAPHICS



POPULATION

50,730



HOUSEHOLDS

21,818



AVG HH INCOME

\$66,864



MEDIAN AGE

32.0



BUSINESSES

2,538



EMPLOYEES

52,337

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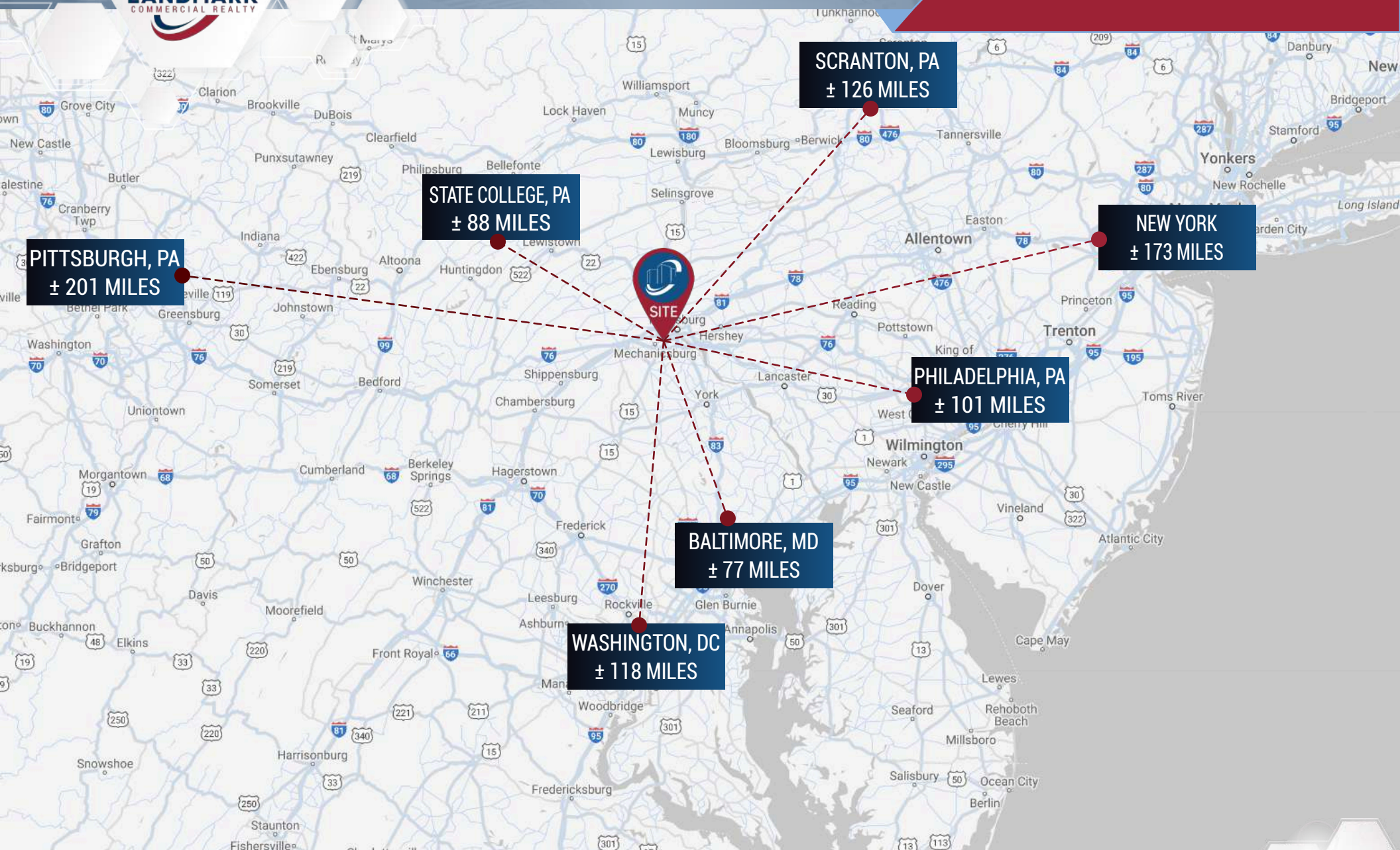
TCN
WORKMAN
REAL ESTATE SERVICES

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