

FOR LEASE OR SALE

## 100 N. 10th Street

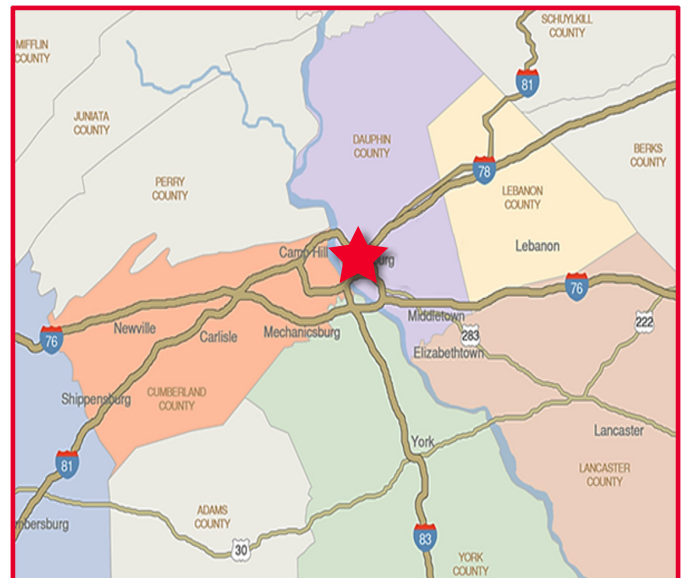
HARRISBURG, PA 17101

5,482 SF up to 10,964 SF AVAILABLE



### PROPERTY HIGHLIGHTS

- Great user/owner or investor purchase opportunity in Harrisburg
- 1st and 2nd floors (5,482 SF each) available for lease
- 3rd floor leased to a law firm and co-working suites
- Building features a great mix of private offices and open space, large windows with views of the city, exposed brick walls, gated parking lot and security surveillance
- Each floor has men's and women's restrooms and kitchenettes
- In close proximity to the PA State Capitol Complex, the Federal Courthouse and Harrisburg's Restaurant Row
- Easy access to Route 322, I-83, I-81 and I-283



