



301 Chestnut Street Harrisburg, PA 17101 Dauphin County, City of Harrisburg

Pennsylvania Place is a one-of-a-kind development for the Harrisburg market that includes over 50,000 square feet of Class A office space in the City's thriving downtown district. The building offers an ultimate level of visibility, functionality and sophistication. On-site parking, workout facility, a swimming pool and high-end finishes embody the urban luxury of this high-rise mixed-use building.

Virtual Tour: [Click here to take a virtual tour of this property!](#)

| | |
|-----------------------|--------------|
| Square Feet Available | 25,056 SF |
| Lot Size | 1.450 AC |
| Date Available | Immediately |
| Price | \$15.00 / SF |

Zoning

Downtown Center (DC) which permits Professional Offices; Business/Essential Services; Fitness Center; Hospital/Medical; Financial Institution etc.

Building Information

| | |
|------------------------|---|
| SF Available | 25,056 |
| Min Contiguous SF | 486 |
| Max Contiguous SF | 10,918 |
| Additional information | Suite 102: 963 SF Suite 104: 486 SF Suite 105: 3,688 SF Suite 200: 7,383 SF Suite 201: 3,535 SF Suite 301: 2,960 SF Suite 403: 3,670 SF Suite 404: 1,468 SF Suite 405: 903 SF |
| Total SF in Building | 288,000 |
| Year Constructed | 1950 |
| Elevator | Two |
| Number of Floors | 25 |
| Sprinklers | Yes |
| Ceiling Type | Second look acoustic tile |
| Ceiling Height | Varies throughout |
| Floor Type | Carpet over concrete and tile |
| Business ID Sign | Directory signage and door signage |
| Basement | None |
| Restroom | Multiple throughout; some in-common and some in-suite |
| Electrical Capacity | *Suite F on the second floor features an emergency back-up power system, including a 300 KW generator and 600 Amp automatic power transfer switch. This is especially beneficial for tenants with critical operations or the need for continuous operations. |
| Roof | Flat rubber |
| Walls | Painted drywall |
| Lighting | Varies throughout; fluorescent and LED |

Leasing Information

| | |
|---------------------|----------------------------------|
| Price Per SF | \$15.00 |
| Price Notes Leasing | \$15.00/SF + janitorial |
| Monthly | Varies on amount of space leased |
| Annually | Varies on amount of space leased |
| Real Estate Taxes | Included in lease rate |
| Operating Expenses | Included in lease rate |
| Finish Allowance | Negotiable |
| Lease Term | Negotiable |

| | |
|--------------------------------|--|
| Options | Negotiable |
| Escalation | Negotiable |
| Possession | At lease commencement |
| Building Hours | Unlimited** |
| Security Deposit | Amount equal to first month's rent |
| Additional Leasing Information | **Some HVAC modifications may need to be made to accommodate weekend hours |

Utilities And Services

(T= By Tenant, L= By Landlord)

| | | | |
|-------------------------|---|--------------------|---|
| Heat | L | Trash Removal | L |
| Insurance | L | Air Conditioning | L |
| HVAC Repairs | L | Interior Repairs | T |
| Water and Sewer | L | Supplies | T |
| Taxes | L | Electric | L |
| Janitorial | T | Structural Repairs | L |
| Parking Lot Maintenance | L | Light Bulbs | L |
| Plumbing Repairs | L | Roof Repairs | L |

Demographics

| Radii | Population | Households | Household Income |
|-------|------------|------------|------------------|
| 1 | 17,054 | 7,895 | \$48,336 |
| 3 | 103,935 | 44,099 | \$66,029 |
| 5 | 195,337 | 82,341 | \$75,873 |

