



212 Locust Street
Harrisburg, PA 17101
Dauphin County, City of Harrisburg

Elevate your business in this exceptional City location offering up to 9,228± contiguous RSF of premier office space. This Class A building features a distinctive architectural design, a variety of flexible floor plan options, and stunning views of the surrounding area. Ideal for professional users seeking high-quality finishes and a standout setting in the heart of the City. On-site professional maintenance staff and state-of-the-art security system.

Square Feet Available	20,823 SF
Lot Size	0.50 Acres
Date Available	Immediately
Price	\$19.95 / SF

Zoning

Downtown Center which permits business services, college or universities, financial institutions, medical or dentist offices, office uses and more.

Building Information

SF Available	20,823
Min Contiguous SF	932
Max Contiguous SF	9,228
Additional information	Available Suites <ul style="list-style-type: none">• Suite 300 – 5,192 RSF• Suite 302 – 2,236 RSF• Suite 400 - 1,526 RSF• Suite 410 – 1,709 RSF• Suite 414 – 932 RSF• Suites 410 & 414 – 2,641 RSF (combined)• Suite 500 – 958–9,228 RSF (divisible)
Total SF in Building	70,854
Year Constructed	1977
Elevator	Yes (with badge access)
Elevator Capacity	3,000 lbs
Number of Floors	Seven
Sprinklers	Yes
HVAC	Electric - each floor has a separate handler and suites have a thermostat which can be adjusted (within a set range).
Ceiling Type	Varies throughout; mostly 2x4 acoustic tile
Ceiling Height	9'
Floor Type	Varies throughout; mostly carpet and tile
Basement	Yes; not for Tenant's use
Restroom	One per floor; in-common (with badge access)
Roof	Rubber
Walls	Varies throughout; mostly painted drywall and wallpaper
Lighting	Varies throughout; mostly fluorescent

Leasing Information

Price Per SF	\$19.95
Price Notes Leasing	Rent is gross + in-suite janitorial
Monthly	Varies on amount of space leased
Annually	Varies on amount of space leased
Rentable Useable	Rentable
Real Estate Taxes	Included in the rent
Operating Expenses	Included in the rent
Insurance	Included in the rent
Finish Allowance	Negotiable

Lease Term	3+ years
Options	Negotiable
Escalation	3% annual increases
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first months' rent
CAM	Included in the rent
Additional Leasing Information	Furniture in the suites can stay, if desired by Tenant. Several large conference rooms can be reserved for Tenant's use.

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	L	Trash Removal	L
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	L
Water and Sewer	L	Supplies	T
Taxes	L	Electric	L
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	L	Plumbing Repairs	L
Roof Repairs	L	Other	Comcast and Verizon service is available (tenant cost).

Land Information

Acres	0.50 Acres
Land SF	21,780
Fencing	None
Frontage	Approximately 105' along Locust Street
Parking	No on-site parking. Locust Street garage is a 1 minute walk from the building.
Topography	Generally level
Historic District	National Historic District
Flood Zone	No
Tax Parcel Number	04-021-001

