



CLASS A OFFICE BUILDING AVAILABLE

409 N 2ND STREET | HARRISBURG, PA 17101



TCN 
WORLDWIDE
REAL ESTATE SERVICES



409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING
AVAILABLE



PROPERTY OVERVIEW

409 N 2nd Street presents a rare opportunity to acquire or occupy one of Downtown Harrisburg's premier Class A office buildings. Built in 2012, the five-story, 54,000 SF property features modern design, efficient floorplates, and superior visibility at the intersection of State and North 2nd Streets – directly across from the Pennsylvania State Capitol Complex. The property offers an exceptional location surrounded by government offices, restaurants, coffee shops, and Riverfront Park, and includes 34 dedicated parking spaces in the adjacent South Street Garage. With the upcoming availability of the upper floors, the building is ideally suited for an owner/user or anchor tenant seeking a prominent downtown presence with exclusive signage visibility on one of the city's most traveled corridors.

OFFERING DETAILS

SALE PRICE	Subject to Offer
LEASE RATE	Negotiable
AVAILABLE SPACE	5,000 - 34,501 SF
BUILDING SIZE	54,000 SF
BUILDING TYPE	Class A Office Building
FLOORS	5
YEAR BUILT	2012
SIGNAGE	Signature signage available
PARKING	34 reserved spaces in adjacent garage
ADDTL PARKING	Ample - Unreserved street & adjacent South Street Garage
SUBMARKET	Harrisburg CBD
COUNTY	Dauphin
MUNICIPALITY	Harrisburg City
ZONING	Commercial Neighborhood
TAXES	\$248,244.58 (2025)
APN	04-018-017



409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING AVAILABLE

PROPERTY DESCRIPTION

- **Premier Downtown Location-** Located at the intersection of State Street and North 2nd Street, 409 N 2nd Street offers one of the most visible and desirable locations in the Harrisburg CBD with signature signage opportunity. The property sits at the entrance to the State Capitol Complex, surrounded by government offices, professional firms, restaurants, coffee shops, and Riverfront Park. The area's walkability, steady pedestrian traffic, and access to parking and public transit make this a premier downtown address.
- **Modern Class A Office Construction-** Built in 2012, this five-story, 54,000 SF Class A office building offers contemporary architecture, efficient layouts, and abundant natural light. High-quality finishes, modern systems, and minimal near-term capital needs distinguish the property from most downtown office inventory and support above-market rents.
- **Ideal Owner/User or Investment Opportunity-** With the upper floors expected to become available, the property provides flexibility for an owner/user or an anchor tenant to occupy a significant portion of the building. The opportunity for signature exterior signage enhances visibility and branding potential, while existing leases provide stable in-place income.
- **On-Site Parking Income-** The property includes rights to 34 parking-spaces in the adjacent South Street Garage, connected by a covered walkway. These spaces provide convenience for tenants and generate additional income, enhancing overall cash flow and value.
- **Vibrant Amenity-Rich Setting-** Located amid popular restaurants, coffee shops, and downtown amenities, the building benefits from a lively and walkable environment attractive to professionals and visitors alike.
- **Institutional-Quality Downtown Asset-** 409 N 2nd Street stands as one of the most modern and recognizable office buildings in downtown Harrisburg. Its location, construction quality, and flexible occupancy options make it a standout opportunity for investors or users seeking a signature presence in Pennsylvania's capital city.