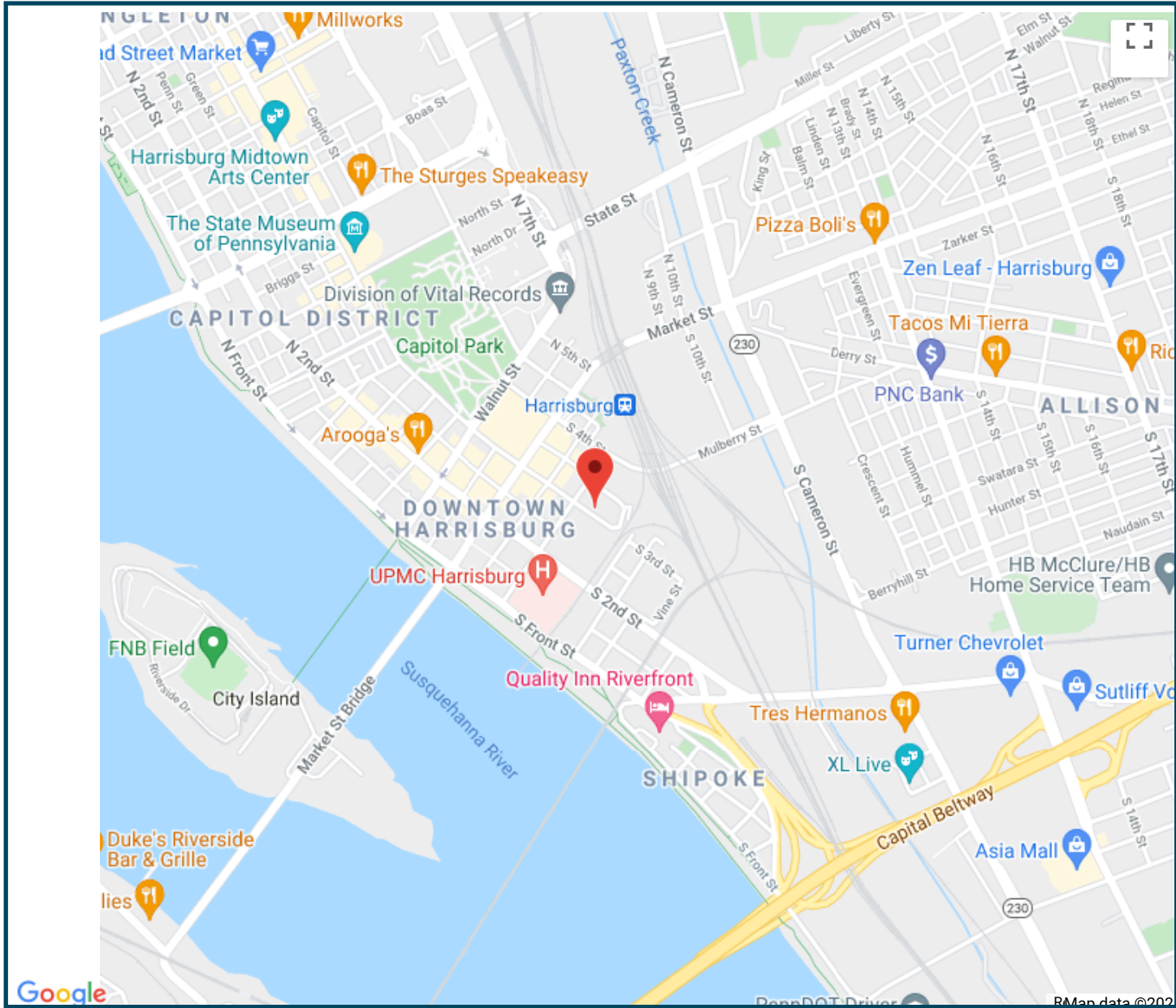
Traffic Count:

Land Information

| | |
|-------------------|---|
| Acres | 1.450 AC |
| Land SF | 63,162 |
| Fencing | None |
| Frontage | 178' along Chestnut Street |
| Parking | One space per 1,000 SF; covered and uncovered parking available (for an additional fee) |
| Topography | Level |
| Flood Zone | Yes, A portion of the building is in the 500-year floodplain. |
| Tax Parcel Number | 03-002-012 |