Utilities

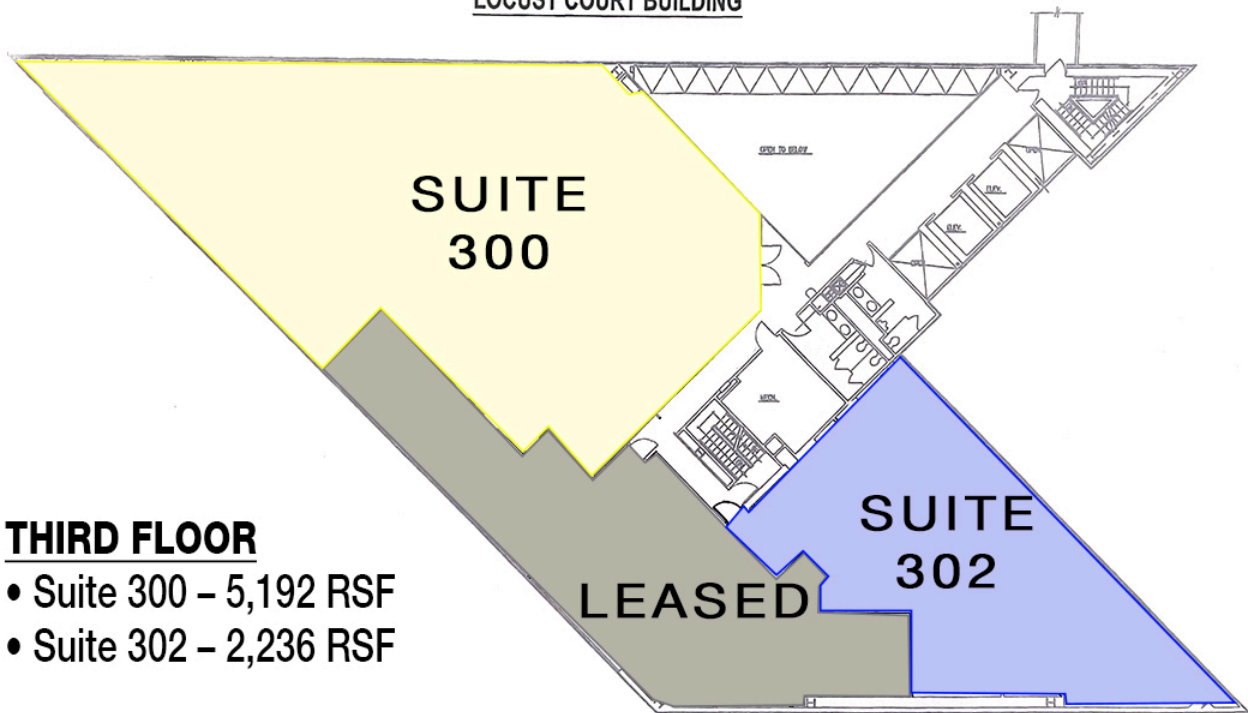
Water	Public
Sewer	Public







LOCUST COURT BUILDING



