



# Commonwealth of Pennsylvania – Department of Environmental Protection

## Bureau of Laboratories

2575 Interstate Drive | Harrisburg, PA 17110

Offering Memorandum



# Disclaimer

Colliers International Brokerage Company (“Broker”) has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



# Commonwealth of Pennsylvania - Department of Environmental Protection, Bureau of Laboratories

2575 Interstate Drive | Harrisburg, PA 17110



## Broker of Record

Steve Bonge

Senior Vice President  
+1 610 737 3408  
steve.bonge@colliers.com

## Exclusive Investment Advisory Team

Geoff Ficke

Executive Vice President  
Colliers International

Zack Ficke

Vice President  
Colliers International

Ash Goldfarb

Sr. Financial Analyst  
Colliers International

Sydney Gonzalez

Sr. Client Services Specialist  
Colliers International

Rokas Samas

Marketing Specialist  
Colliers International

# Table of Contents

- I Executive Summary
- II Tenant Overview & Financials
- III Demographics & Offering Instructions



# Investment Overview

The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to purchase the Commonwealth of Pennsylvania Department of Environmental Protection (DEP) Bureau of Laboratories Headquarters located at 2575 Interstate Drive in Harrisburg, PA. Originally built in 1997 and fully renovated to suit in 2007, the DEP operates their Bureau of Laboratories Headquarters from this location. The subject property is 100% leased on a long-term lease through December 31st, 2031 and is fully guaranteed by the Commonwealth of Pennsylvania (Moody's Aa3) with a 7.4-year lease term remaining.

Investors will benefit from the long-term cash flow secured by this mission-critical state agency with operating expense reimbursement offered by the attractive modified net lease structure. An assumable loan is available and provides qualified borrowers a below-market interest rate of 5.97% with a current loan balance of approximately \$17MM and maturity date of December 15th 2031. Supplemental income is available through the electricity profit sharing and demand response agreements in place with Grid Power Direct and NuEnergen.

The Bureau of Laboratories mission is to protect deliver timely, accurate analytical information in support of Pennsylvania's environmental protection programs and to help assure the quality of statewide laboratory services through laboratory accreditation and improvement activities. This location is the primary lab for state testing, providing a higher barrier to relocation. The Bureau provides a variety of services including testing of inorganic, organic, bacteriological, and radioactive substances present in air, drinking water, non-potable water, and solid environmental samples.

Harrisburg is the capital city of the U.S. commonwealth of Pennsylvania and the seat of Dauphin County. With a population of 50,099 as of 2020, Harrisburg is the ninth-most populous city in Pennsylvania. It is the larger principal city of the Harrisburg-Carlisle MSA, also known as the Susquehanna Valley, which had a population of 591,712 in 2020 and is the fourth-most populous metro area in Pennsylvania. Harrisburg's employment drivers include health-care and a growing technological and biotechnology industry to accompany the dominant government field inherent to being the state's capital. National and international firms with major operations include Ahold Delhaize, ArcelorMittal Steel, HP Inc., IBM, Hershey Foods, Harsco Corporation, Ollie's Bargain Outlet, Rite Aid Corporation, Tyco Electronics, and Volvo Construction Equipment.

# Investment Highlights



Investment Grade Credit of Pennsylvania (Moody's Aa3)