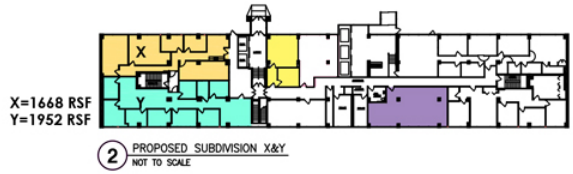
Utilities

| | |
|-------|--------|
| Water | Public |
| Sewer | Public |
| Gas | Yes |



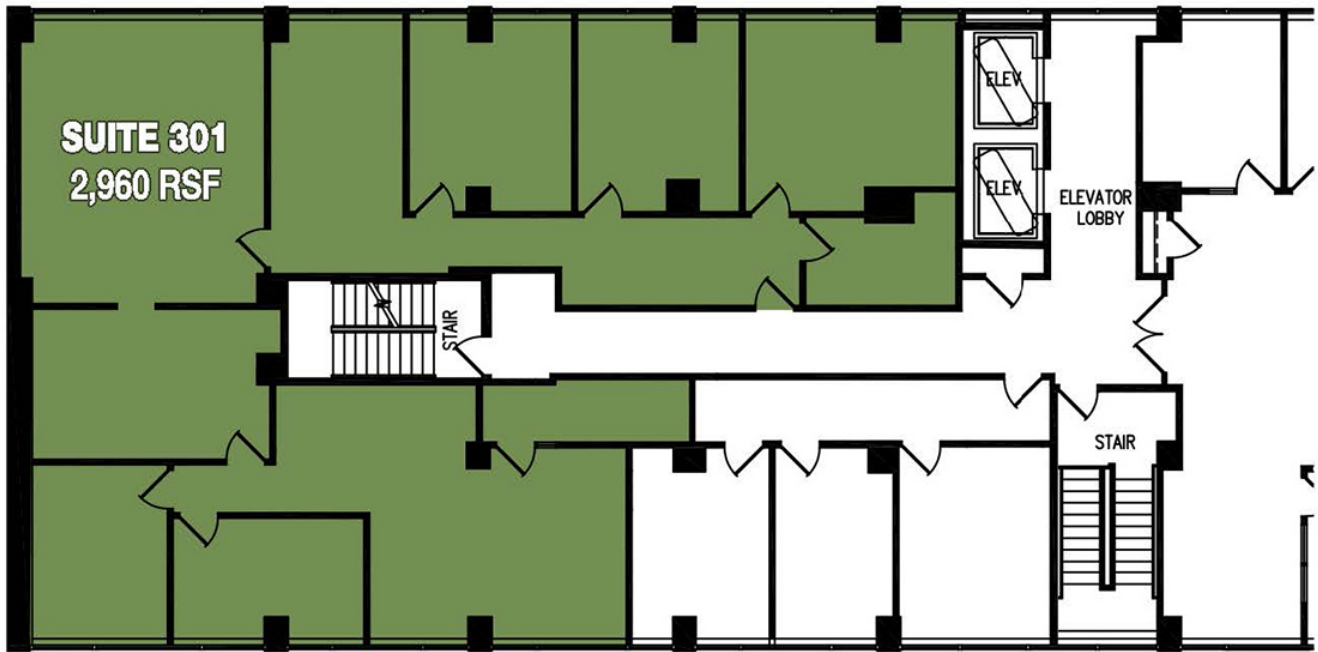






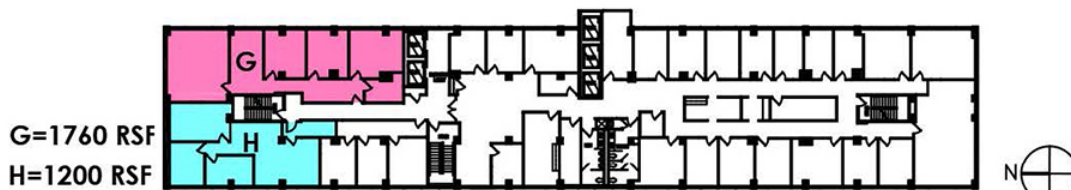
SECOND FLOOR
PENNSYLVANIA PLACE



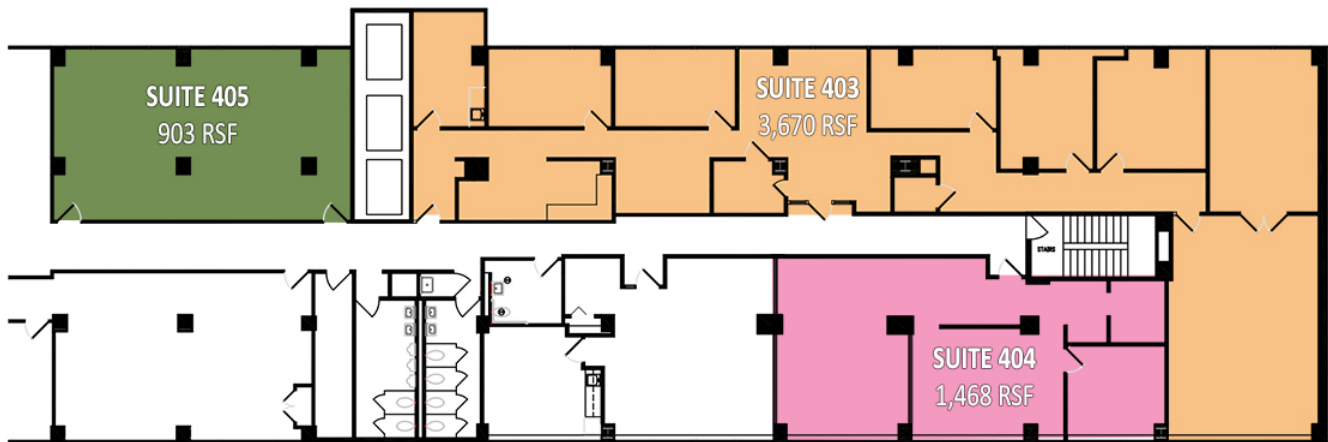


THIRD FLOOR
PENNSYLVANIA PLACE

1 RECORD CONDITIONS
SCALE: 1/16" = 1'-0"



2 PROPOSED SUBDIVISION G&H
NOT TO SCALE



FOURTH FLOOR
PENNSYLVANIA PLACE

1 RECORD CONDITIONS
SCALE: 1/16" = 1'-0"



2 KEY PLAN
NOT TO SCALE

Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

