

Prime Office Space
FOR LEASE



GOVERNOR'S PLAZA NORTH

2101 N FRONT STREET, HARRISBURG, PA 17110

RIVER FRONT OFFICE SPACE WITH ONSITE PARKING



GOVERNOR'S PLAZA NORTH

RIVERFRONT OFFICE SPACE FOR LEASE

2101 N FRONT STREET
HARRISBURG, PA

OFFERING SUMMARY

Lease Availability

Building 3 - Suite 200	6,620 SF
Building 3 - Suite 101	3,140 SF
Building 3 - Suite 306	2,080 SF
Building 4 - Entire Building	4,767 SF

Lease Rate \$14.95 per SF/yr

Lease Type Full Service

CAM None

Location

Zoning Riverfront

Municipality City of Harrisburg

County Dauphin County

What's nearby?



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present Governor's Plaza North, a prime riverfront office property offering excellent visibility and convenient access! Located at the high-traffic intersection of Maclay and North Front Streets, this property offers scenic views and flexible leasing options, perfect for businesses seeking a standout location in Harrisburg.

PROPERTY HIGHLIGHTS

- Spectacular views of the Susquehanna River and Riverfront Park
- No load factor—rentable and usable square footage is identical
- Just minutes from I-81 and I-83, providing quick access to East and West Shore amenities
- Ample free parking on site
- Zoned for a variety of uses, including office, medical, or childcare

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	4
Lot Size	2.45 AC
Building Class	B
Tenancy	Single / Multi
Office Suite Lease	Building 3; Suite 200 - 6,620 SF Building 3; Suite 101 - 3,140 SF Building 3; Suite 306 - 2,080 SF
Full Building Lease	Building 4 - 4,767 SF
Parking	± 215 Spaces
Year Built	1960

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber
Lighting	LED
Heating/Cooling	Forced Hot Air/Central AC
Sprinklers	N/A
Security	Per Tenant
Signage	Window Decals Possible

MARKET DETAILS

Nearest Signalized Intersection	Maclay St & N Front St
Traffic Count on N Front St	10,399 ADT
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Riverfront
Ideal Uses	Professional Business, Service, Medical Office, Associations

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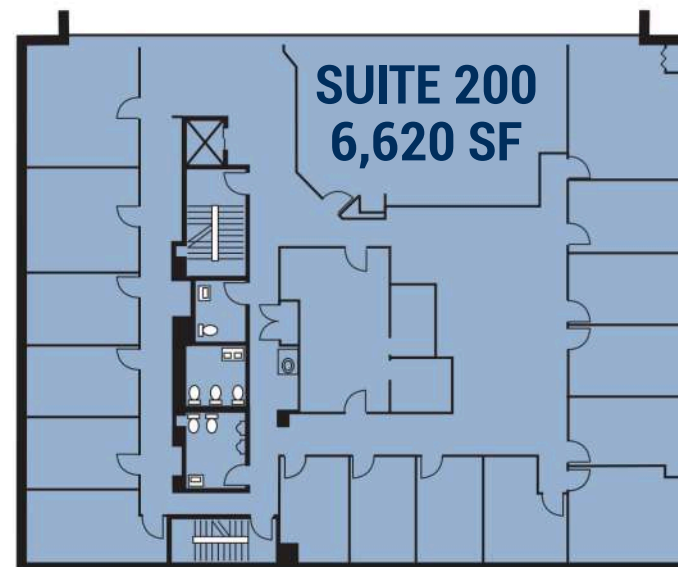
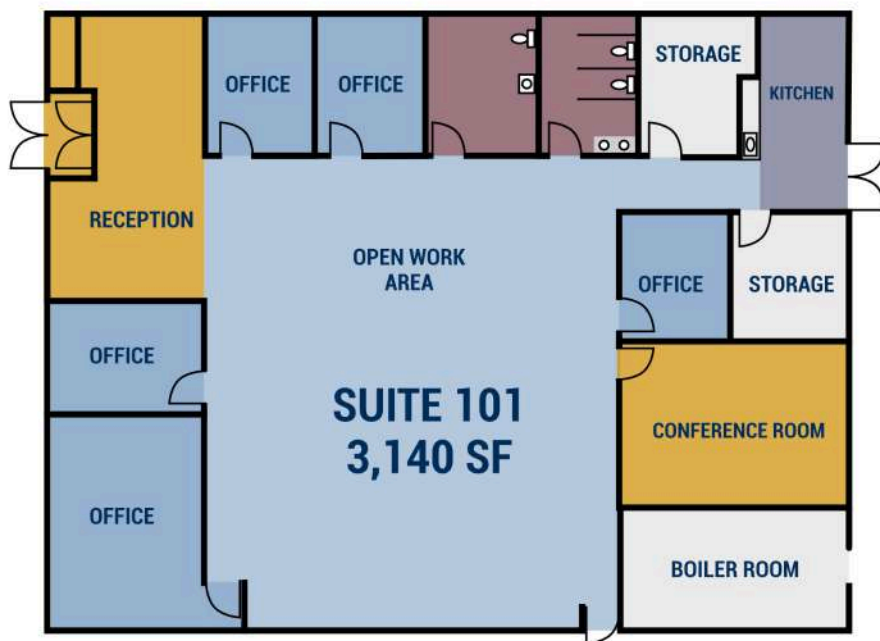