7.4 Years of Lease Term Remaining



\$47.6B State Budget in 2024



Modified Net Lease



Mission Critical Research & Development Laboratory Space



10 Gamma Detectors, 4 Mobile Labs, Nuclear Power Plant Monitoring



150+ Employees Analyzing and Testing Air, Soil, Water, and Food Products

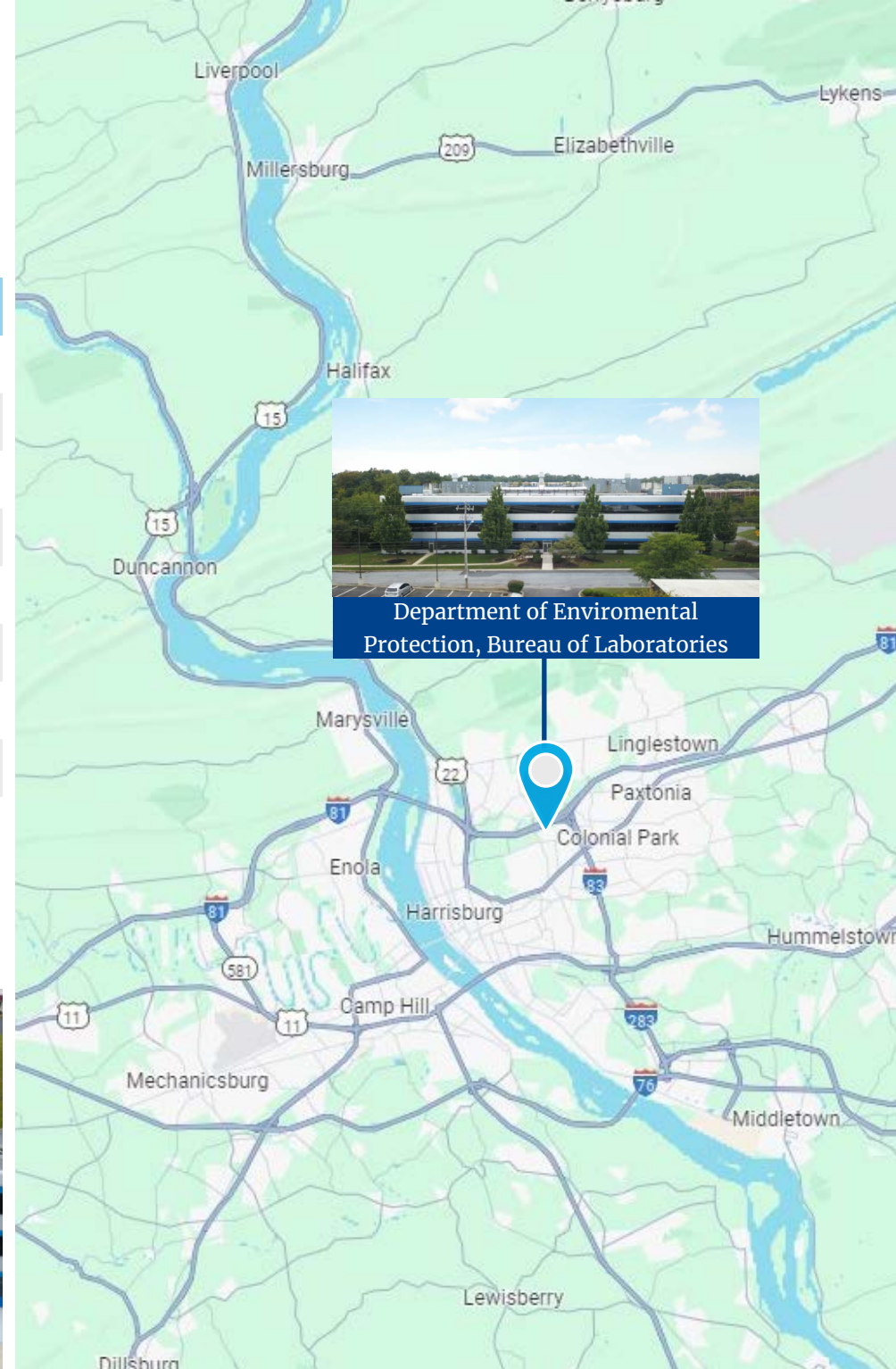


# Property Overview

2575 Interstate Drive | Harrisburg, PA 17110

## Property Summary

<b>Property Address</b>	2575 Interstate Drive, Harrisburg, PA 17110
<b>Rentable Square Feet (RSF)</b>	109,645
<b>Lot Size (Acres)</b>	4.23
<b>FAR</b>	0.60
<b>Year Built/Renovated</b>	1997/2007
<b>Building Class</b>	B
<b>County</b>	Dauphin
<b>Property Use</b>	Laboratory/Office
<b>Ownership Type</b>	Fee Simple



# Tenant Overview

2575 Interstate Drive | Harrisburg, PA 17110



The Department of Environmental Protection's Bureau of Laboratories is a crucial division responsible for monitoring and analyzing environmental samples to ensure public health and environmental quality. This bureau conducts a wide range of tests on air, water, soil, and other environmental materials to detect pollutants, contaminants, and other potential hazards. By providing accurate and timely data, the Bureau of Laboratories supports regulatory enforcement, policy development, and environmental protection initiatives. Its work is essential for maintaining safe drinking water, clean air, and a healthy ecosystem, ensuring compliance with environmental standards and protecting public health.

[Learn More About DEP - Bureau of Laboratories Headquarters](#)

## Service Areas

- Water Quality Monitoring
- Air Quality Monitoring
- Soil and Sediment Testing Radiological Analysis
- Biological Monitoring
- Chemical and Hazardous Waste Analysis
- Emergency Response Support





# Lease Abstract

2575 Interstate Drive | Harrisburg, PA 17110



## Lease Abstract

<b>Lease Type</b>	Modified Net
<b>Rentable Square Feet (RSF)</b>	109,645
<b>% Share of SF</b>	100.0%
<b>Lease Commencement[1]</b>	1/1/2007
<b>Lease Expiration</b>	12/31/2031
<b>Lease Total Term</b>	25.0
<b>Total Term Remaining</b>	7.4

## Lease Abstract (continued)

**Option(s) Details** N/A

### Operating Expense Categories

"Contract Expenses: include management, reserve, grounds maintenance, insurance, exterminating, snow removal, preventative maintenance, painting, elevator maintenance, fire protection system maintenance and building maintenance and repair. (Blended Contract Expense Cap Rate of \$1.901 PSF in Base year)

Reimbursable Expenses: Include janitorial services, trash collection, electricity, natural gas, water and sewer, taxes (Blended \$10.56 PSF in Base Year) Taxes and insurance are not subject to the five percent (5%) expense cap. "

### Reimbursement Structure

Beginning on January 1, 2008 and each yearly anniversary thereafter, the Blended Contract Expense Cap Rate shall be subject to annual increases commensurate with CPI Increase to be taken from the Bureau of Labor Statistics – Urban Consumers, Northeast Cities Index. Lessee to pay Contract Expenses at the actual cost of Contract Expenses incurred or at the Blended Contract Expense Cap Rate, as adjusted by the CPI, which ever is less.

