

OFFICE BUILDING
FOR LEASE

1500 PAXTON STREET
HARRISBURG, PA 17104

Your Logo Here

Daniel J. Alderman
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📍 1015 Mumma Road
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1500 PAXTON STREET

PROPERTY DETAILS

FOR LEASE

\$11.25 SF/YR (MG)

OFFERING SUMMARY

Lease Rate	\$11.25 SF/yr (MG)
Available SF	8,460 SF
Lot Size	2.9 Acres

PROPERTY SUMMARY

Address	1500 Paxton Street Harrisburg, PA 17104
Municipality	City of Harrisburg
County	Dauphin
Tax Parcel #	02-056-001
Building Size	54,569 SF
Year Built	1929

PROPERTY HIGHLIGHTS

- Marquee signage potential
- One suite available on the second floor
- Open floor plan with lots of windows
- Ample onsite parking
- Located in Harrisburg City in close proximity to I-83

PROPERTY DESCRIPTION

Offered for lease is 8,460 square feet of office space located on the second floor of an art deco style building. This office space provides excellent visibility from I-83, making it an ideal location for businesses looking to increase their exposure. The property is currently occupied by a mix of office and flex tenants.

UTILITIES & ZONING


Gas	Available
Water & Sewer	Public
Zoning	IND - Industrial; permits offices, medical or dental offices, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

BUILDING INFORMATION

Construction	Masonry
# of Floors	3
Restrooms	In common areas
HVAC	Gas and electric
Electrical Capacity	1200 amps; 3 phase
Lighting	Fluorescent
Roof	Rubber
Ceilings	8'+
Ceiling Description	Suspended
Sprinklers	Yes
Walls	Drywall
Floor Type	Concrete
Basement	Yes
Elevators	2; one passenger and one service
Business ID Sign	Yes

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LEASE SPACES

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LEASE INFORMATION


Lease Type:	MG	Lease Term:	12 months
Total Space:	8,460 SF	Lease Rate:	\$11.25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor	Available	8,460 SF	Modified Gross	\$11.25 SF/yr	Second floor - see attached floor plan

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LEASE INFORMATION

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LEASE INFORMATION

Monthly Payments	\$7,931.25
Annual Rent	\$95,175.00
Real Estate Taxes	Included in rent
Finish Allowance	As is
Lease Term	12 months
Options	Negotiable
Escalation	Negotiable
Possession	Upon execution of lease contract
Security Deposit	Negotiable

LANDLORD/TENANT RESPONSIBILITIES

Heat	T
Trash Removal	T
Insurance	L
Air Conditioning	L
HVAC Repairs	L
Interior Repairs	T
Water & Sewer	L
Supplies	T

Taxes	L
Electric	T
Janitorial	T
Structure Repairs	L
Parking Lot Maintenance	L
Light Bulbs	T
Plumbing Repairs	L
Roof Repairs	L

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INTERIOR PHOTOS

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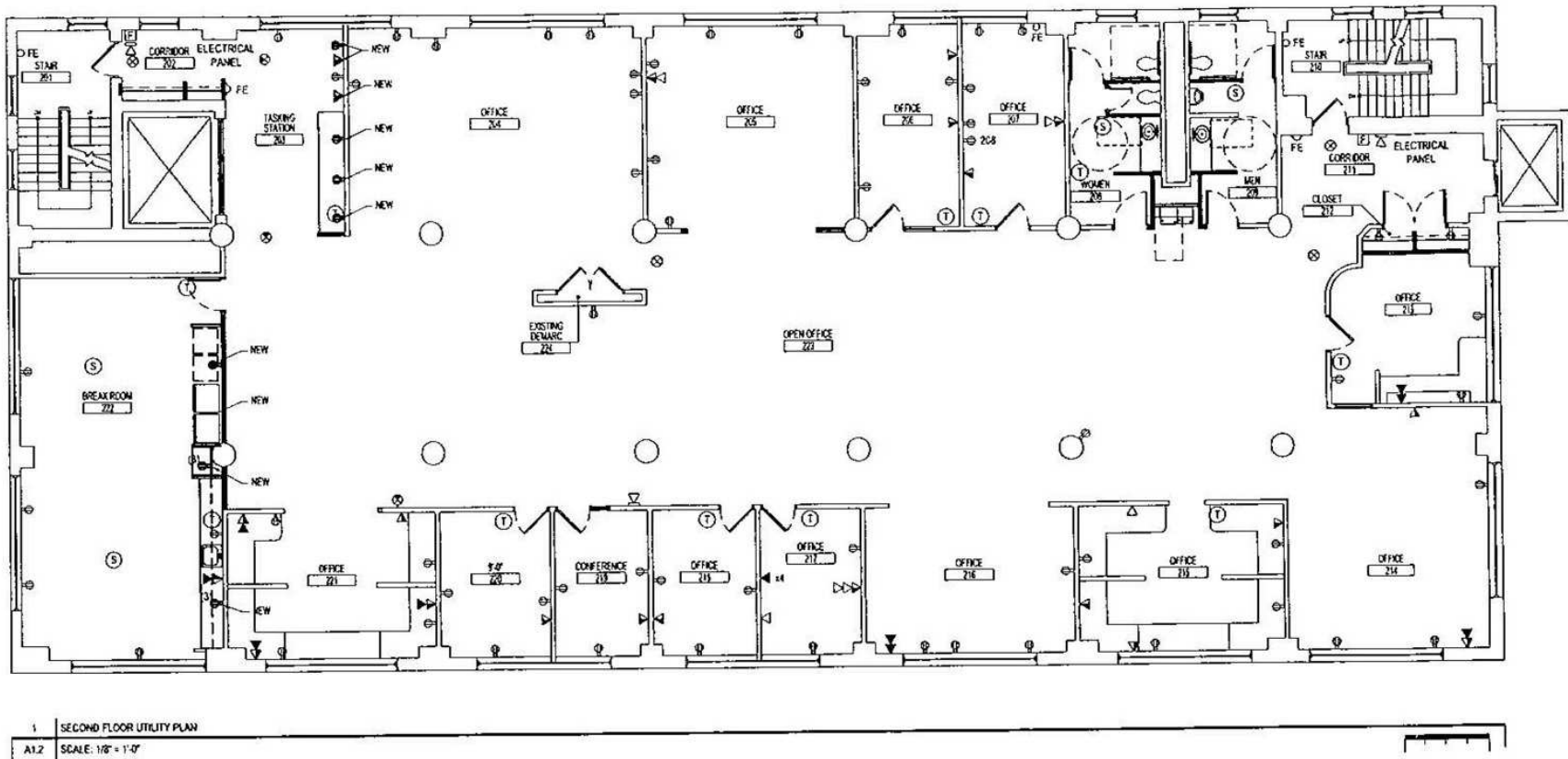
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FLOOR PLAN