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LEASE AVAILABILITY



BUILDING	SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
3	101	3,140 SF	Full Service	\$14.95 per SF/yr	Second floor, river-front space offering flexible layouts and plenty of room for growing businesses.
3	200	6,620	Full Service	\$14.95 per SF/yr	Second floor, river-front space offering flexible layouts and plenty of room for growing businesses.
3	306	2,080 SF	Full Service	\$14.95 per SF/yr	Well-maintained space with the potential for a quick move-in, ideal for businesses seeking a seamless transition.

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BUILDING 4 FEATURES



- Occupy an entire riverfront building for your business, offering privacy, branding opportunities, and full control of your space.
- Enhance your company's brand with dedicated signage and visibility as the sole tenant.
- Large, open floor plates provide flexibility to design the space to meet your operational needs.
- Allows for a wide range of uses, including office, medical, or specialized operations.
- Enjoy the convenience of abundant free parking for employees and visitors.
- Impress clients and staff with panoramic views of the Susquehanna River and Riverfront Park.
- Ideal for establishing a prestigious corporate headquarters with easy access to Harrisburg's key business districts and transportation hubs.
- Just minutes from major highways, I-81 and I-83, offering quick access to the East and West Shore markets.

BUILDING	SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
4	Entire Building	4,767 SF	Full Service	\$14.95 per SF/yr	Occupy an entire riverfront building for your business, offering privacy and branding opportunities.

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GOVERNOR'S PLAZA NORTH IMAGES