**Base Rental Rate \$/SF** \$19.20

### Termination Notice

If the governmental function for which the premises are being leased, is abolished, limited, or restricted, by an Act of Legislature, including the failure of sufficient appropriation by the general assembly to continue payment of the rent or an other amount, the lessee shall have the right to cancel this lease by giving one month's notice in writing.



# Aerial Overview

2575 Interstate Drive | Harrisburg, PA 17110



Department of Environmental Protection, Bureau of Laboratories

Interstate 81

Interstate 81



# Financials Rent Schedule & Loan Assumption

2575 Interstate Drive | Harrisburg, PA 17110

<b>Total RSF</b>	109,645
<b>Total Occupancy</b>	100%
<b>Remaining Least Term</b>	7.4
<b>W.Avg Base Rent</b>	\$19.20

Tenant Name	RSF Pro Rata %	Lease Status	Lease Term		Rental Rates					Reimbursement Structure
			Start Date	End Date	Begin	Monthly	Annually	\$/SF	% Increase	
DEP - Bureau of Laboratories	109,645	Contract	1/1/2007	12/31/2031	Current - 1/11/2012	\$175,386.98	\$2,104,644	\$19.20	-	Modified Net

## Notes

[1] CPI Increase to be taken from the Bureau of Labor Statistics – Urban Consumers, Northeast Cities Index

<b>Lender</b>	Wells Fargo Bank Northwest, N.A, as Trustee
<b>Type</b>	Credit Tenant Lease Debt
<b>Orginal Loan Amount</b>	\$27,059,000
<b>Current Loan Balance (as of January 1, 2025)</b>	\$17,040,680
<b>Maturity Date</b>	12/15/2031
<b>Interest Rate</b>	5.97%
<b>Amortization (Yrs.)</b>	24
<b>Annual Debt Service</b>	Adjusting:
	2025: \$1,960,350
	2026: \$1,963,379
	2027: \$2,277,957
	2028: \$2,278,765
	2029: \$2,279,800
	2030: \$2,281,265
2031: \$2,282,693	
<b>Balloon Payment Amount (12/15/2031)</b>	\$7,280,927
<b>Assumption</b>	1.0% of Outstanding Principal Amount