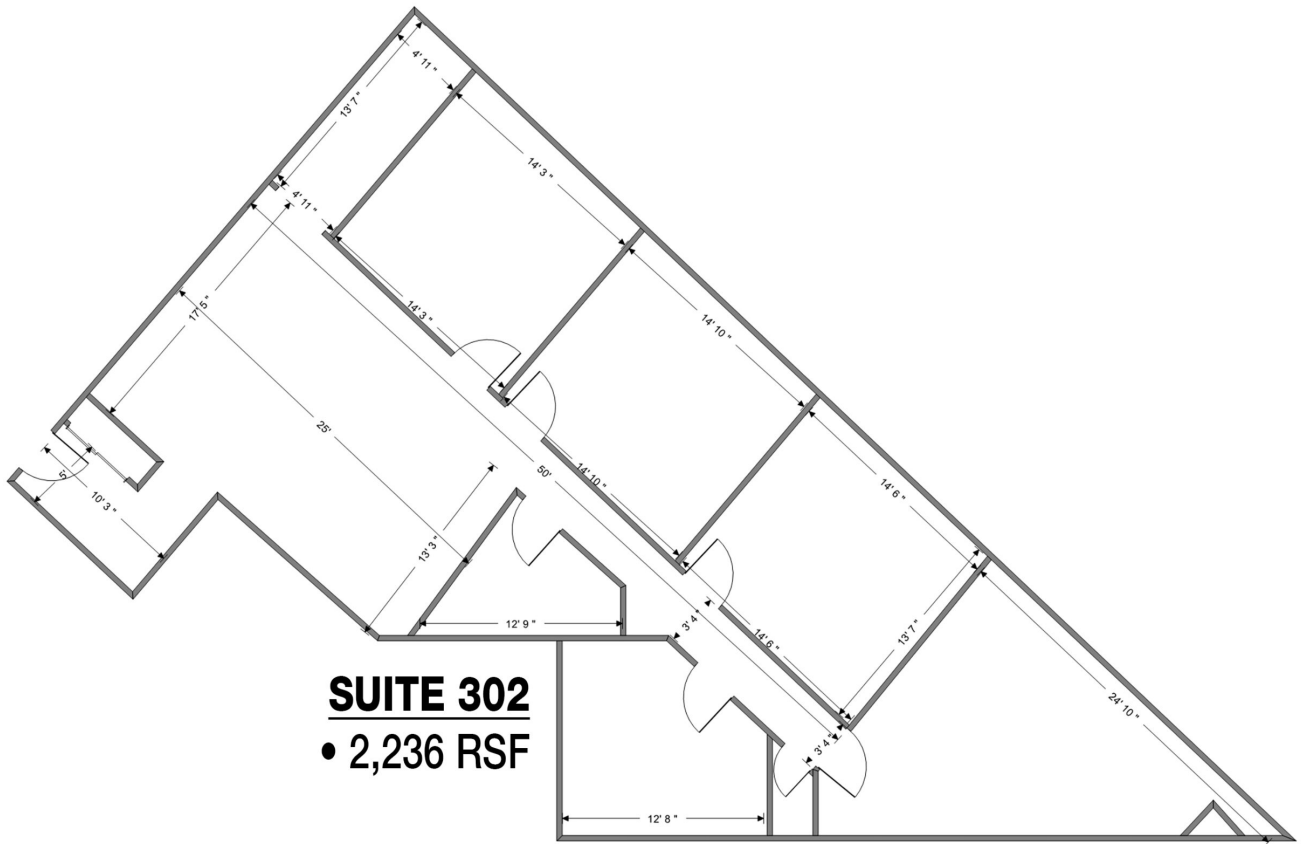
THIRD FLOOR

- Suite 300 – 5,192 RSF
- Suite 302 – 2,236 RSF



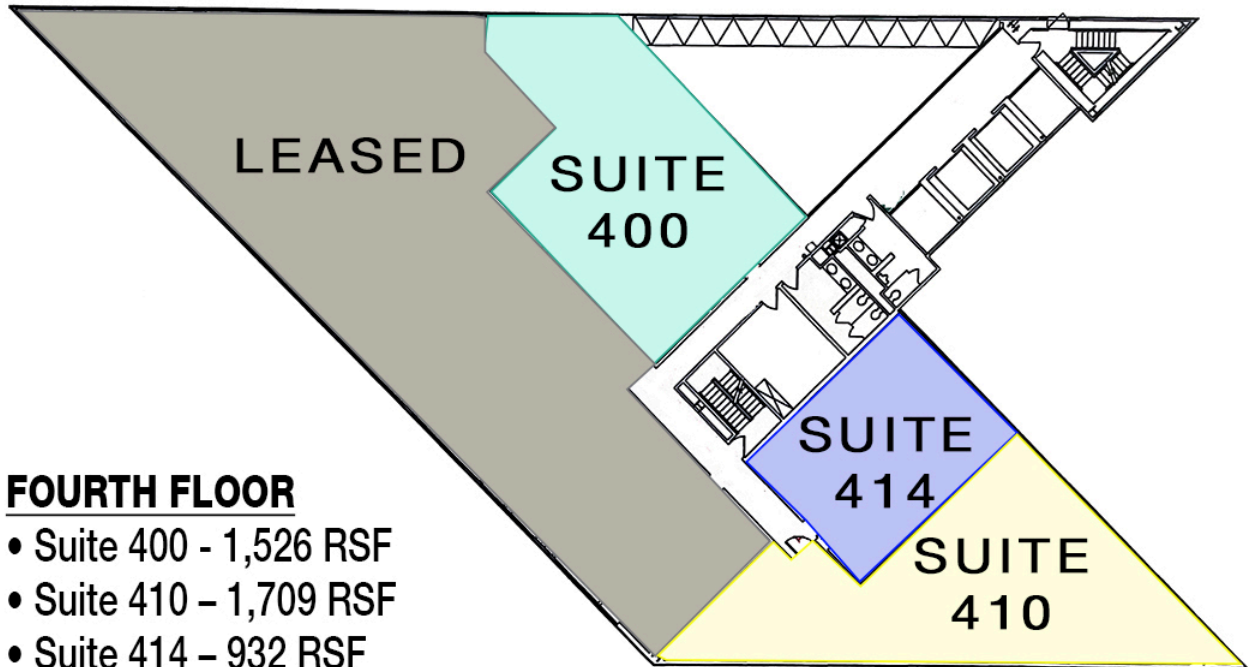