409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING
AVAILABLE

STACKING PLAN

		FLOOR			
	5	<p>5th Floor Available 10,834 SF Q4 2027</p>		4	<p>4th Floor Available 10,834 SF Q4 2027</p>
	3	<p>3rd Floor Available 10,834 SF Q4 2027</p>		2	<p>201 Pursuit Coworking 5,771 SF</p> <p>202 Arena Strategies 1,500 SF</p> <p>203 IFPA 2,300 SF</p>
	1	<p>100 First National Bank 8,005 SF</p>			



**409 N 2ND STREET
HARRISBURG, PA 17101**

**CLASS A OFFICE BUILDING
AVAILABLE**



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

**JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943**

**MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277**

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM



409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING
AVAILABLE

FINANCIAL INFORMATION

FINANCIAL OVERVIEW

SUGGESTED LIST PRICE

NET OPERATING INCOME

Subject to Offer

CAP RATE

Confidential

BUILDING SIZE

Confidential

PRICE PER SF

54,000 SF

RENTABLE SF

Confidential

OCCUPANCY

50,077 SF

100% (current)



CONTACT LISTING AGENT
FOR FINANCIAL
INFORMATION



409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING
AVAILABLE

TENANT OVERVIEW



FIRST NATIONAL BANK	
SPACE SIZE	8,005 SF
% PROPERTY SHARE	16%
MOVE IN DATE	9/1/2012
WEBSITE	fnb-online.com
COMPANY INFORMATION	

PURSUIT COWORKING	
SPACE SIZE	5,771 SF
% PROPERTY SHARE	11.5%
MOVE IN DATE	2/1/2025
WEBSITE	ifpenn.org
COMPANY INFORMATION	

INSURANCE FEDERATION OF PA	
SPACE SIZE	4,900 SF
% PROPERTY SHARE	4.6%
MOVE IN DATE	2/1/2025
WEBSITE	ifpenn.org
COMPANY INFORMATION	

ARENA STRATEGIES	
SPACE SIZE	2,300 SF
% PROPERTY SHARE	3.0%
MOVE IN DATE	9/1/2021
WEBSITE	arenastrategies.com
COMPANY INFORMATION	

F.N.B. Corporation (NYSE: FNB), based in Pittsburgh, Pennsylvania, is a diversified financial services company that operates across seven states and the District of Columbia. The company's market coverage includes major metropolitan areas such as Pittsburgh, Pennsylvania; Baltimore, Maryland; Cleveland, Ohio; Washington, D.C.; Charlotte, Raleigh, Durham, and the Piedmont Triad (Winston-Salem, Greensboro, and High Point) in North Carolina; and Charleston, South Carolina. F.N.B. Corporation has total assets over billions and operates multiple banking offices throughout Pennsylvania, Ohio, Maryland, West Virginia, North Carolina, South Carolina, Virginia, and the District of Columbia.

Coworking gets you all of the best parts of having an office without any of the inconvenience. Forget leases - this is a subscription based service, just like Netflix! Instead of enabling procrastination, however, this one gets you a sleek, professional environment designed to connect you with others on the same journey, share knowledge and experience, and get more done.

Pursuit Coworking's members range from web developers, engineers, and nonprofits to graphic designers, finance pros, and video production. If you're a remote, independent, or nomadic professional, coworking is likely a great fit.

The Insurance Federation of Pennsylvania is a non-profit trade association that enjoys a proud history of accomplishment representing companies from all segments of the industry. Their members are large and small, domestic and foreign, and represent over half of the premium volume written in Pennsylvania. The Insurance Federation's advocacy on behalf of its members focuses on legislative and regulatory matters. The Federation also plays an active role in litigation and other forums where the industry's interests are implicated. With a well-earned reputation for integrity in the pursuit of member company interests, they provide a unified industry voice in a constantly changing political environment.

