

One Month
FREE RENT
per term year

LANDMARK
COMMERCIAL REALTY

GOVERNOR'S PLAZA NORTH

2101 N FRONT STREET, HARRISBURG, PA 17110

RIVER FRONT OFFICE SPACE WITH ONSITE PARKING

GOVERNOR'S PLAZA NORTH

RIVERFRONT OFFICE SPACE FOR LEASE



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2101 N FRONT STREET
HARRISBURG, PA

OFFERING SUMMARY

Lease Availability

Building 3 - Suite 300 1,900 SF

Lease Rate \$14.95 per SF/yr

Lease Type Full Service

CAM None

Location

Zoning Riverfront

Municipality City of Harrisburg

County Dauphin County



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present Governor's Plaza North, a prime riverfront office property offering excellent visibility and convenient access! Located at the high-traffic intersection of Maclay and North Front Streets, this property offers scenic views and flexible leasing options, perfect for businesses seeking a standout location in Harrisburg.

PROPERTY HIGHLIGHTS

- Spectacular views of the Susquehanna River and Riverfront Park
- No load factor—rentable and usable square footage is identical
- Just minutes from I-81 and I-83, providing quick access to East and West Shore amenities
- Ample free parking on site
- Zoned for a variety of uses, including office, medical, or childcare

What's nearby?



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

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PROPERTY DETAILS

Number of Buildings	4
Lot Size	2.45 AC
Building Class	B
Tenancy	Single / Multi
Office Suite Lease	Building 3; Suite 300 - 1,900 SF
Parking	± 215 Spaces
Year Built	1960

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber
Lighting	LED
Heating/Cooling	Forced Hot Air/Central AC
Sprinklers	N/A
Security	Per Tenant
Signage	Window Decals Possible

MARKET DETAILS

Nearest Signalized Intersection	Maclay St & N Front St
Traffic Count on N Front St	10,399 ADT
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Riverfront
Ideal Uses	Professional Business, Service, Medical Office, Associations

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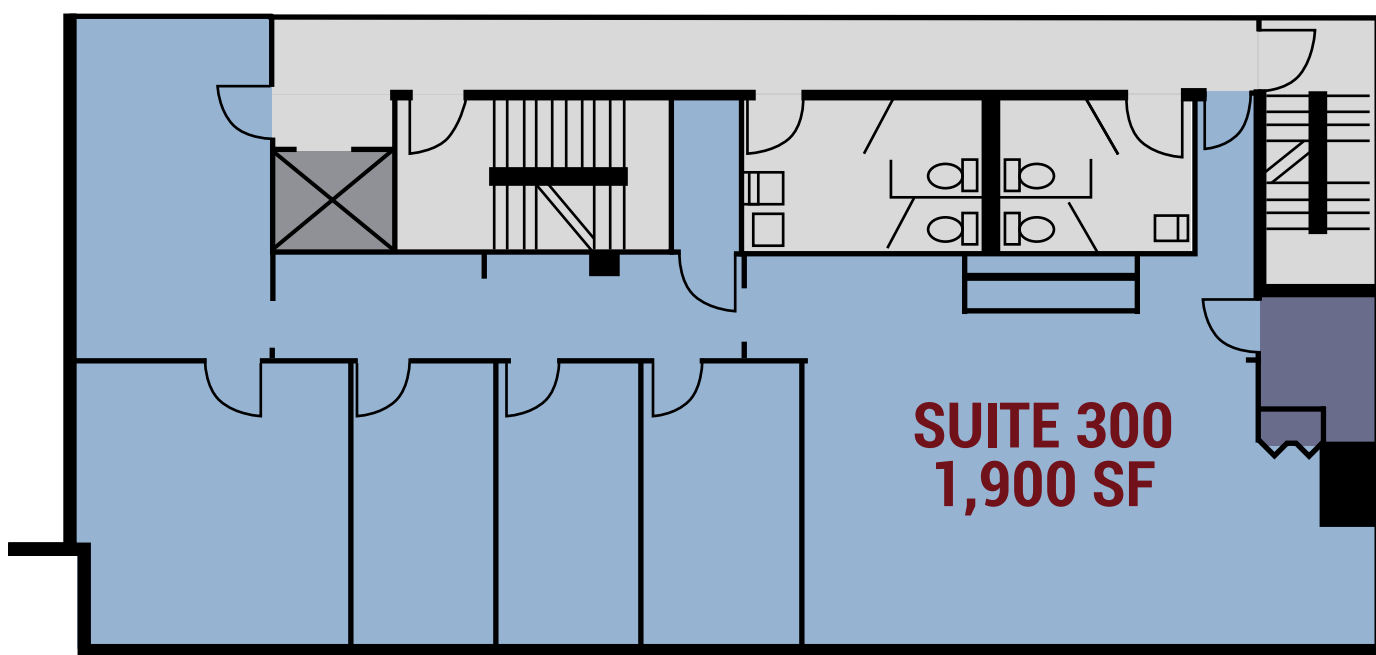
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LEASE AVAILABILITY