# Financials Pro Forma Cash Flow

2575 Interstate Drive | Harrisburg, PA 17110

For the Years Ending <sup>[1]</sup>		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Total
		Dec-2024	Dec-2025	Dec-2026	Dec-2027	Dec-2028	Dec-2029	Dec-2030	Dec-2031	Dec-2032	Dec-2033	Dec-2034	
<b>Rental Revenue</b>													
DEP - Bureau of Laboratories - Base Rent	[2]	\$19.20											
<b>Total Rental Revenue</b>		<b>\$19.20</b>	<b>2,104,644</b>	<b>2,104,644</b>	<b>2,104,644</b>	<b>2,104,644</b>	<b>2,104,644</b>	<b>2,104,644</b>	<b>2,104,644</b>	<b>2,104,644</b>	<b>2,315,108</b>	<b>2,315,108</b>	<b>23,782,475</b>
<b>Other Tenant Revenue - Expense Recoveries</b>	[3]												
Tenant Reimbursement	[4]	\$13.58	1,488,720	1,487,713	1,532,344	1,578,315	1,625,664	1,674,434	1,724,667	1,776,407	1,829,699	1,884,590	18,543,682
Reimbursable Recoveries (Tenant)		-\$0.01	(1,007)	44,631	45,970	47,349	48,770	50,233	51,740	53,292	54,891	56,538	510,642
CAM Recoveries	[5]	\$10.80	1,183,996	680,546	700,962	721,991	743,651	765,960	788,939	812,607	836,985	862,095	8,985,688
Contract Recoveries (CAM)		-\$4.59	(503,450)	20,416	21,029	21,660	22,310	22,979	23,668	24,378	25,110	25,863	-269,400
Other Income - Electricity	[6]	\$2.71	296,736	305,638	314,807	324,251	333,979	343,998	354,318	364,948	375,896	387,173	3,800,534
<b>Total Other Tenant Revenue</b>		<b>\$22.48</b>	<b>2,464,995</b>	<b>2,538,944</b>	<b>2,615,113</b>	<b>2,693,566</b>	<b>2,774,373</b>	<b>2,857,604</b>	<b>2,943,332</b>	<b>3,031,632</b>	<b>3,122,581</b>	<b>3,216,259</b>	<b>31,571,147</b>
<b>Effective Gross Revenue</b>		<b>\$41.68</b>	<b>4,569,638</b>	<b>4,643,588</b>	<b>4,719,757</b>	<b>4,798,210</b>	<b>4,879,017</b>	<b>4,962,248</b>	<b>5,047,976</b>	<b>5,136,276</b>	<b>5,437,690</b>	<b>5,531,367</b>	<b>55,353,622</b>
<b>Operating Expenses</b>	[7]												
Janitorial - Tenant Reimbursement		\$3.38	370,374	381,485	392,930	404,718	416,859	429,365	442,246	455,513	469,179	483,254	4,743,675
Fire Prevention - Tenant Reimbursement		\$0.04	4,783	4,926	5,074	5,227	5,383	5,545	5,711	5,882	6,059	6,241	61,260
Trash Collection - Tenant Reimbursement		\$0.12	12,815	13,199	13,595	14,003	14,423	14,856	15,302	15,761	16,234	16,721	164,132
Electricity - Tenant Reimbursement		\$7.46	817,450	841,974	867,233	893,250	920,047	947,649	976,078	1,005,360	1,035,521	1,066,587	10,469,733
Fuel - Tenant Reimbursement		\$1.02	112,369	115,740	119,212	122,789	126,472	130,266	134,174	138,200	142,346	146,616	1,439,199
Water - Tenant Reimbursement		\$0.12	12,927	13,315	13,714	14,126	14,549	14,986	15,436	15,899	16,376	16,867	165,566
Sewer - Tenant Reimbursement		\$0.15	16,255	16,743	17,245	17,762	18,295	18,844	19,409	19,992	20,591	21,209	208,191
Property Taxes - Tenant Reimbursement		\$1.28	140,740	144,962	149,311	153,790	158,404	163,156	168,051	173,092	178,285	183,634	1,802,569
Management Fee - CAM Recoveries	[8]	\$1.03	112,995	116,384	119,876	123,472	127,176	130,992	134,921	138,969	143,138	147,432	1,447,211
Property Insurance - CAM Recoveries		\$0.43	47,330	48,750	50,212	51,719	53,270	54,868	56,514	58,210	59,956	61,755	606,193
Preventative Maintenance - CAM Recoveries		\$2.31	253,768	261,381	269,222	277,299	285,618	294,187	303,012	312,103	321,466	331,110	3,250,209
Landscaping/Snow Removal - CAM Recoveries		\$0.17	18,466	19,020	19,591	20,178	20,784	21,407	22,049	22,711	23,392	24,094	236,509
Elevator Contract - CAM Recoveries		\$0.10	10,725	11,047	11,378	11,719	12,071	12,433	12,806	13,190	13,586	13,994	137,364
Alarm Monitoring - CAM Recoveries		\$0.03	2,773	2,856	2,942	3,030	3,121	3,215	3,311	3,410	3,513	3,618	35,516
Repairs & Maintenance - CAM Recoveries		\$2.14	234,489	241,524	248,769	256,232	263,919	271,837	279,992	288,392	297,044	305,955	3,003,287
<b>Total Operating Expenses</b>		<b>\$19.78</b>	<b>2,168,259</b>	<b>2,233,306</b>	<b>2,300,306</b>	<b>2,369,315</b>	<b>2,440,394</b>	<b>2,513,606</b>	<b>2,589,014</b>	<b>2,666,685</b>	<b>2,746,685</b>	<b>2,829,086</b>	<b>27,770,613</b>
<b>Net Operating Income</b>		<b>\$21.90</b>	<b>2,401,380</b>	<b>2,410,282</b>	<b>2,419,451</b>	<b>2,428,895</b>	<b>2,438,623</b>	<b>2,448,642</b>	<b>2,458,962</b>	<b>2,469,592</b>	<b>2,691,004</b>	<b>2,702,281</b>	<b>27,583,009</b>

## Notes to Cash Flow

- Analysis start date begins on January 1, 2024.
- Contractually based rental rate increases shown as defined in the lease agreement - Tenant assumed to extend a 10-year deal with 110% increases of the base rental rate.
- Tenant pays on a resetting operating expense amount which resets every year - Tenant will pay any additional overage above the previous annual amount or will be credited any shortfall if applicable with the expense adjusting the next year based on the applicable increase or shortfall.
- Tenant reimbursement tranche outlined below in the 'Operating Expense Categories' section in the Lease Abstract.
- CAM recoveries tranche outlined below in the 'Operating Expense Categories' section in the Lease Abstract.
- Other Income - Contractual income derived from GridPowerDirect and NuEnergen contracts. Income based on 2023 YE Income with 3% annual growth projected.
- Operating expense source: Property 2023 income statements - Analysis assumes 3.0% YoY growth every fiscal year.
- Management Fee is assumed to be 2.5% effective gross revenue (EGR - Year 1).