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HARRISBURG, PA

LOCATION

SYLVIA H. RAMBO
US COURTHOUSE

CAPITOL
COMPLEX

DOWNTOWN
HARRISBURG



10,392 ADT

N FRONT STREET

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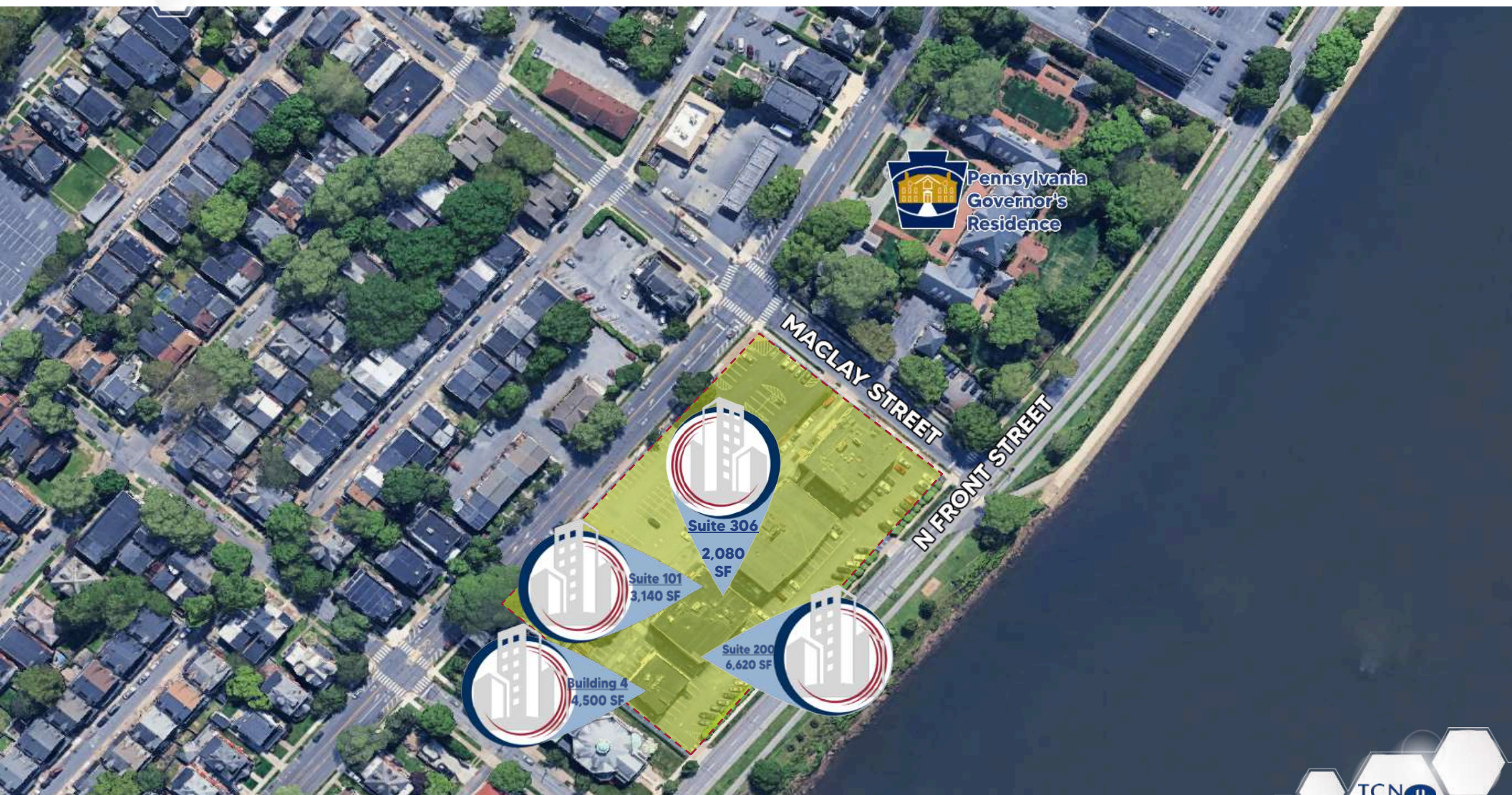