BUILDING	SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg #3	300	1,900 SF	Full Service	\$14.95 per SF/yr	Furnished 1,900 SF office space located on the 3rd floor of building #3 with riverfront views

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GOVERNOR'S PLAZA NORTH IMAGES



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LOCATION

SYLVIA H. RAMBO
US COURTHOUSE

CAPITOL
COMPLEX

DOWNTOWN
HARRISBURG



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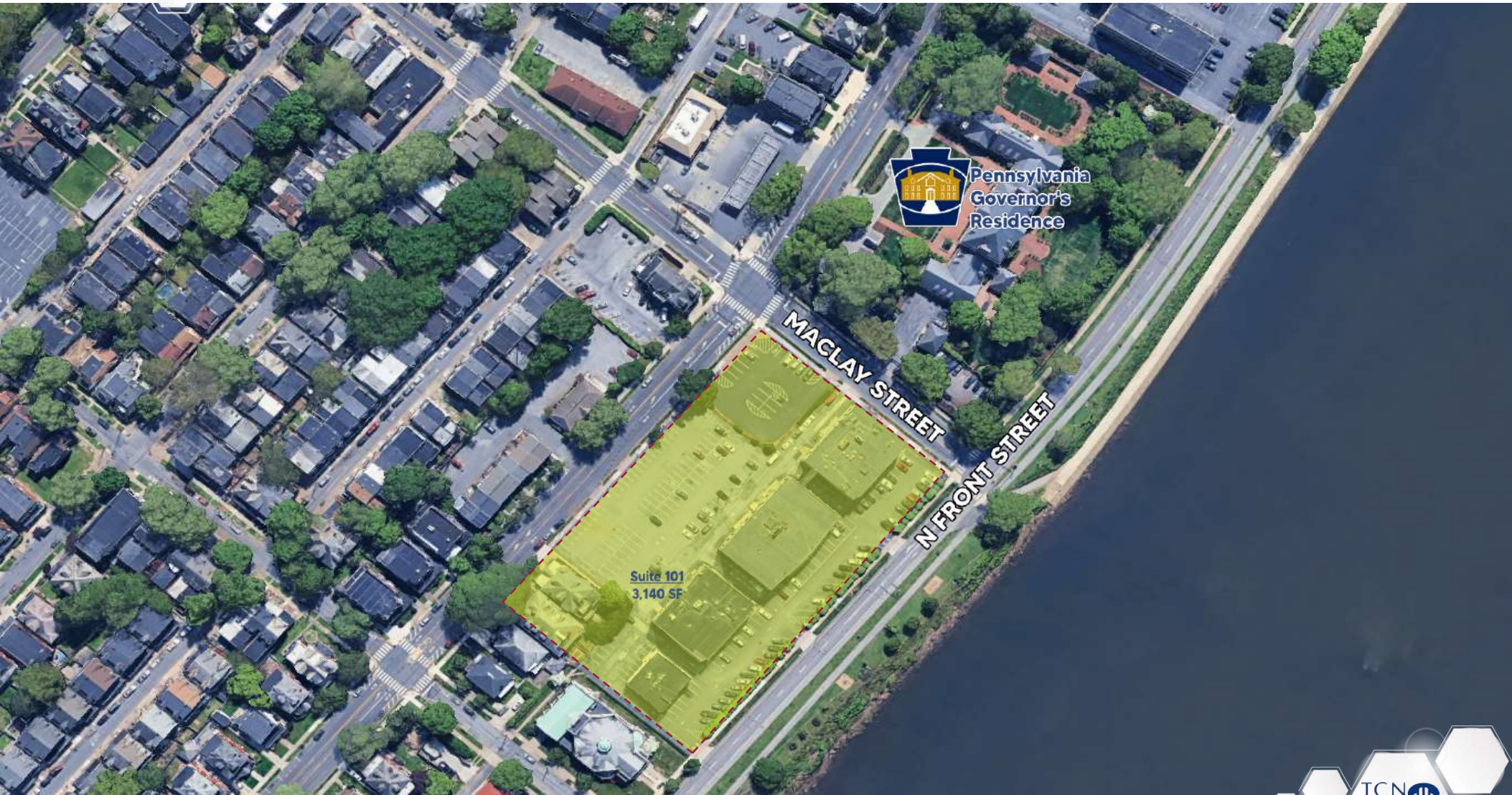
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HARRISBURG, PA