SUITE 300

- 5,192 RSF



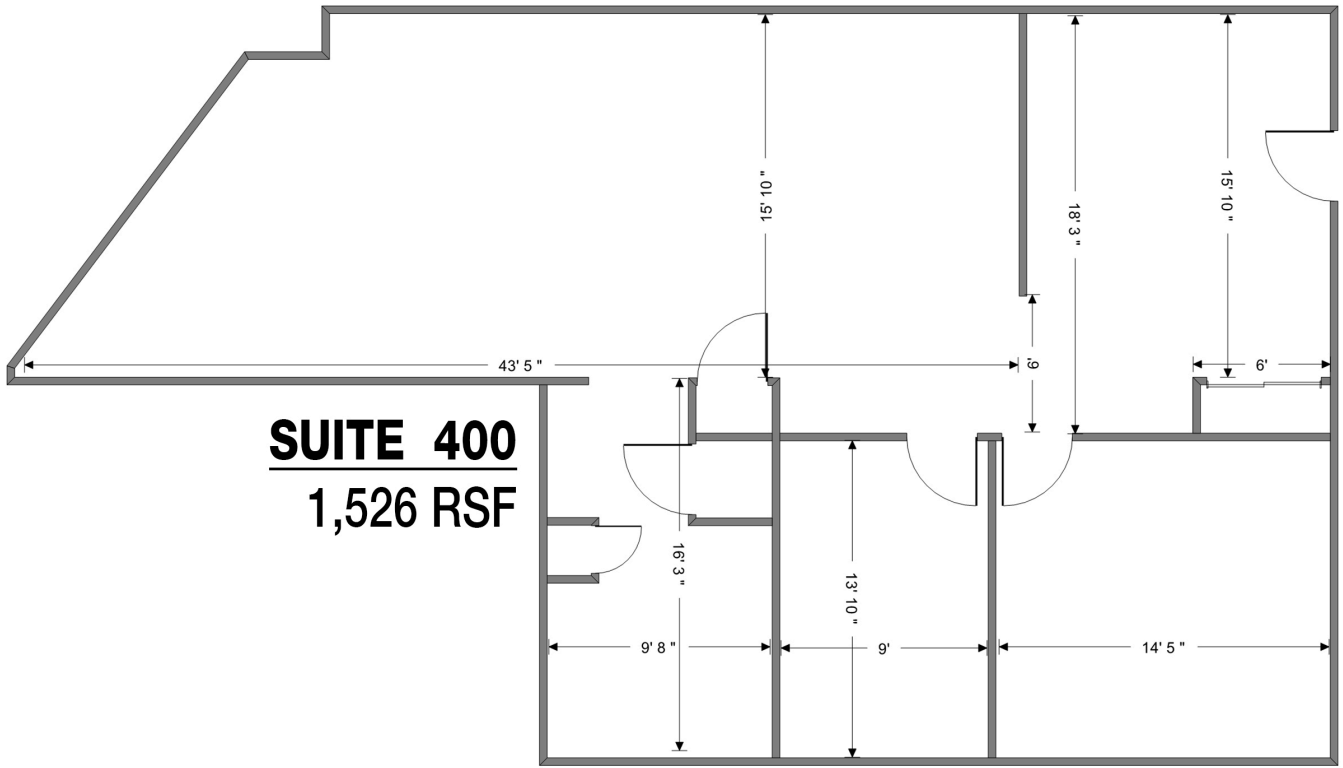
SUITE 302
 • 2,236 RSF

LOCUST COURT BUILDING