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LOCATION AERIAL



MACLAY STREET

N FRONT STREET



Suite 306
2,080 SF



Suite 101
3,140 SF



Building 4
4,500 SF



Suite 200
6,620 SF



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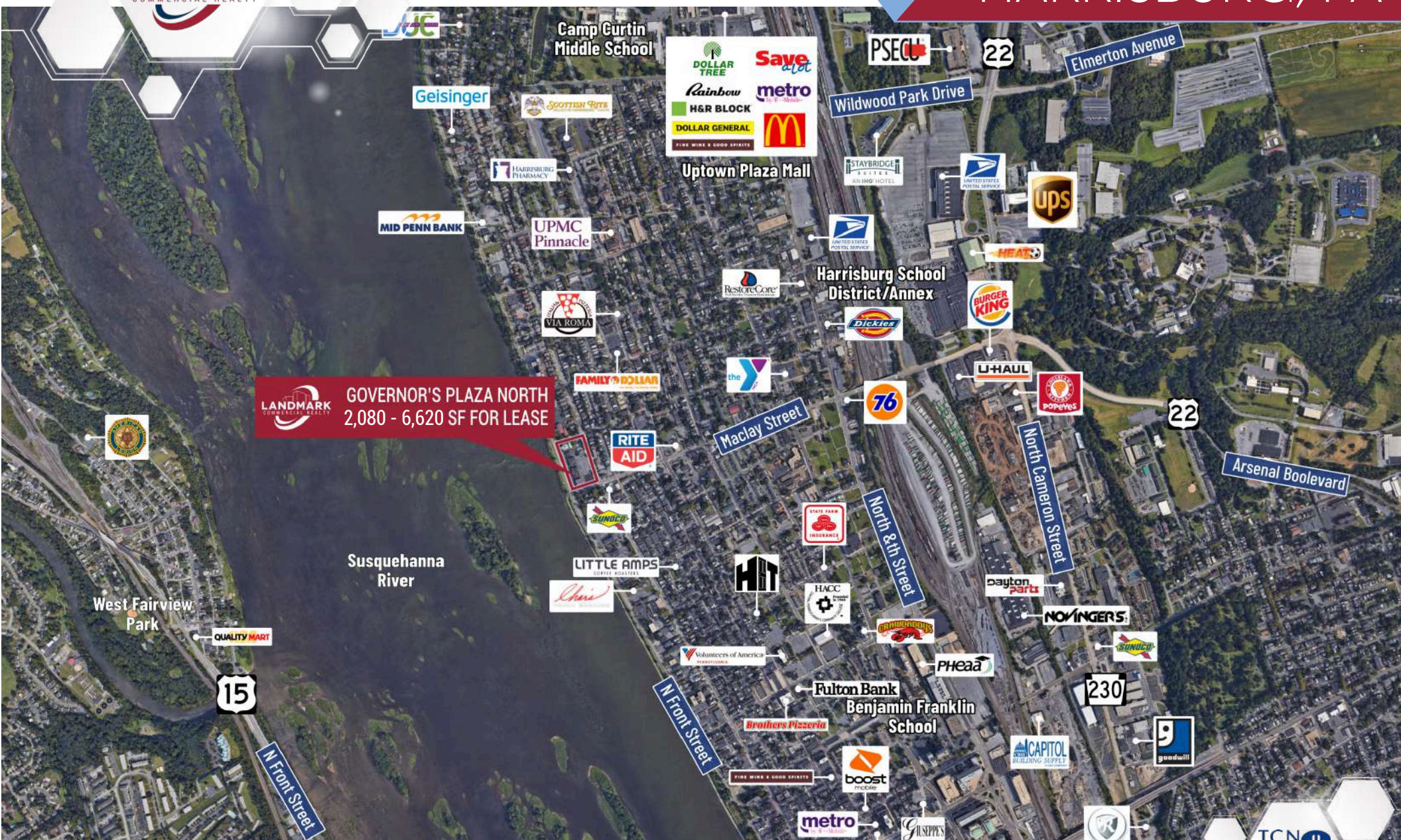
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DEMOGRAPHICS