LOCATION AERIAL



Pennsylvania
Governor's
Residence

MACLAY STREET

N FRONT STREET

Suite 101
3,140 SF

TCN
COMMERCIAL
REAL ESTATE SERVICES

7

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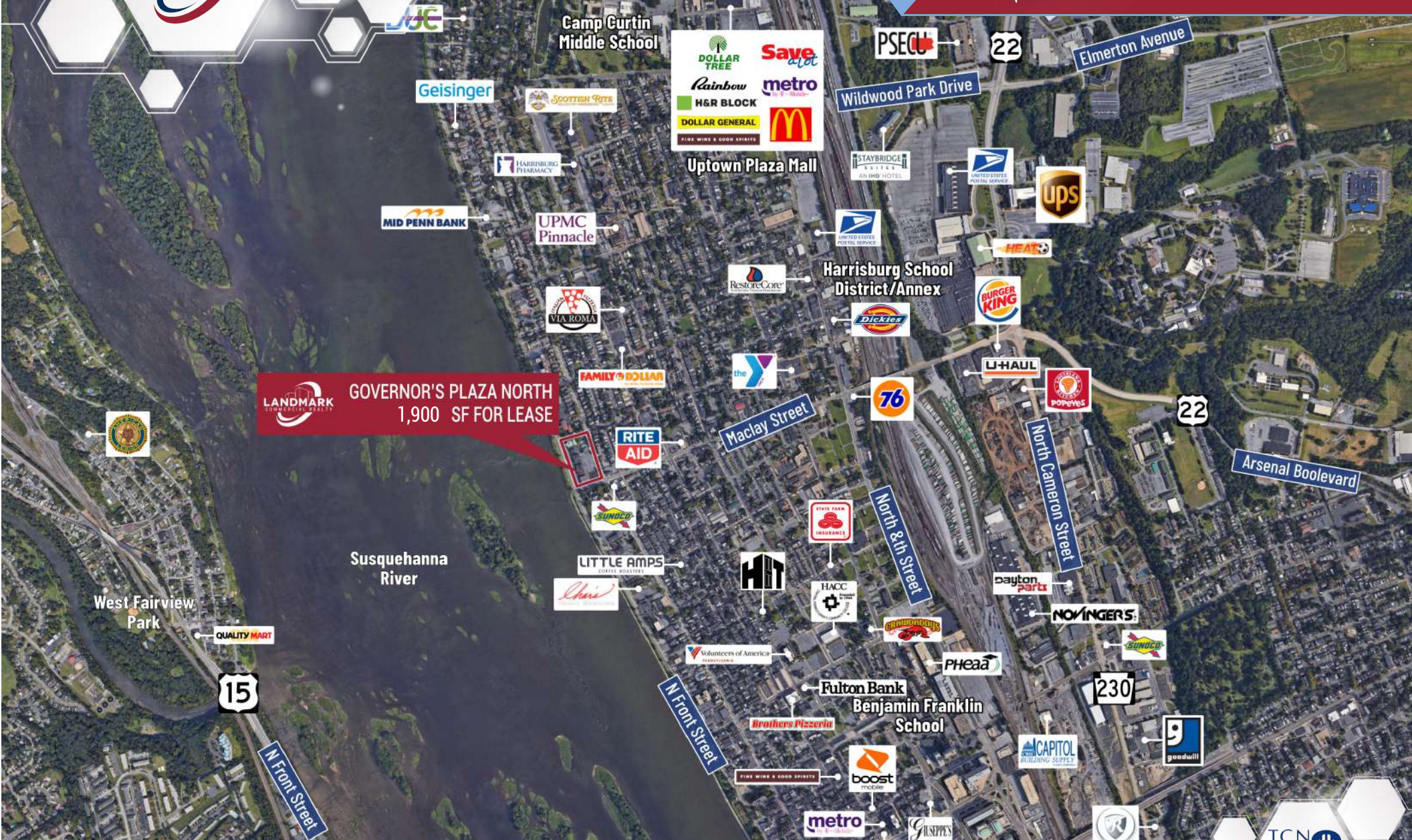
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LANDMARK COMMERCIAL REALTY
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1,900 SF FOR LEASE