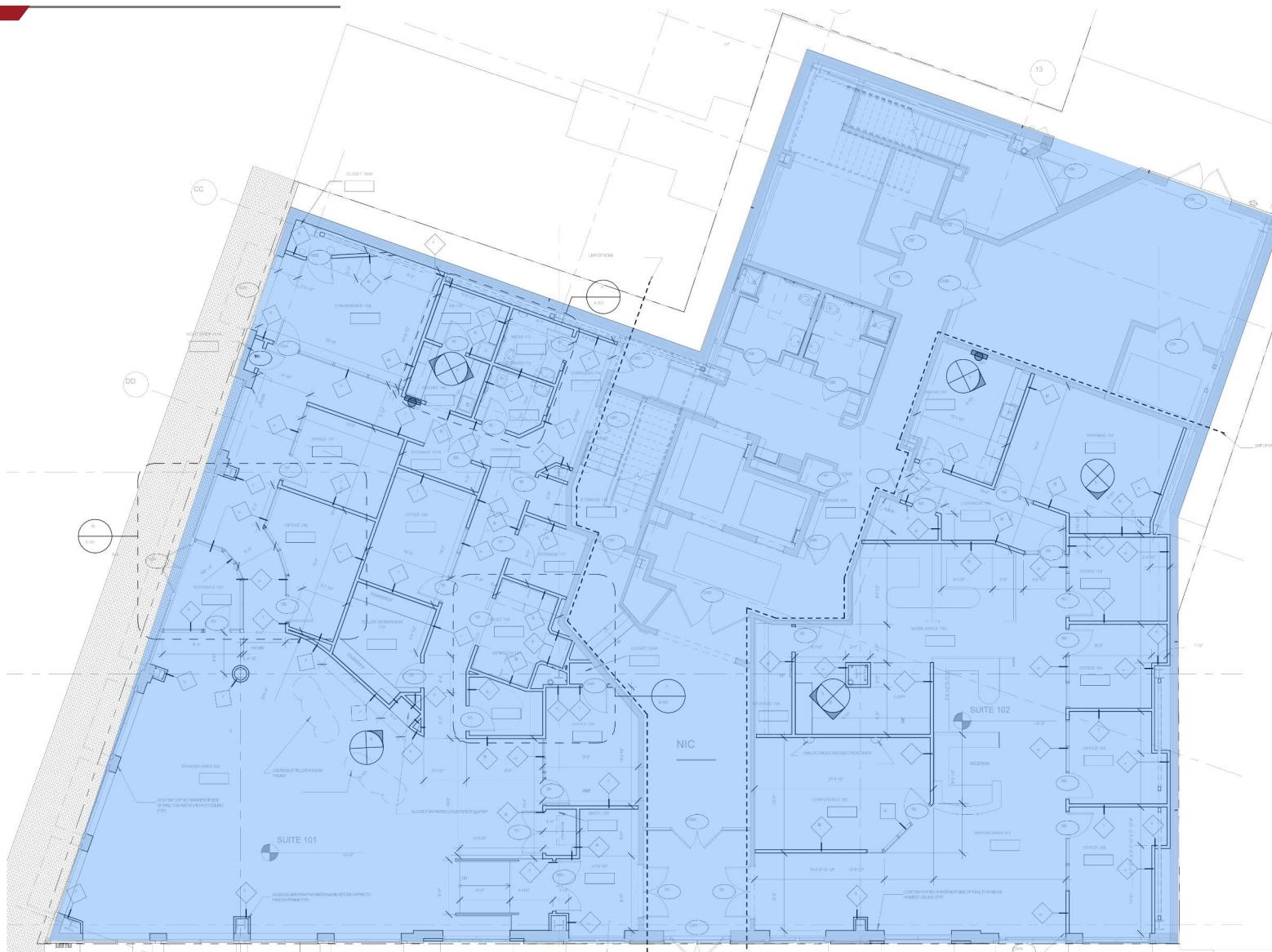
Arena Strategies is a forward-thinking and proactive Government Affairs and strategic planning firm. Renowned for our comprehensive, detail-oriented approach, we are proficient in navigating complex political landscapes to deliver efficient, result-driven solutions. Our team of experts leverages a rich blend of experience and innovative strategies to create transformative solutions to help our clients achieve their goals. At Arena, we prioritize adaptability and agility, which allows us to provide consistent success for our clients in an ever-changing environment. With a strong track record of success, our work is rooted in our unwavering commitment to serving our clients' needs with integrity and sophistication.