# Energy Abstract

2575 Interstate Drive | Harrisburg, PA 17110



## GridPowerDirect

Energy Abstract: GridPowerDirect	
Energy Provider	GridPowerDirect
Agreement Type	Electricity Profit Plan
Term	Month-to-Month
Termination	Thirty (30) Day Notice
Payment Sharing Structure	50% profit share above margin between wholesale energy costs and actual bill.
Website	<a href="https://www.gridpowerdirect.com/">https://www.gridpowerdirect.com/</a>



Energy Abstract: NuEnergen	
Energy Provider	NuEnergen
Agreement Type	Demand Response
Term	12/31/2020 - 12/31/2025
Termination	Automatically renews for an additional 12 month periods with 90 day termination notice prior to expiration.
Payment Sharing Structure	NuEnergen will pay customer 73% of all payments obtained by NuEnergen owing to customers performance in the program(s).
Website	<a href="https://www.nuenergen.com/">https://www.nuenergen.com/</a>



# Harrisburg, PA Demographics



## Dauphin County



Dauphin County Population (2022)

# 288,800+

### Harrisburg Overview | 10 Mile Radius



#### Population

In the identified area, the current year population is 364,409. The 2010 Census population count in the area was 326,015, and 355,225 in 2020, a 0.9% annual growth rate. The rate of growth since 2020 was 0.6% annually.

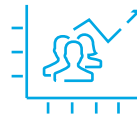
#### Households

The household count in this area has changed from 145,874 in 2020 to 150,214 in the current year, a change of 0.72% annually. The five-year projection of households is 154,430, a change of 0.56% annually from the current year total. Average household size is currently 2.36, compared to 2.38 in the year 2020. The number of families in the current year is 90,687 in the specified area.



#### Households by income (Average)

Current average household income is \$106,034 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$122,053 in five years, compared to \$122,048 for all U.S. households



#### Housing

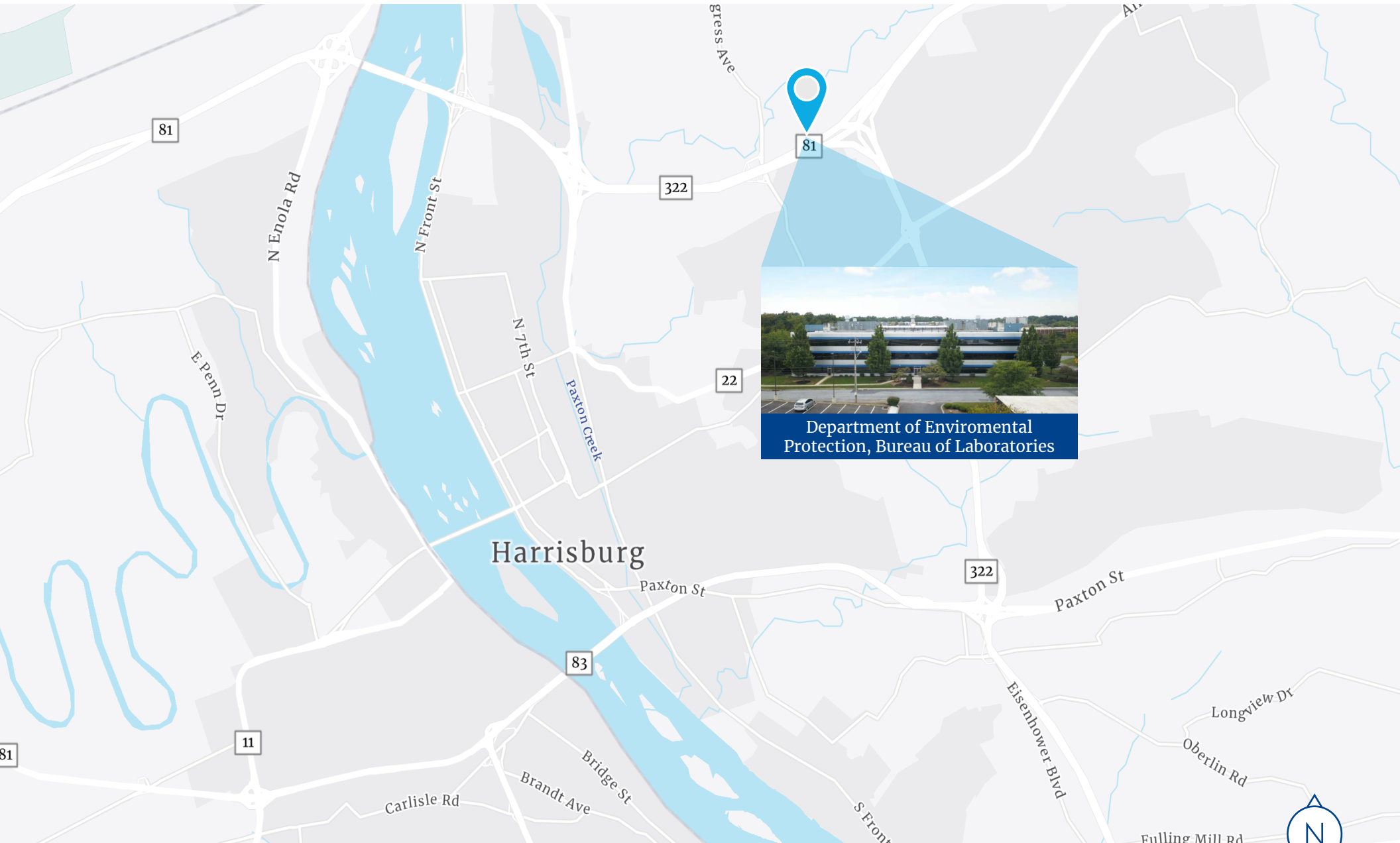
Currently 63.1% of the 160,385 housing units in the area are owner occupied; 36.9% renter occupied; and 6.3% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 146,454 housing units in the area - 61.1% owner occupied, 31.6% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2020 is 0.7%. Median home value in the area is \$271,795, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$328,236, compared to a median home value of \$350,006 in the US.