*For more information please contact:*

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# 100 N. 10TH STREET

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## PROPERTY DETAILS

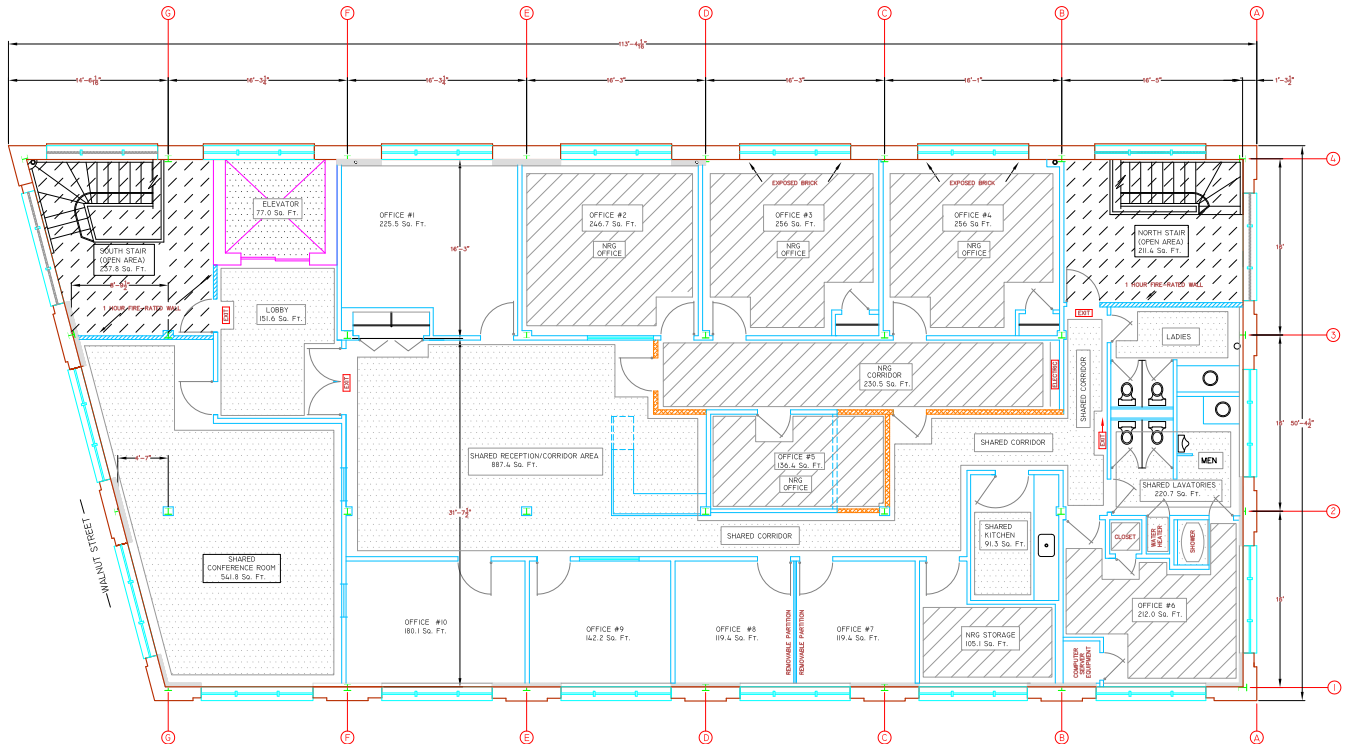
<b>ADDRESS</b>	100 N. 10th Street Harrisburg, PA 17101
<b>COUNTY</b>	Dauphin County
<b>MUNICIPALITY</b>	City of Harrisburg
<b>TAX PARCEL NO.</b>	08-035-002
<b>PARCEL SIZE</b>	0.38 AC
<b>ZONING</b>	Industrial
<b>TOTAL BUILDING SF</b>	16,466 SF
<b>AVAILABLE SF</b>	1st Floor - 5,482 SF 2nd Floor - 5,482 SF
<b>CLASS</b>	Class B Office
<b>YEAR BUILD</b>	1900
<b>CONSTRUCTION</b>	Masonry and Glass
<b>NO. OF FLOORS</b>	Three
<b>ELEVATORS</b>	One

<b>SECURITY</b>	24 hour surveillance cameras/key fob access to gated parking lot
<b>PARKING</b>	15 fenced parking spaces with automatic gate
<b>RESTROOMS</b>	Men's and Women's on each floor
<b>SIGNAGE</b>	Building / Directory / Suite
<b>LEASE RATE</b>	\$13.00/SF Gross excluding in-suite janitorial
<b>SALE PRICE</b>	\$775,000 (\$47/SF)

## FLOOR PLAN

1st Floor - 5,482 SF

2nd Floor - 5,482 SF

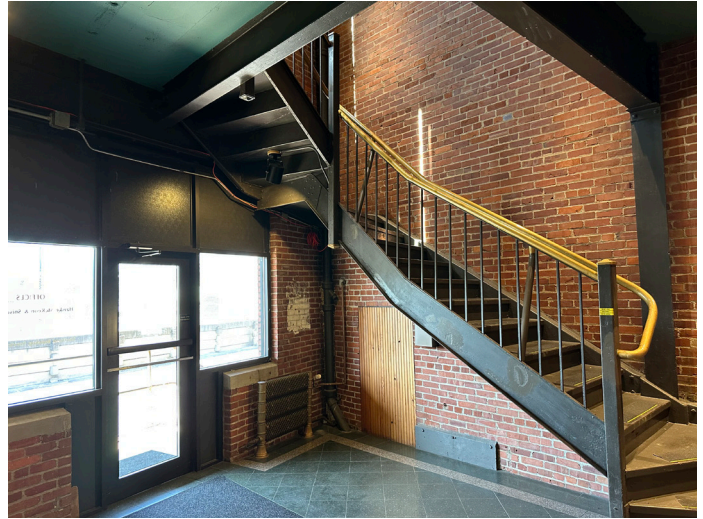




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**PHOTOS**





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## AERIAL MAP



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