409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING
AVAILABLE

1ST FLOOR PLAN

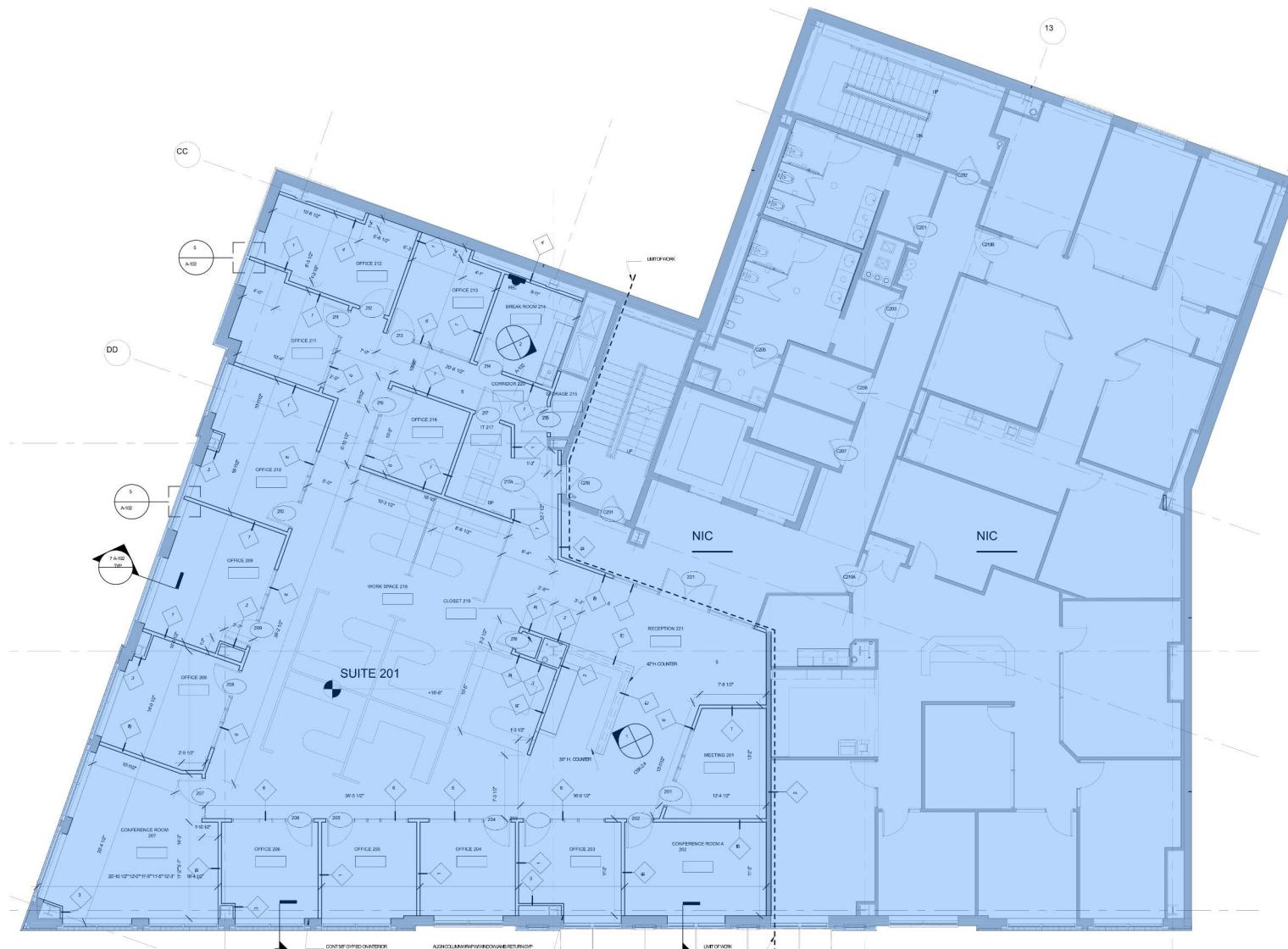




409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING
AVAILABLE

2ND FLOOR PLAN





**409 N 2ND STREET
HARRISBURG, PA 17101**

CLASS A OFFICE BUILDING AVAILABLE

3RD FLOOR PLAN



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277

TCN
WORLDWIDE
REAL ESTATE SERVICES

