



CLASS A OFFICE BUILDING AVAILABLE

409 N 2ND STREET | HARRISBURG, PA 17101





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

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.



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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.



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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STACKING PLAN



FLOOR

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

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FINANCIAL INFORMATION

FINANCIAL OVERVIEW

SUGGESTED LIST PRICE

Subject to Offer

NET OPERATING INCOME

Confidential

CAP RATE

Confidential

BUILDING SIZE

54,000 SF

PRICE PER SF

Confidential

RENTABLE SF

50,077 SF

OCCUPANCY

100% (current)

CONTACT LISTING AGENT FOR FINANCIAL INFORMATION



TENANT OVERVIEW



FIRST NATIONAL BANK		PURSUIT COWORKING		INSURANCE FEDERATION OF PA		ARENA STRATEGIES	
SPACE SIZE	8,005 SF	SPACE SIZE	5,771 SF	SPACE SIZE	4,900 SF	SPACE SIZE	2,300 SF
% PROPERTY SHARE	16%	% PROPERTY SHARE	11.5%	% PROPERTY SHARE	4.6%	% PROPERTY SHARE	3.0%
MOVE IN DATE	9/1/2012	MOVE IN DATE	2/1/2025	MOVE IN DATE	2/1/2025	MOVE IN DATE	9/1/2021
WEBSITE	fnb-online.com	WEBSITE	ifpenn.org	WEBSITE	ifpenn.org	WEBSITE	arenastrategies.com
COMPANY INFORMATION		COMPANY INFORMATION		COMPANY INFORMATION		COMPANY INFORMATION	