# Location Overview

2575 Interstate Drive | Harrisburg, PA 17110

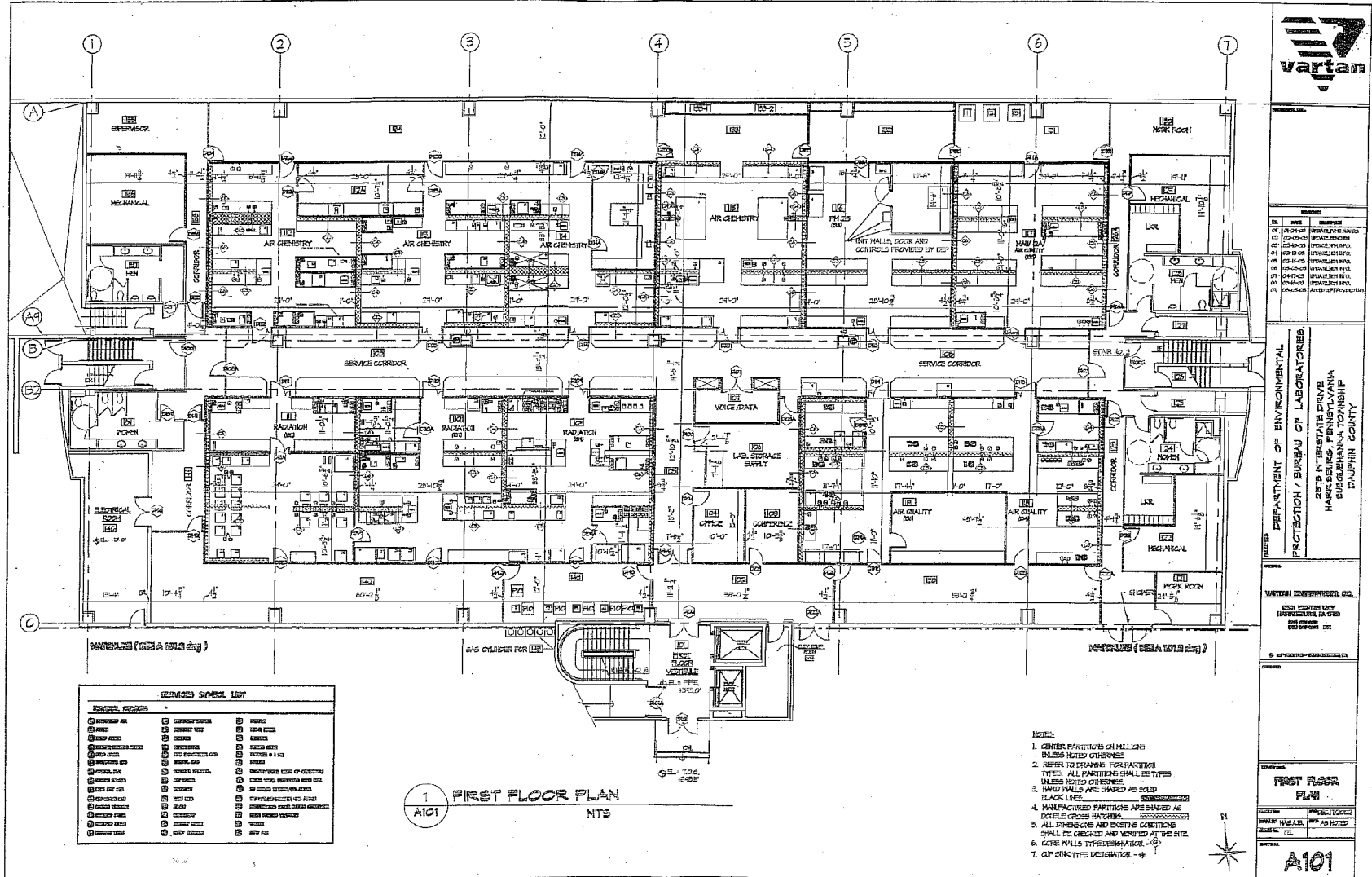


Department of Environmental Protection, Bureau of Laboratories



# Property Floor Plans

2575 Interstate Drive | Harrisburg, PA 17110



NO.	DATE	DESCRIPTION
1	05-04-08	ISSUED FOR PERMITS
2	05-04-08	ISSUED FOR PERMITS
3	05-04-08	ISSUED FOR PERMITS
4	05-04-08	ISSUED FOR PERMITS
5	05-04-08	ISSUED FOR PERMITS
6	05-04-08	ISSUED FOR PERMITS
7	05-04-08	ISSUED FOR PERMITS
8	05-04-08	ISSUED FOR PERMITS
9	05-04-08	ISSUED FOR PERMITS
10	05-04-08	ISSUED FOR PERMITS
11	05-04-08	ISSUED FOR PERMITS
12	05-04-08	ISSUED FOR PERMITS
13	05-04-08	ISSUED FOR PERMITS
14	05-04-08	ISSUED FOR PERMITS
15	05-04-08	ISSUED FOR PERMITS
16	05-04-08	ISSUED FOR PERMITS
17	05-04-08	ISSUED FOR PERMITS