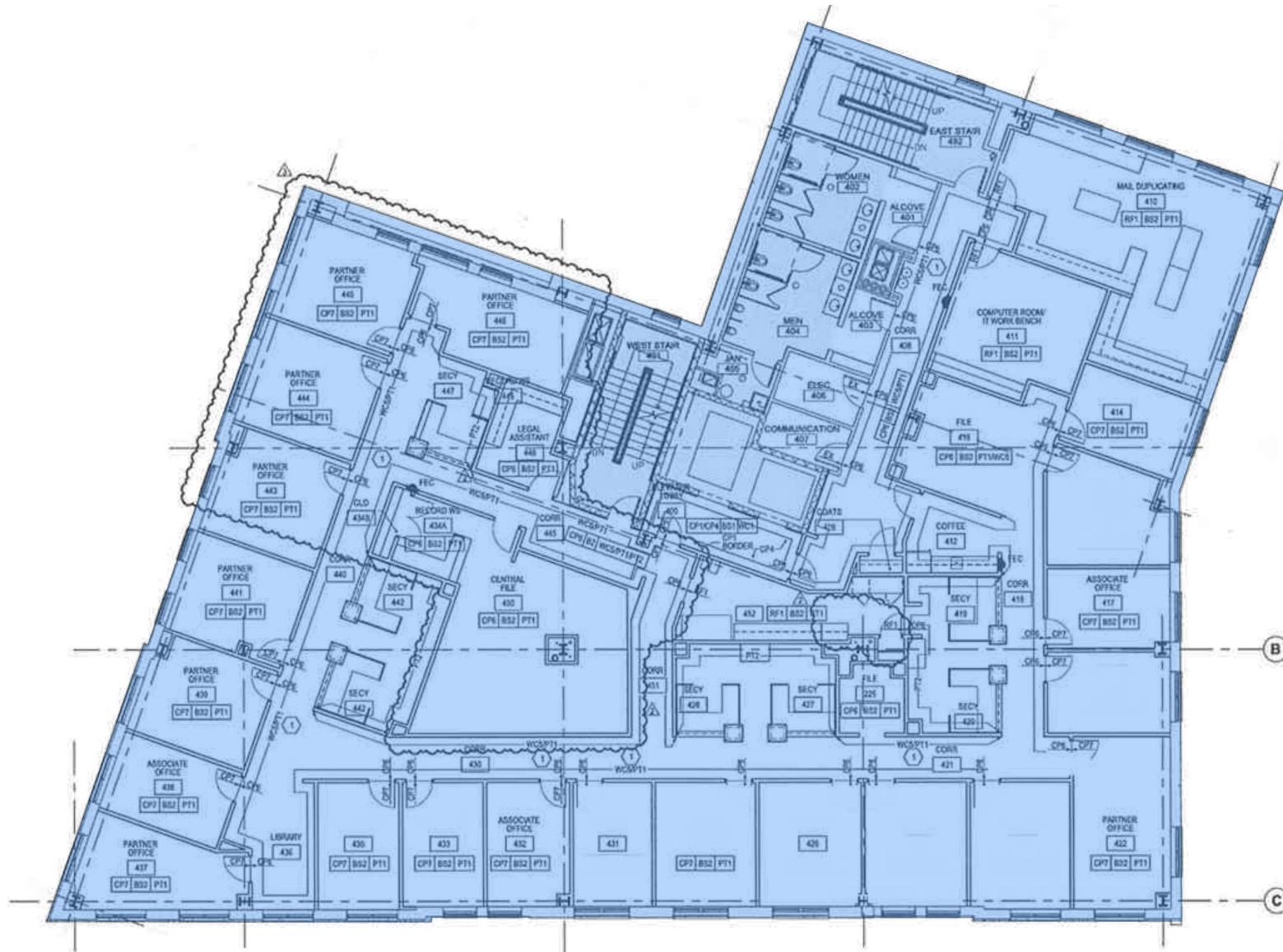
LANDMARKCR.COM



409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING AVAILABLE

4TH FLOOR PLAN



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM



409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING AVAILABLE

5TH FLOOR PLAN



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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM