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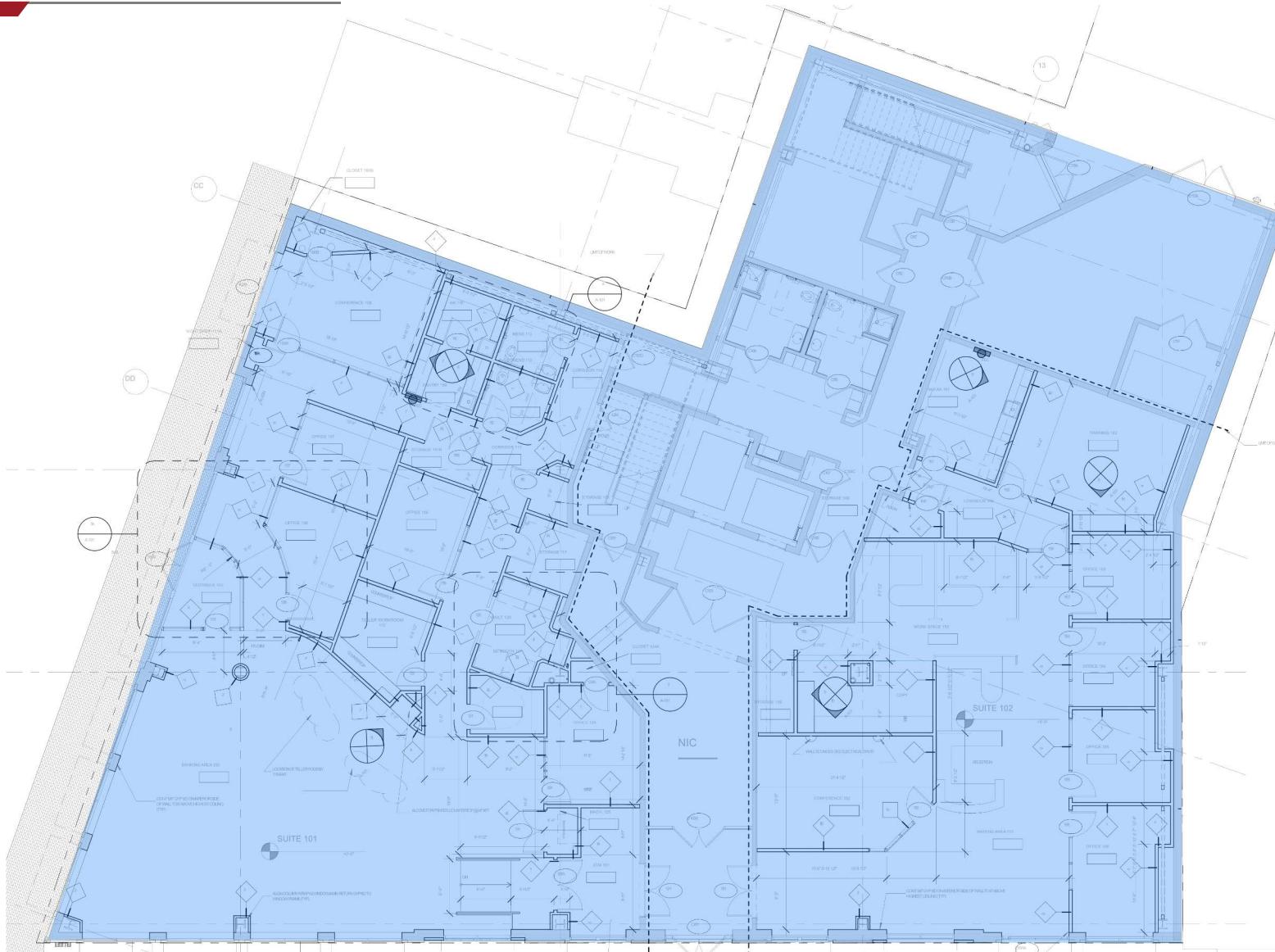
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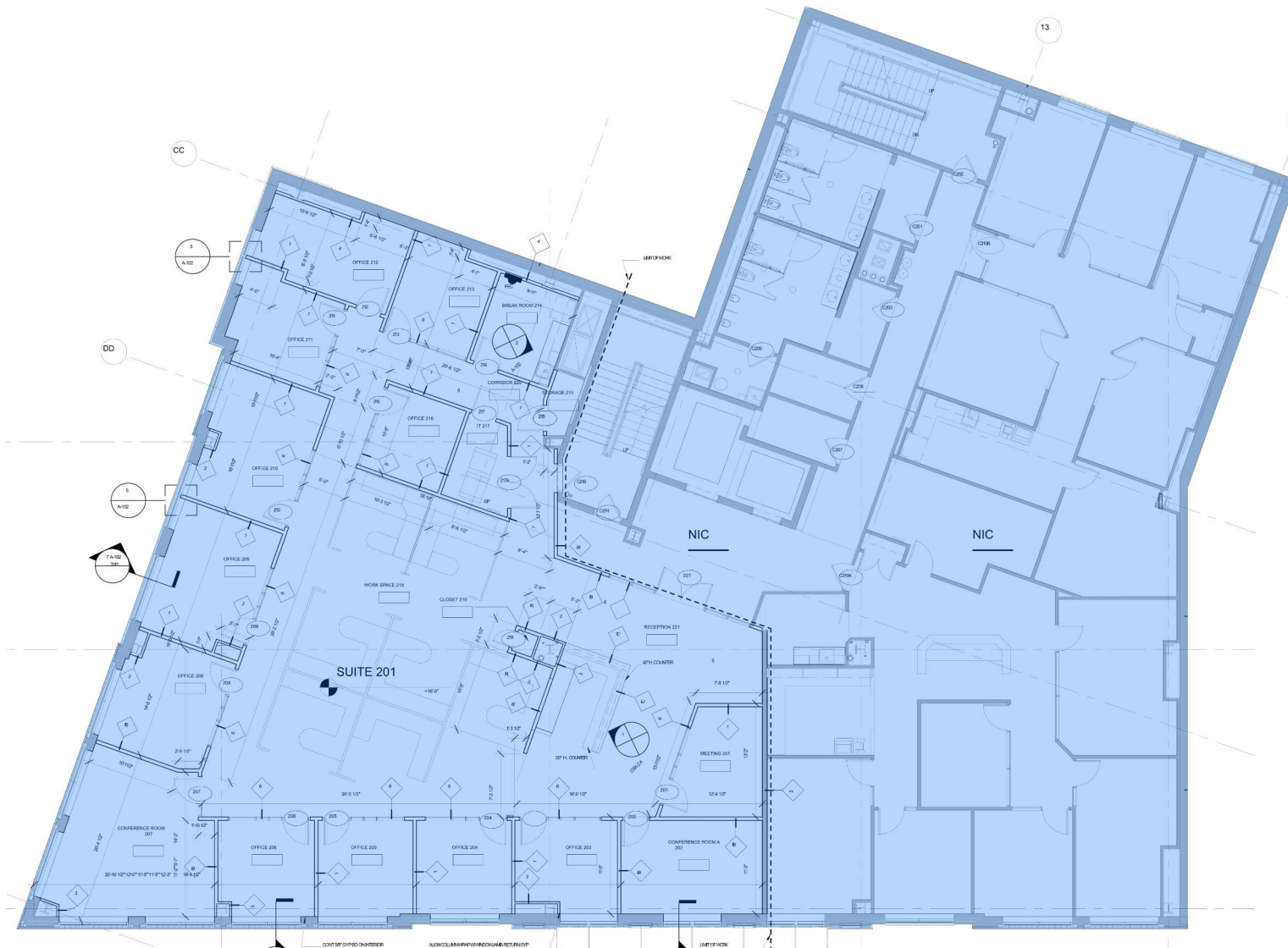