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DEMOGRAPHICS

POPULATION

1 MILE	16,802
2 MILE	44,238
3 MILE	92,109

HOUSEHOLDS

1 MILE	7,826
2 MILE	19,996
3 MILE	39,559

AVERAGE HOUSEHOLD INCOME

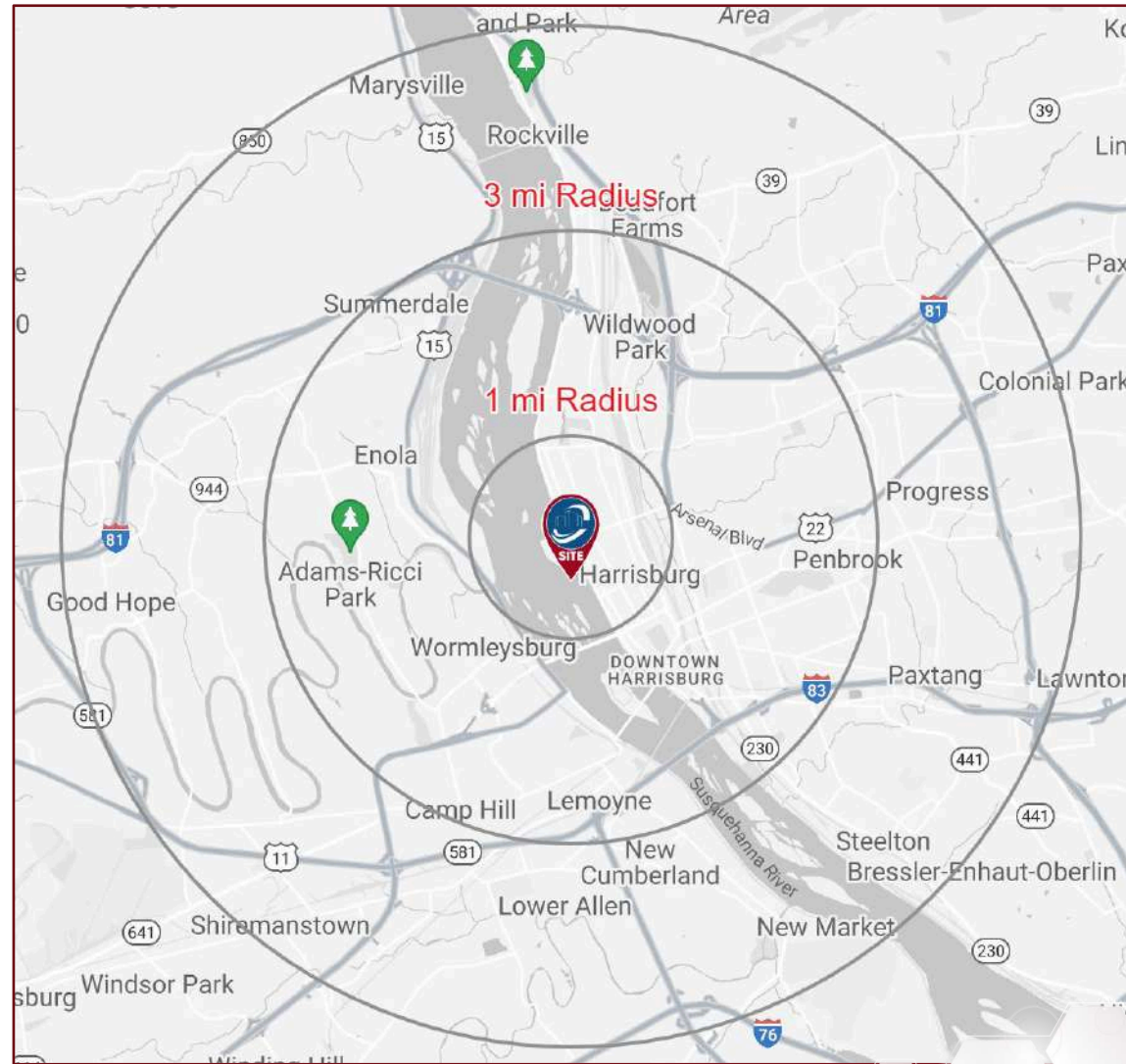
1 MILE	\$75,541
2 MILE	\$77,803
3 MILE	\$86,731