**409 N 2ND STREET
HARRISBURG, PA 17101**

**CLASS A OFFICE BUILDING
AVAILABLE**



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

**JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
JGRACE@LANDMARKCR.COM
C: 717.421.1943**

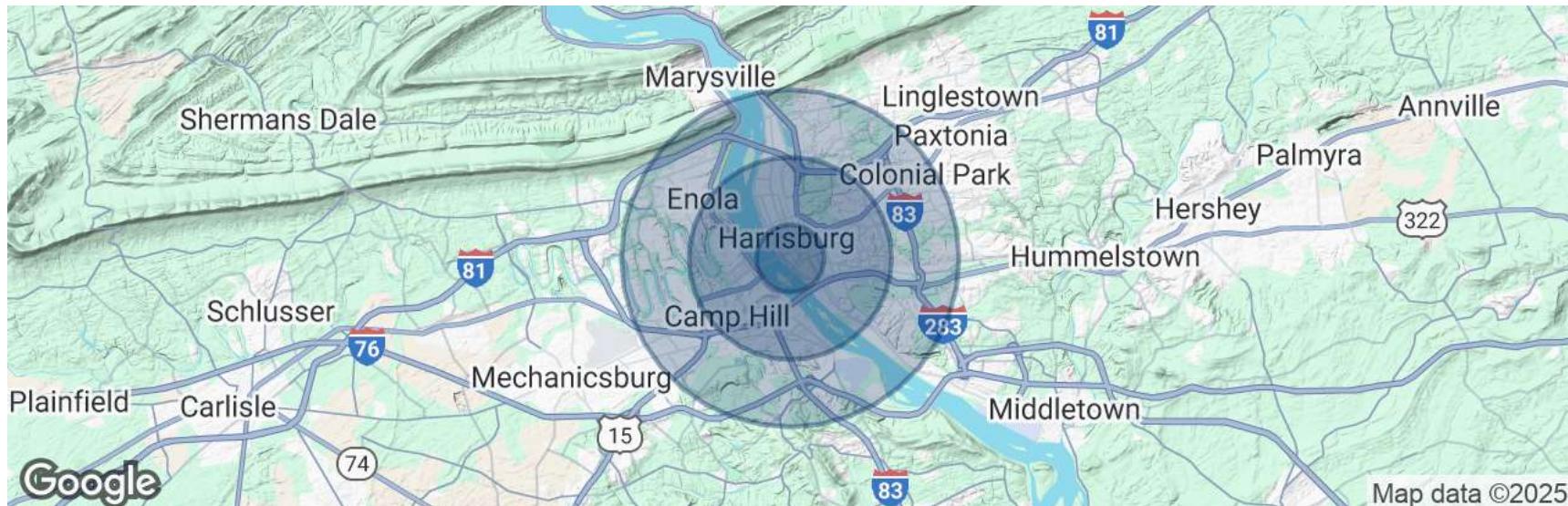
**MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
MCURRAN@LANDMARKCR.COM
C: 717.805.9277**

TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARKCR.COM

13

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	11,372	102,819	196,432
Population Density	3,620	3,636	2,501
Median Age	38.4	35.7	37.5
Median Age (Male)	36.6	33.2	35.5
Median Age (Female)	40.9	37.5	38.3
Total Households	6,275	44,361	81,909
# of Persons Per HH	1.8	2.3	2.4
Average HH Income	\$39,603	\$50,443	\$58,900
Average House Value	\$106,228	\$136,884	\$157,798