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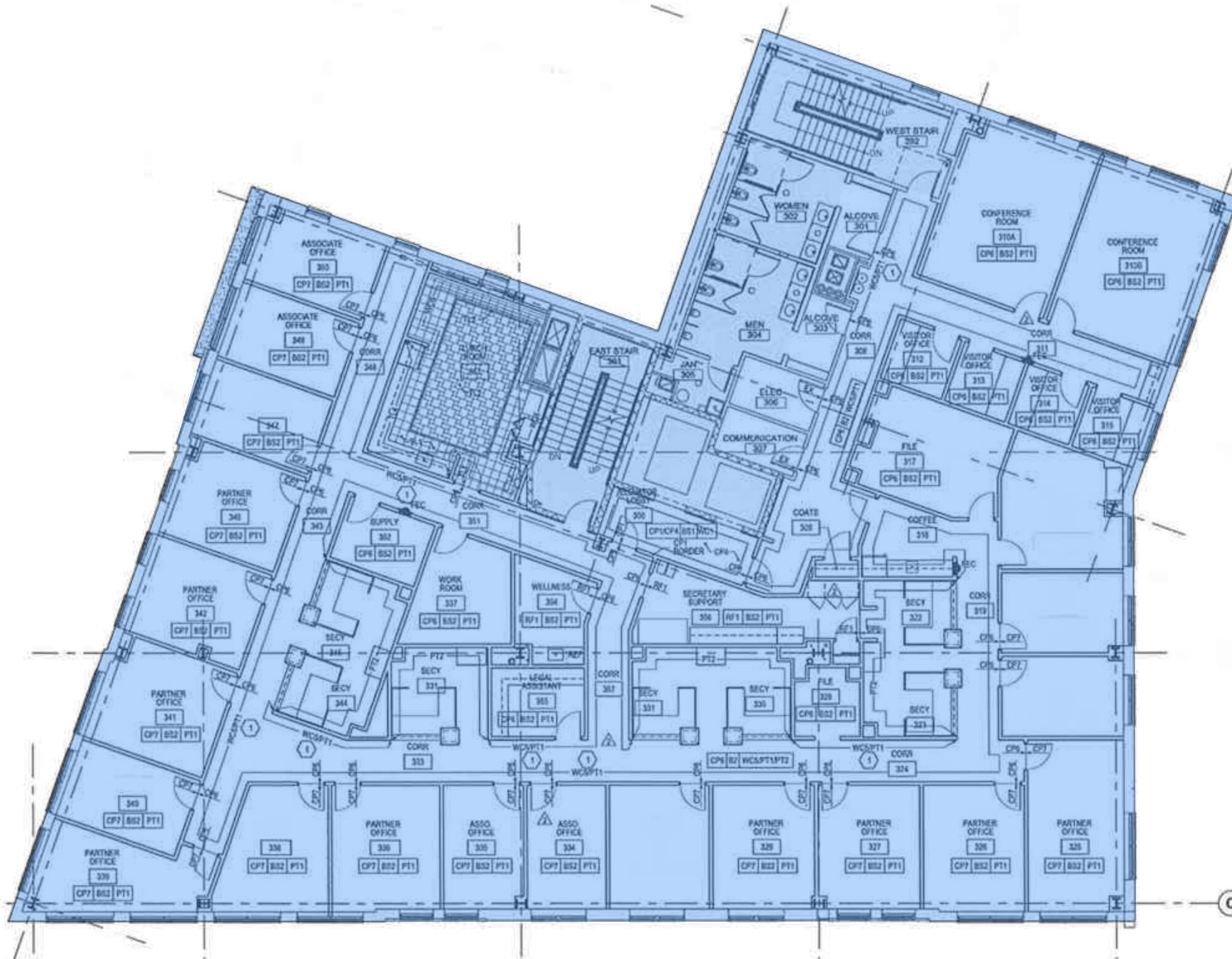
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PLAN