TOTAL BUSINESSES

1 MILE	701
2 MILE	2,697
3 MILE	4,488

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	9,369
2 MILE	59,689
3 MILE	81,074



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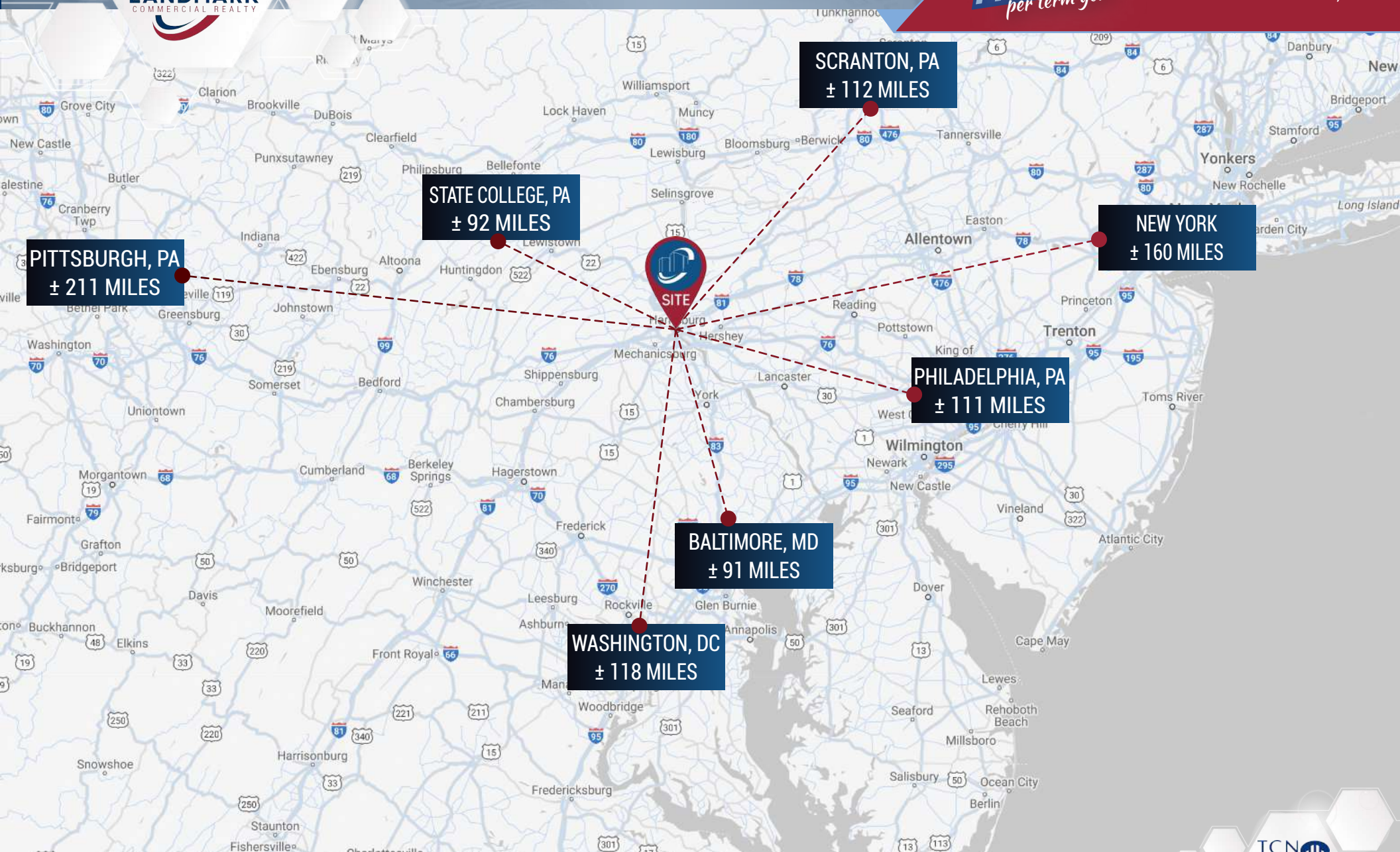
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 in compliance with all applicable fair housing and equal opportunity laws.

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