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AERIAL

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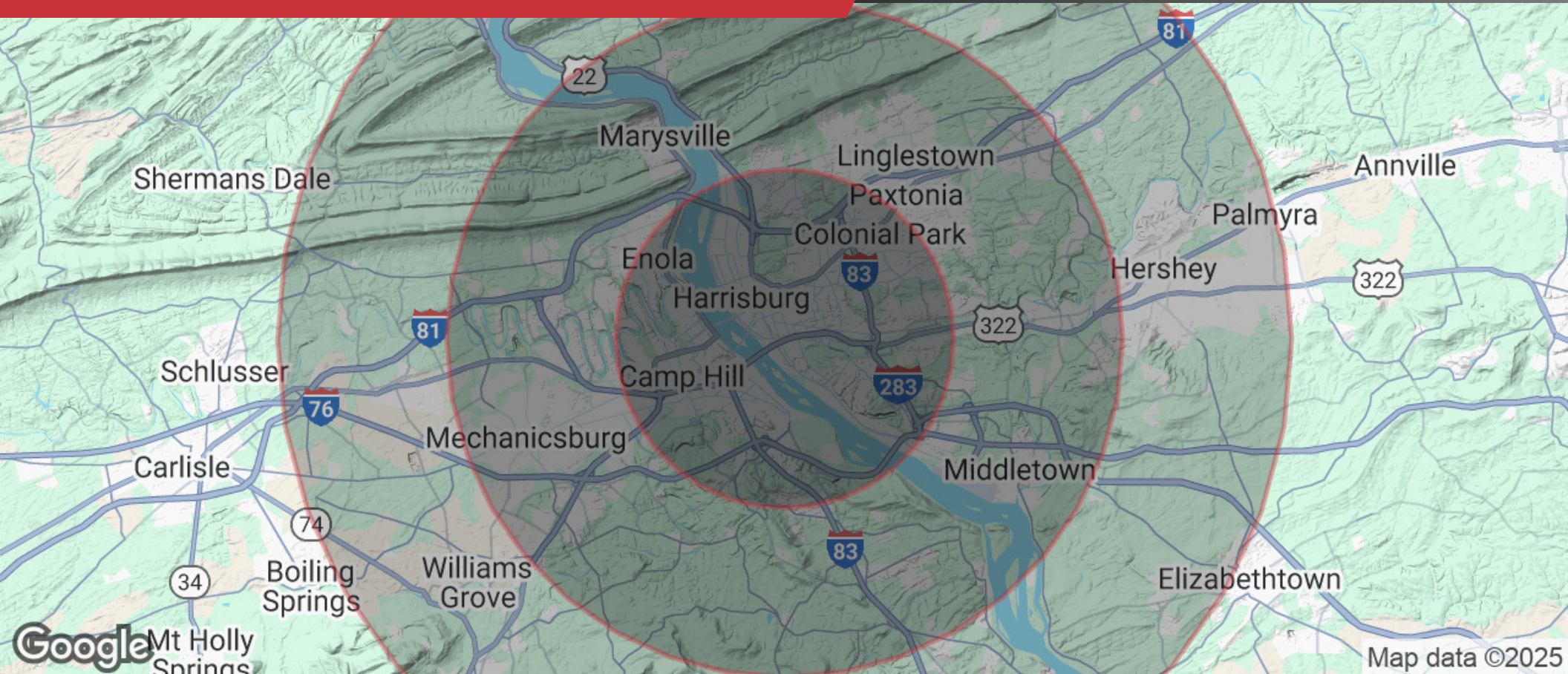
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DEMOGRAPHICS

FOR LEASE
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POPULATION

5 MILES	10 MILES	15 MILES
199,894	407,841	520,563



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
81,989	166,363	209,143



INCOME

5 MILES	10 MILES	15 MILES
\$91,453	\$105,634	\$108,647

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