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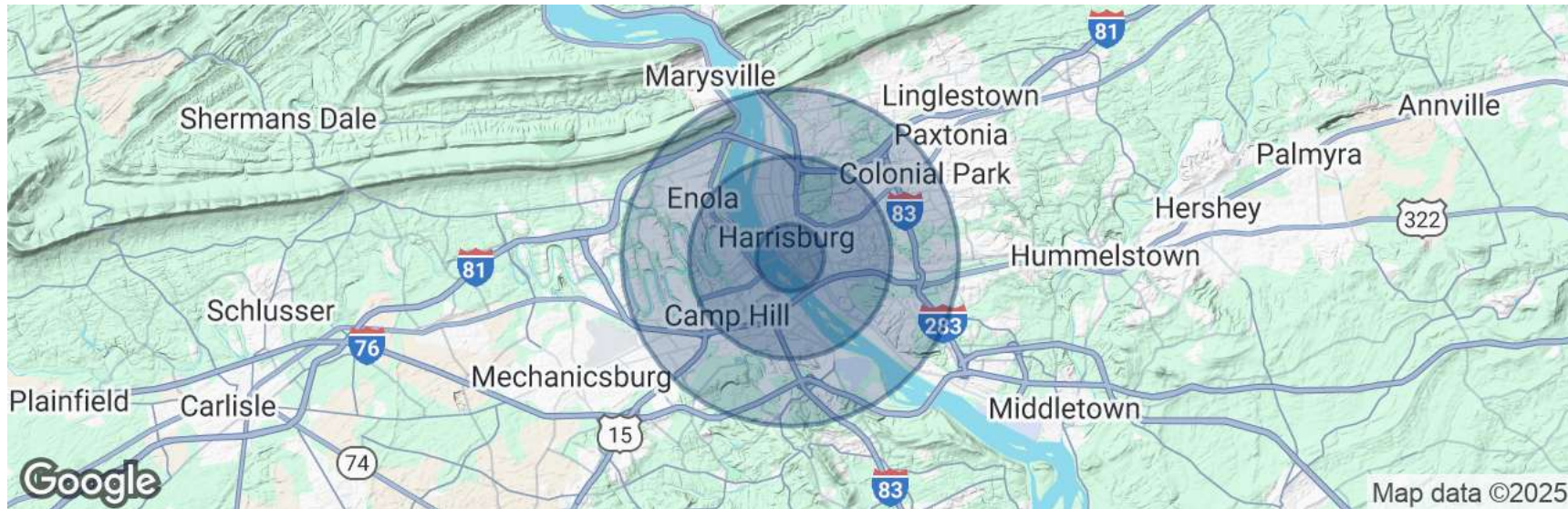
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DEMOGRAPHICS



	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.





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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.

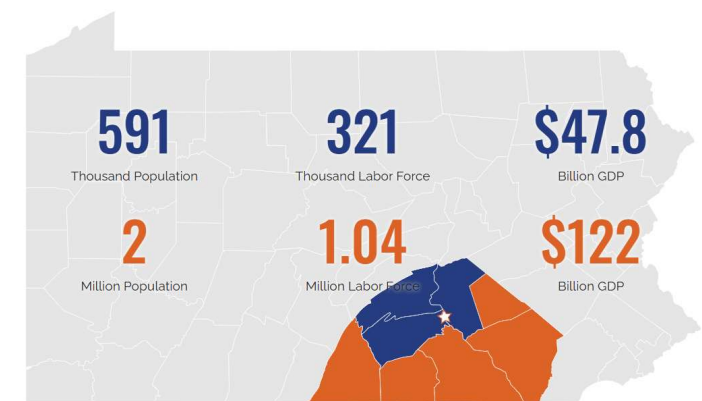


HARRISBURG IS #1!

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



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