



450 Powers Ave
Harrisburg, PA 17109
Dauphin County, Susquehanna Township

Multiple suites coming available at 450 Powers Ave, a well-located professional/medical building just off I-83, along heavily traveled Union Deposit Road. Suites feature flexible layouts—including traditional medical suites, open-concept therapy space, and smaller medical/office configurations. The building also features a rare amenity: a full-sized indoor pool that could be utilized by a tenant, creating unique opportunities for wellness, rehabilitation, training, or specialty use.

Square Feet Available	25,935 SF
Lot Size	3.38 AC
Date Available	Q4 2026
Price	\$9.95 / SF

Zoning

Commercial Highway district which permits indoor recreation facilities, medical marijuana dispensary, personal care services, pet care, veterinary hospitals, day care centers, hospitals, administrative and support services, finance and insurance offices, home health care services, offices of physicians, dentists, and other health practitioners, outpatient care centers, professional, scientific, and technical services and offices, medical and diagnostic laboratories and more.

Building Information

SF Available	25,935
Min Contiguous SF	6,067
Max Contiguous SF	25,935
Additional information	Four suites total: <ul style="list-style-type: none">• Area 1 (main level): 10,425+/- SF 9,631 SF office + 794 SF common area• Area 2: 6,067 SF• Area 3: 8,307 SF• Area 4: (in gym suite): 800 SF
Total SF in Building	64,169
Construction	Brick and masonry
Year Constructed	1984
Elevator	Yes
Elevator Capacity	2500 lbs
Number of Floors	Two (lower level is exposed)
Sprinklers	None
HVAC	Gas heat and electric A/C
Ceiling Type	2x4 acoustic tiles
Ceiling Height	8'
Floor Type	Varies throughout: mostly carpet, tile and vinyl
Business ID Sign	Yes; monument, building and suite signage available
Restroom	Varies throughout each suite (see attached floorplan)
Roof	Flat rubber
Walls	Varies throughout: mostly painted drywall and wall paper
Lighting	Fluorescent, LED and some decorative lighting

Leasing Information

Price Per SF	\$9.95
Price Notes Leasing	Lease rate is NNN. See below for details.
Monthly	Varies on amount of space leased
Annually	Varies on amount of space leased
Rentable Useable	Rentable
Real Estate Taxes	Paid by Tenant through CAM
Operating Expenses	Paid by Tenant through CAM
Insurance	Paid by Tenant through CAM
Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable

Escalation	3% annual increases on the base rent
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months' rent
CAM	Paid by Tenant; estimated to be \$6.59/SF
Additional Leasing Information	Utility costs are also paid through CAM and included in the number above

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	T	Trash Removal	T
Insurance	T	Air Conditioning	T
HVAC Repairs	T	Interior Repairs	T
Water and Sewer	T	Taxes	T
Electric	T	Janitorial	T
Structural Repairs	L	Parking Lot Maintenance	T
Plumbing Repairs	T	Roof Repairs	L
Data, Fax, Phone	T		

Land Information

Acres	3.38 AC
Land SF	147,233
Fencing	None
Parking	225+/- lined spaces
Topography	Generally level
Flood Zone	No
Tax Parcel Number	62-040-045