POPULATION

1 MILE	16,802
2 MILE	44,238
3 MILE	92,109

HOUSEHOLDS

1 MILE	7,826
2 MILE	19,996
3 MILE	39,559

AVERAGE HOUSEHOLD INCOME

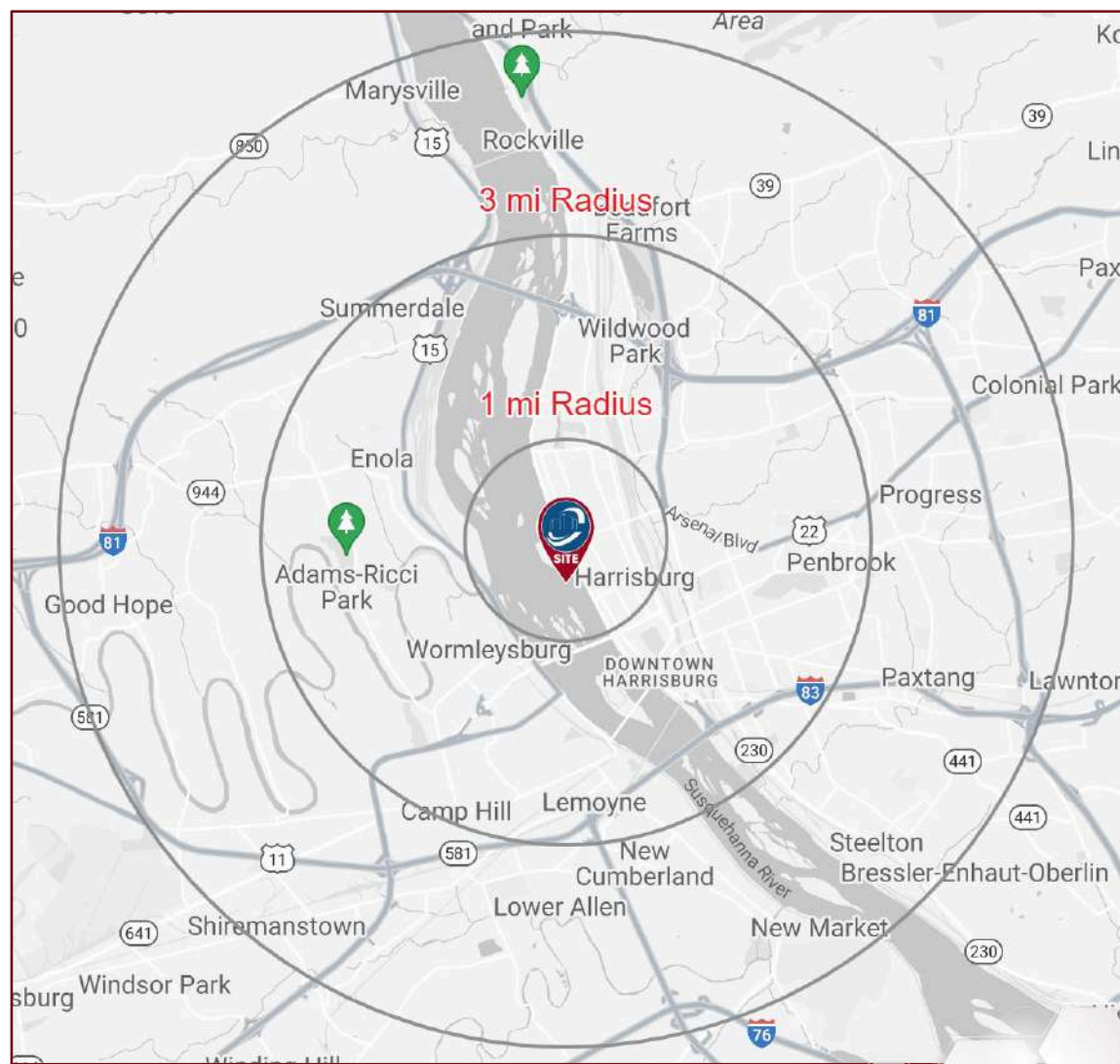
1 MILE	\$75,541
2 MILE	\$77,803
3 MILE	\$86,731

TOTAL BUSINESSES

1 MILE	701
2 MILE	2,697
3 MILE	4,488

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	9,369
2 MILE	59,689
3 MILE	81,074



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TCN
WORLDWIDE
REAL ESTATE SERVICES