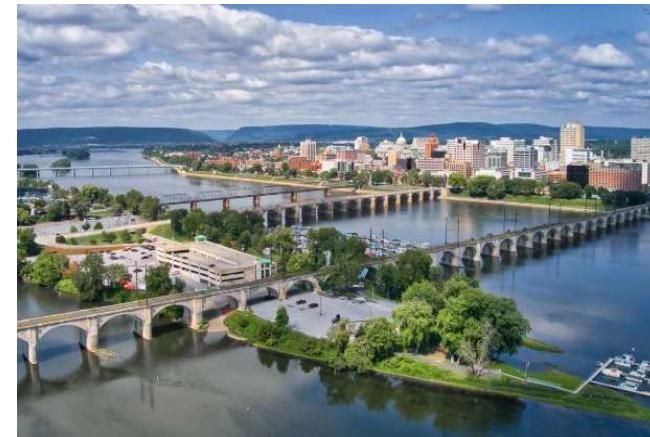
ABOUT THE AREA

HARRISBURG, PA : is located in Dauphin County in south-central Pennsylvania, and is home to the state capital. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.





409 N 2ND STREET
HARRISBURG, PA 17101

CLASS A OFFICE BUILDING
AVAILABLE

WELCOME TO THE HARRISBURG REGION

with both big city urban appeal and small town comforts. From downtown, to town square, to countryside, the Harrisburg Region offers a balanced mix of economy and lifestyle for anyone. We're located in the heart of South Central Pennsylvania and comprised of Cumberland, Dauphin, and Perry counties. Harrisburg is the capital of Pennsylvania and is well-known for its central location in the Mid-Atlantic, stable economy, exceptional quality of life, and low cost of living.

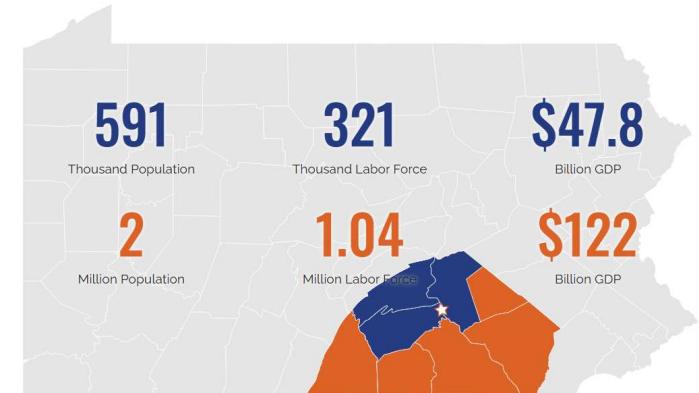


HARRISBURG IS #1!

The Harrisburg region is a great place to live, work, and play. Check out some of the lists our region has been named to.

- Best Places for Millennials to Live & Work in 2024 – Commercial Café, 2024
- Harrisburg Ranked in the Top 20 Best Places to Live on the East Coast for 2024-2025 – U.S. News & World Report, 2025
- Harrisburg-Carlisle area ranked top 10 in the Spring 2025 Housing Market Ranking – WSJ/Realtor.com, 2025
- Harrisburg-Carlisle ranks #9 best mid-sized metros for women balancing professional and mom life – Commercial Café, 2025
- Top U.S. Metros Where Millennials Can Put Down Roots & Thrive in 2025 – Commercial Café, 2025
- LinkedIn Cities on the Rise 2025: The 25 fastest-growing U.S. metros for jobs and new talent – LinkedIn, 2025

STATS: THE HARRISBURG REGION IN RELATION TO SOUTH CENTRAL PA





409 N 2ND STREET HARRISBURG, PA 17101

CLASS A OFFICE BUILDING
AVAILABLE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial Realty its directors, officers, agents, advisers, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial Realty its directors, officers, agents, advisers, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial Realty does not serve as a financial adviser to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at to increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.



For More Information Contact:

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990 F: 717.731.8765



TCN
WORLDWIDE
REAL ESTATE SERVICES