Utilities

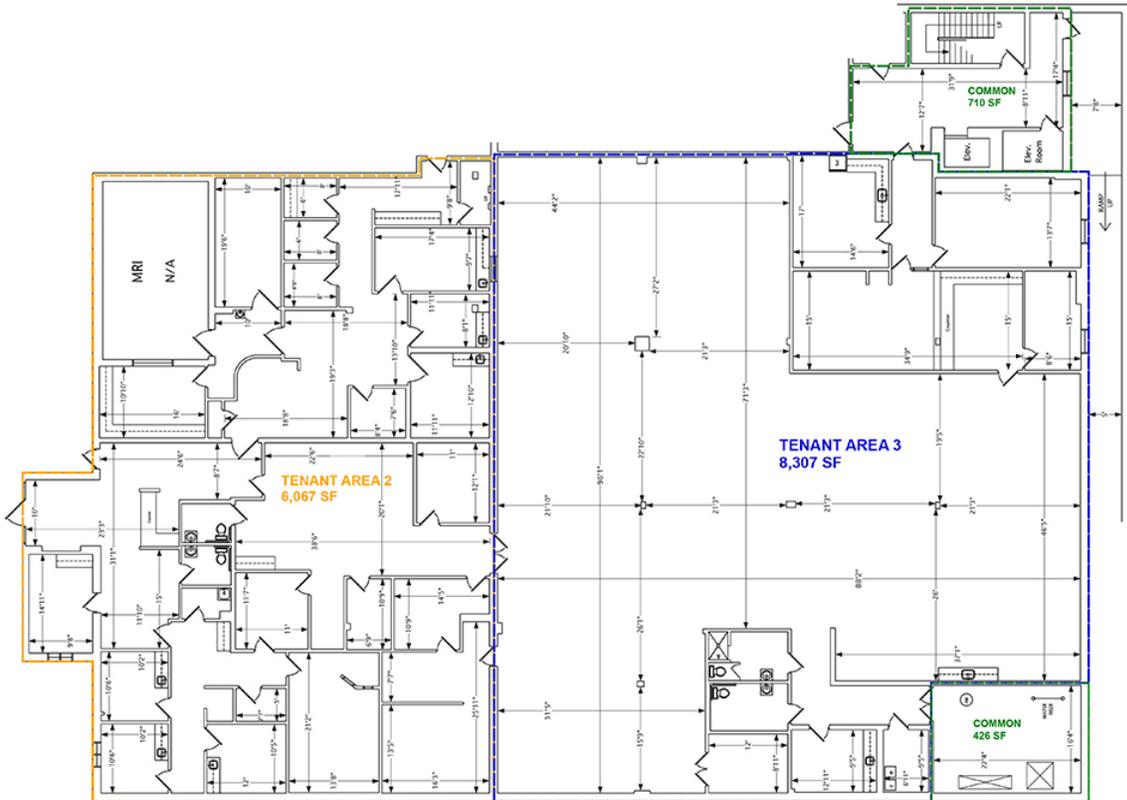
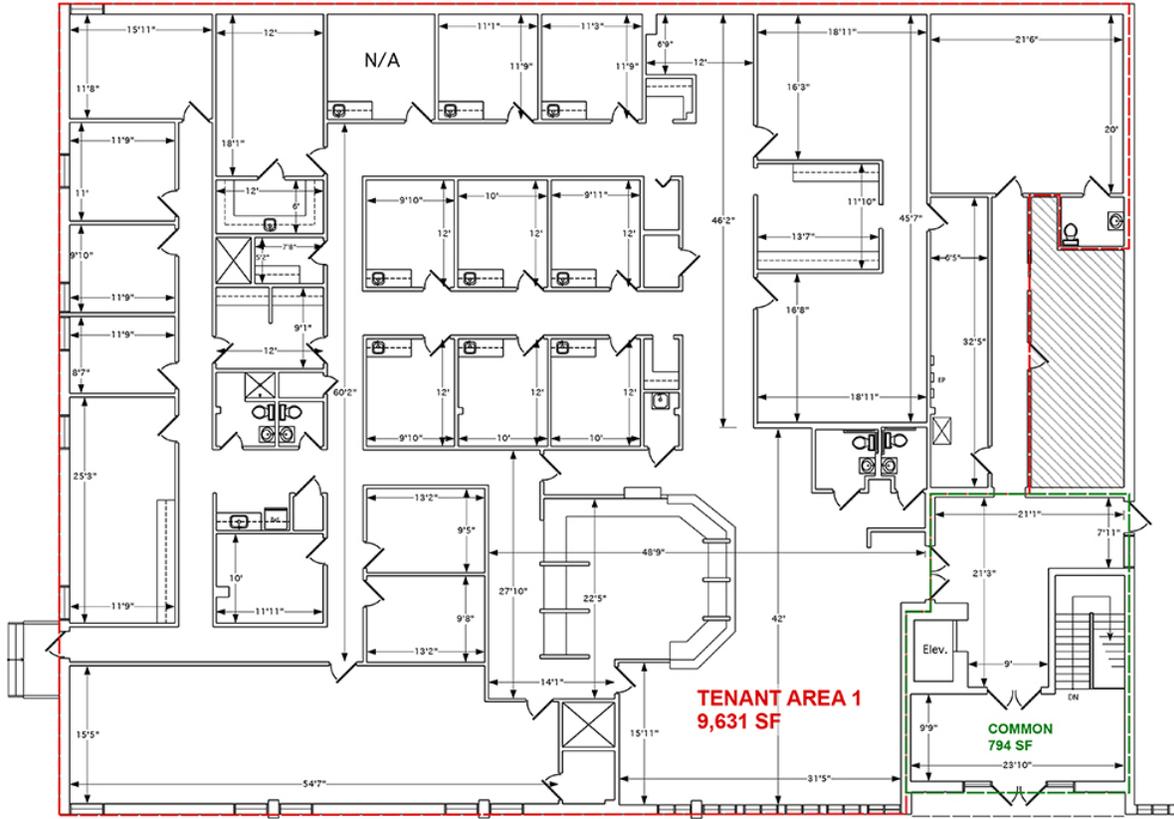
Water	Public
Sewer	Public
Gas	Yes