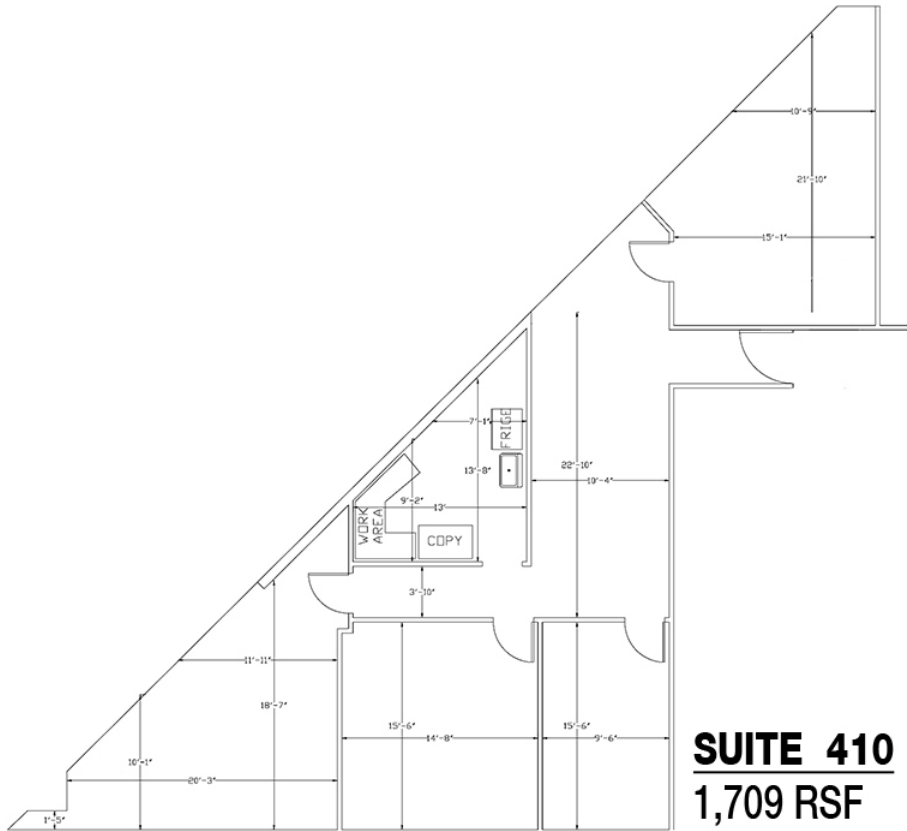


FOURTH FLOOR

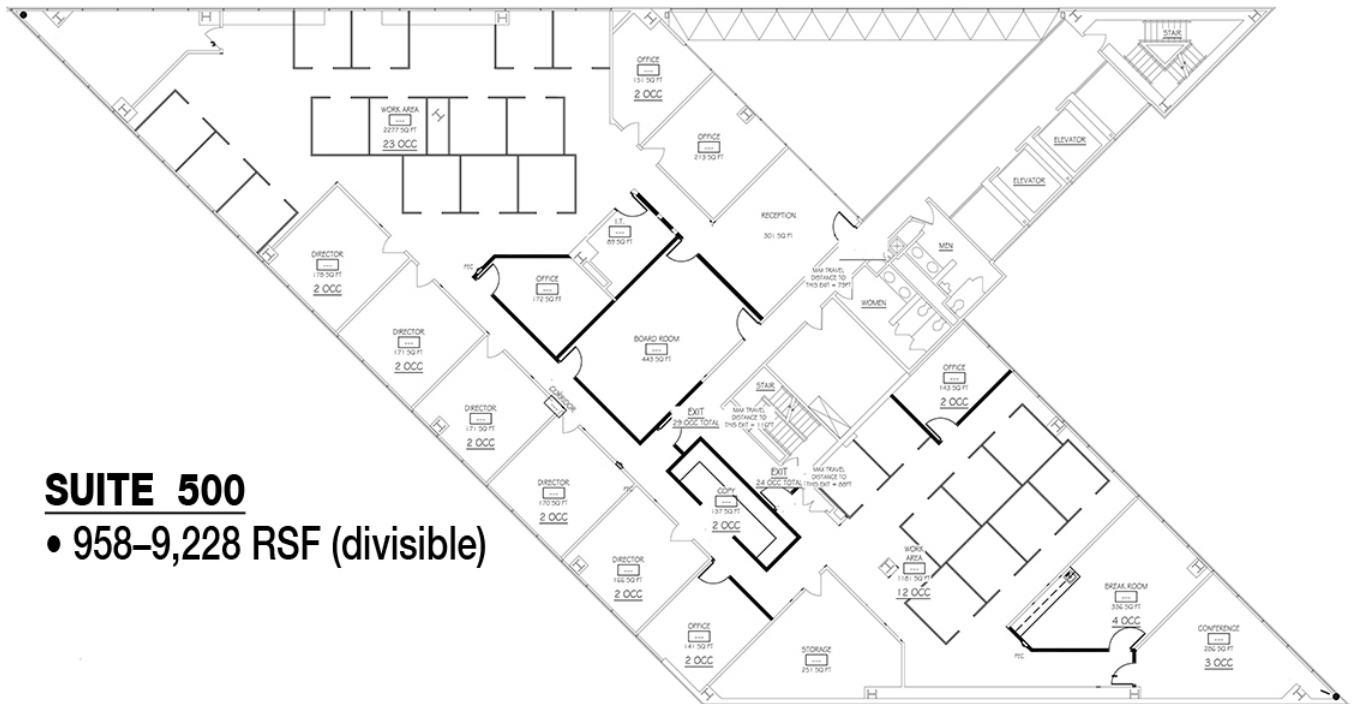
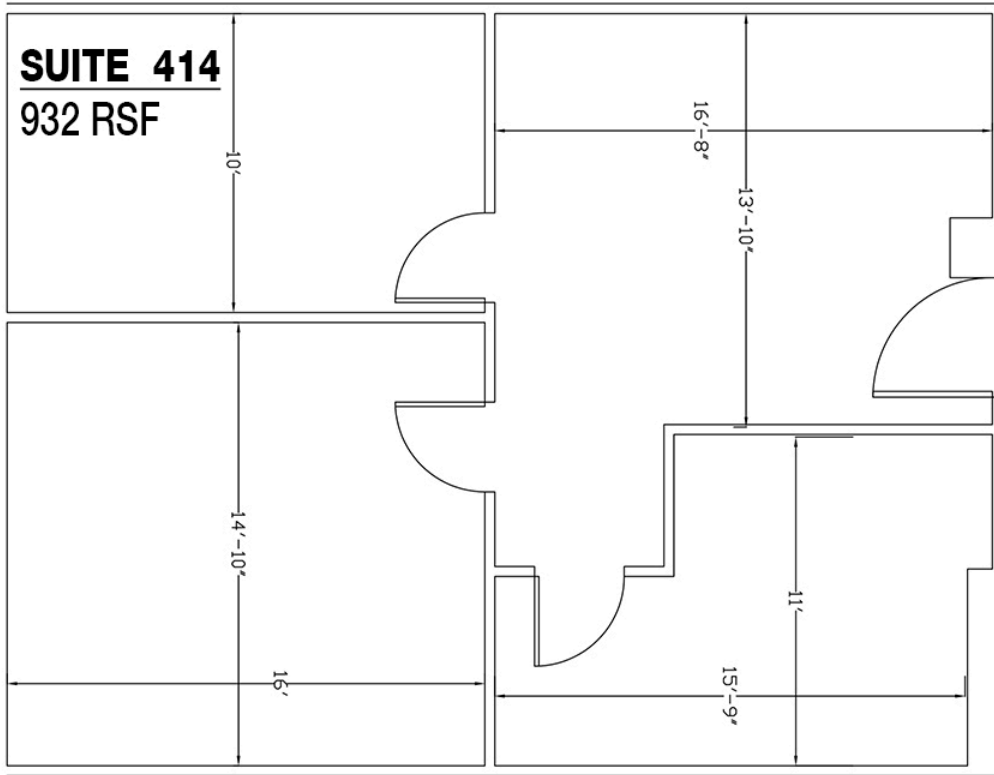
- Suite 400 - 1,526 RSF
- Suite 410 - 1,709 RSF
- Suite 414 - 932 RSF
- Suites 410 & 414 - 2,641 RSF (combined)