18	05-04-08	ISSUED FOR PERMITS
19	05-04-08	ISSUED FOR PERMITS
20	05-04-08	ISSUED FOR PERMITS

DEPARTMENT OF ENVIRONMENTAL PROTECTION / BUREAU OF LABORATORIES  
 2575 INTERSTATE DRIVE  
 HARRISBURG, PENNSYLVANIA  
 BARBOURSHANNA TOWNSHIP  
 DAUPHIN COUNTY

VARTAN ENGINEERING CO.  
 2501 LYBONIA ROAD  
 HARRISBURG, PA 17110  
 717.634.8800 FAX

PROJECT NO. 08-00000000-00

FIRST FLOOR PLAN

DATE: 05/04/08  
 DRAWN: W.G.L./B.W.A.S. NOTED  
 CHECKED: T.L.

A101

SYMBOLS SPECIAL LIST		
①	①	①
②	②	②
③	③	③
④	④	④
⑤	⑤	⑤
⑥	⑥	⑥
⑦	⑦	⑦
⑧	⑧	⑧
⑨	⑨	⑨
⑩	⑩	⑩
⑪	⑪	⑪
⑫	⑫	⑫
⑬	⑬	⑬
⑭	⑭	⑭
⑮	⑮	⑮
⑯	⑯	⑯
⑰	⑰	⑰
⑱	⑱	⑱
⑲	⑲	⑲
⑳	⑳	⑳
㉑	㉑	㉑
㉒	㉒	㉒
㉓	㉓	㉓
㉔	㉔	㉔
㉕	㉕	㉕
㉖	㉖	㉖
㉗	㉗	㉗
㉘	㉘	㉘
㉙	㉙	㉙
㉚	㉚	㉚
㉛	㉛	㉛
㉜	㉜	㉜
㉝	㉝	㉝
㉞	㉞	㉞
㉟	㉟	㉟
㊱	㊱	㊱
㊲	㊲	㊲
㊳	㊳	㊳
㊴	㊴	㊴
㊵	㊵	㊵
㊶	㊶	㊶
㊷	㊷	㊷
㊸	㊸	㊸
㊹	㊹	㊹
㊺	㊺	㊺
㊻	㊻	㊻
㊼	㊼	㊼
㊽	㊽	㊽
㊾	㊾	㊾
㊿	㊿	㊿