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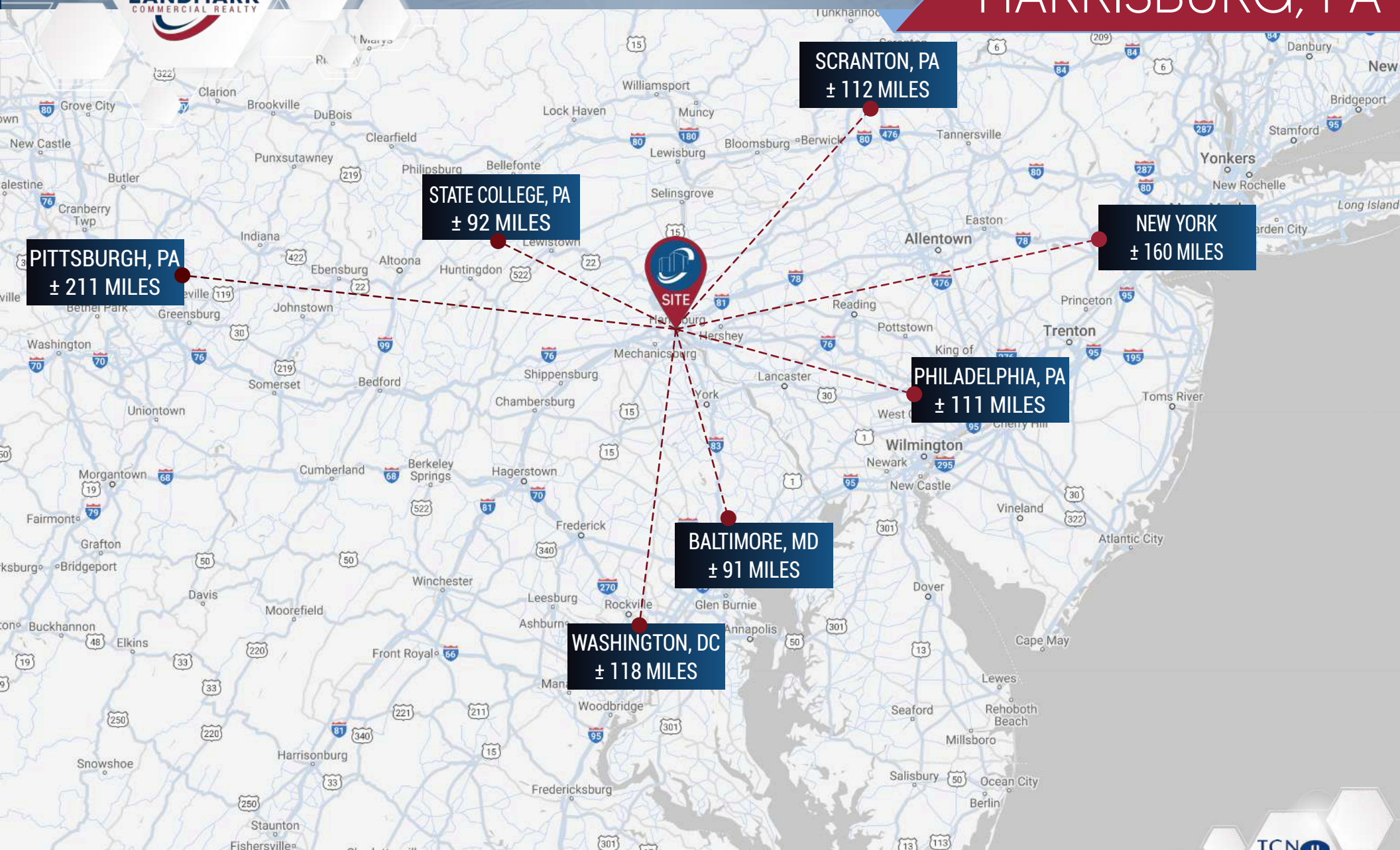
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