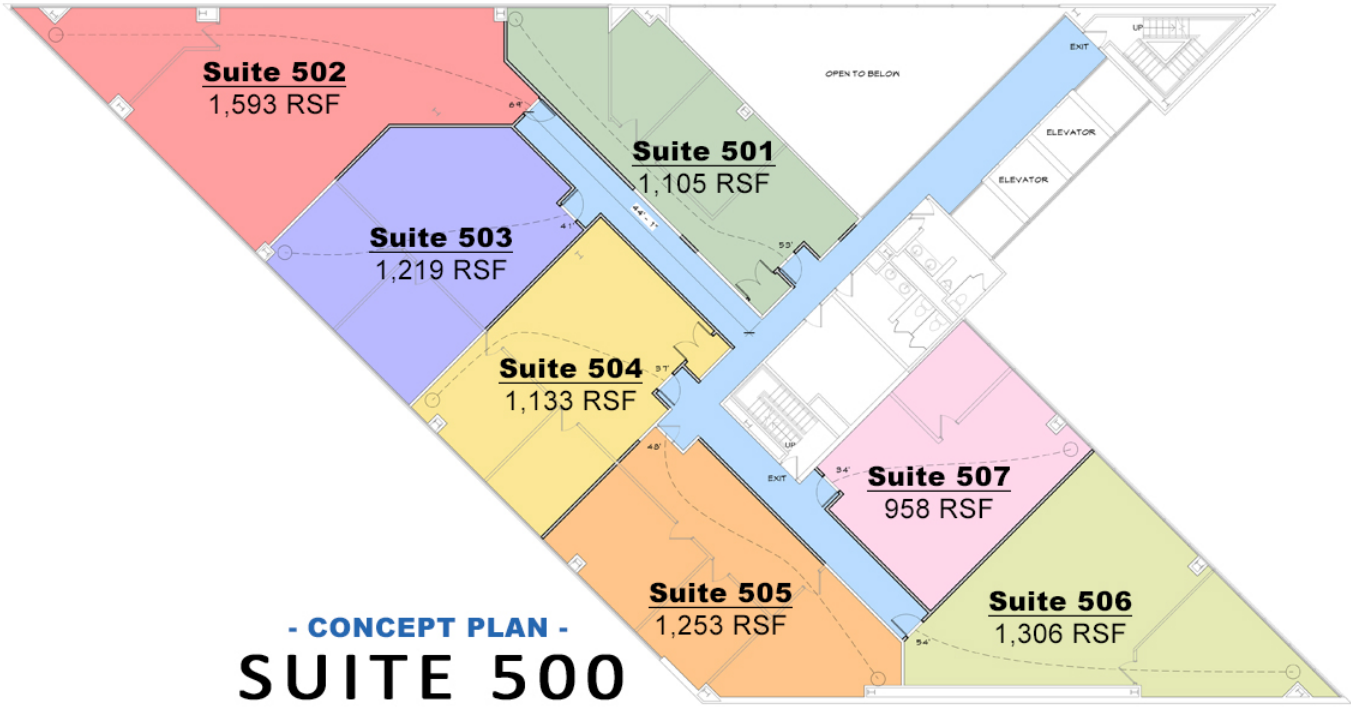


SUITE 400
 1,526 RSF



SUITE 410
 1,709 RSF





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.