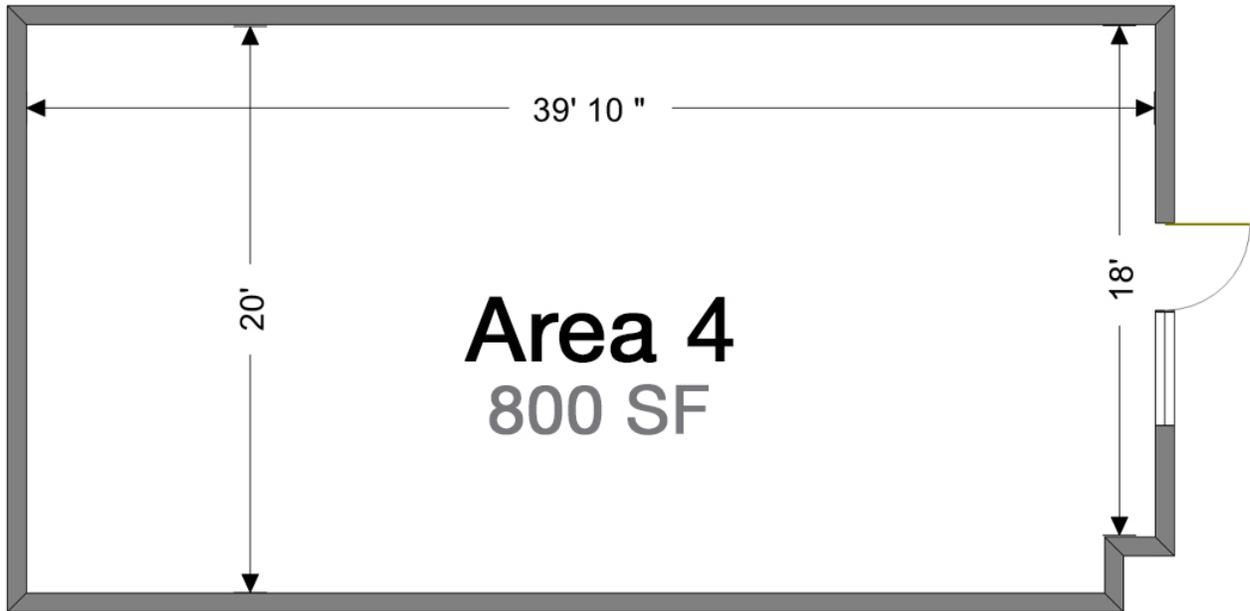


AREA 4 - 800 SF









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.

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