

### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Lease Rate:	\$23.95 SF/yr (+ Jan)
Available SF:	40,000 SF
Building Size:	40,000 SF
Floors:	5
Average Floor Size:	8,000 SF
Building Class:	A
Elevator:	Yes
District:	Capitol District
Year Built/Renovated:	1950/2023

#### PROPERTY HIGHLIGHTS

- Opportunity to secure space in exciting redevelopment in the heart of Harrisburg's central business district (CBD).
- Up to 40,000 SF Class "A" midrise office tower planned at 2nd & Locust Streets.
- Opportunity includes onsite parking for anchor tenants.
- Close proximity to Dauphin County Courthouse, State Capitol Complex, and Federal government offices, Harrisburg University, UPMC Harrisburg Hospital, and the large network of medical and professional office locations in the CBD.
- Walking distance to amenities such as Strawberry Square, Riverfront Park, City Island, FNB Field, Dauphin County Library, and many of the area's top restaurants and retailers along Restaurant Row.



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425 N. 21st Street, Suite 302, Camp Hill, PA 17011

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# 114 N 2nd St

## OFFICE PROPERTY FOR LEASE

114 N 2nd St Harrisburg, PA 17101

### RENDERING



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# 114 N 2nd St

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### LOCATION MAP



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### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,224	104,245	194,981
Average Age	38.2	35.8	37.5
Average Age (Male)	36.3	33.3	35.5
Average Age (Female)	40.4	37.6	38.3

  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,437	45,036	81,210
# of Persons per HH	1.7	2.3	2.4
Average HH Income	\$39,004	\$50,596	\$58,612
Average House Value	\$115,409	\$136,639	\$157,573

\* Demographic data derived from 2020 ACS - US Census