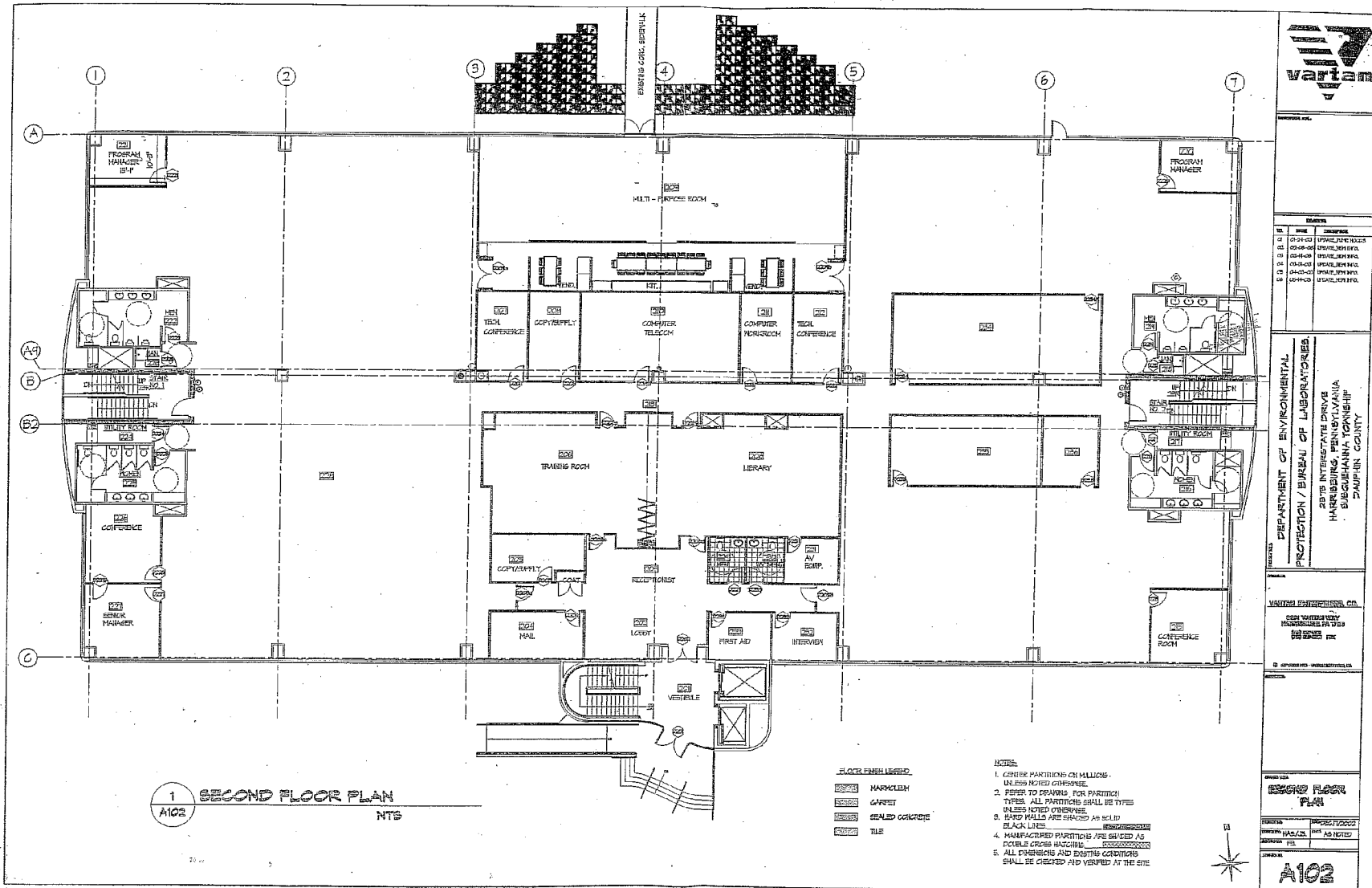
1 FIRST FLOOR PLAN  
 A101  
 NTS

- 1. CENTER PARTITIONS ON MILLION UNLESS NOTED OTHERWISE
- 2. REFER TO DRAWING FOR PARTITION TYPES. ALL PARTITIONS SHALL BE TYPES UNLESS NOTED OTHERWISE
- 3. WARD WALLS ARE SHOWN AS SOLID BLACK LINES
- 4. MANUFACTURED PARTITIONS ARE SHOWN AS DOUBLES CROSS HATCHING UNLESS NOTED OTHERWISE
- 5. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED AT THE SITE
- 6. CORE WALLS TYPE DESIGNATOR - C
- 7. CORE WALL TYPE DESIGNATOR - C



# Property Floor Plans

2575 Interstate Drive | Harrisburg, PA 17110











# Pricing Details

## Purchase Price

\$30,015,000  
(\$273.75/psf)

## Cap Rate

8.00%

## Pro Forma NOI

\$2,401,380



# Offering Instructions

2575 Interstate Drive | Harrisburg, PA 17110

Offers should be submitted via email to:

[Geoff.Ficke@colliers.com](mailto:Geoff.Ficke@colliers.com) & [Zack.Ficke@colliers.com](mailto:Zack.Ficke@colliers.com)

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

**Property Tours**

By Appointment Only

**Form of PSA**

TBD

**Title & Escrow**

TBD





Thank you.

Colliers | Dallas-Fort Worth  
1717 McKinney Avenue, Suite 900  
Dallas, Texas 75202



### Broker of Record

**Steve Bonge**

Senior Vice President

+1 610 737 3408

steve.bonge@colliers.com

### Exclusive Investment Advisory Team

**Geoff Ficke**

Executive Vice President

**Zack Ficke**

Vice President

**Ash Goldfarb**

Sr. Financial Analyst

**Sydney Gonzalez**

Sr. Client Services Specialist

**Rokas Samas**

Marketing Specialist

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC

[colliers.com](https://colliers.com)

Accelerating success.