



PROFESSIONAL OFFICE SPACE FOR SUBLEASE

1000 N CAMERON STREET  
HARRISBURG, PA 17103




TCN  
WORLDWIDE  
REAL ESTATE SERVICES





### PROPERTY HIGHLIGHTS

- Opportunity to sublease up to 57,000 SF of class A office space in landmark building in Harrisburg, PA
- Excellent location on the corner of North Cameron St (PA-230) and Herr St with close proximity to State Capitol Complex, new Federal Courthouse, and new Pennsylvania State Archives Building
- The highly visible property was built in 2016, has been well maintained, and features new high end finishes, full on site security, and ample secured & gated parking
- Space amenities include large break room with cafeteria and service kitchen, fully equipped fitness center, and wellness room
- Easy access to: 

### OFFERING SUMMARY

|                |   |
|----------------|---|
| ADDRESS        | 1000 N Cameron St<br>Harrisburg, PA 17103 |
| AVAILABLE SF   | 13,780 - 57,000 SF                        |
| LEASE RATE     | Negotiable                                |
| BUILDING SIZE  | 209,308 SF                                |
| BUILDING CLASS | A   |
| FLOORS         | 5   |
| LOT SIZE       | 10.42 Acres                               |
| PARKING RATIO  | 4/1,000 SF                                |
| PARKING TYPE   | Gated Surface On-Site                     |
| SUBMARKET      | Harrisburg CBD                            |
| COUNTY         | Dauphin                                   |
| MUNICIPALITY   | City of Harrisburg                        |
| ZONING         | Industrial                                |

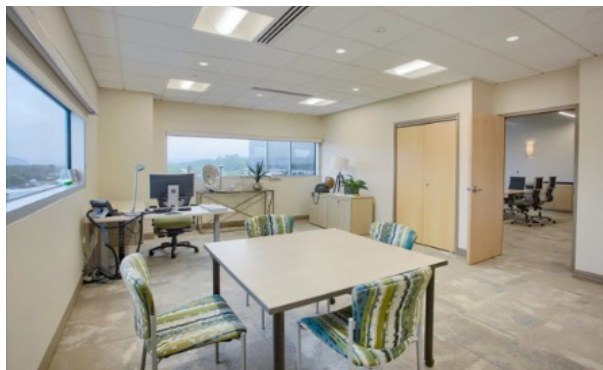
### AVAILABILITY

| FLOOR                             | MIN SIZE  | MAX SIZE  |
|-----------------------------------|-----------|-----------|
| 4 <sup>th</sup> - 5 <sup>th</sup> | 13,780 SF | 57,000 SF |

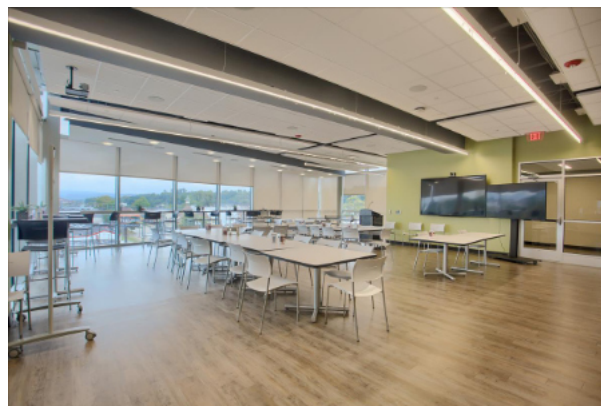
### SPACE HIGHLIGHTS

- Brand new fit-out with high end finishes
- Various size suites available from 13,870 SF up to 57,000 SF contiguous
- “Plug and play” options available for back office operations or call center with professional work stations\*
- Space solutions can be delivered with furniture and fixtures as desired\*
- Unparalleled views throughout the space
- Three (3) elevators for easy navigation
- Zone controlled HVAC with multiple heat pump systems
- Multi-zone energy efficient lighting
- Card controlled security access throughout the building

\* Subject to negotiation





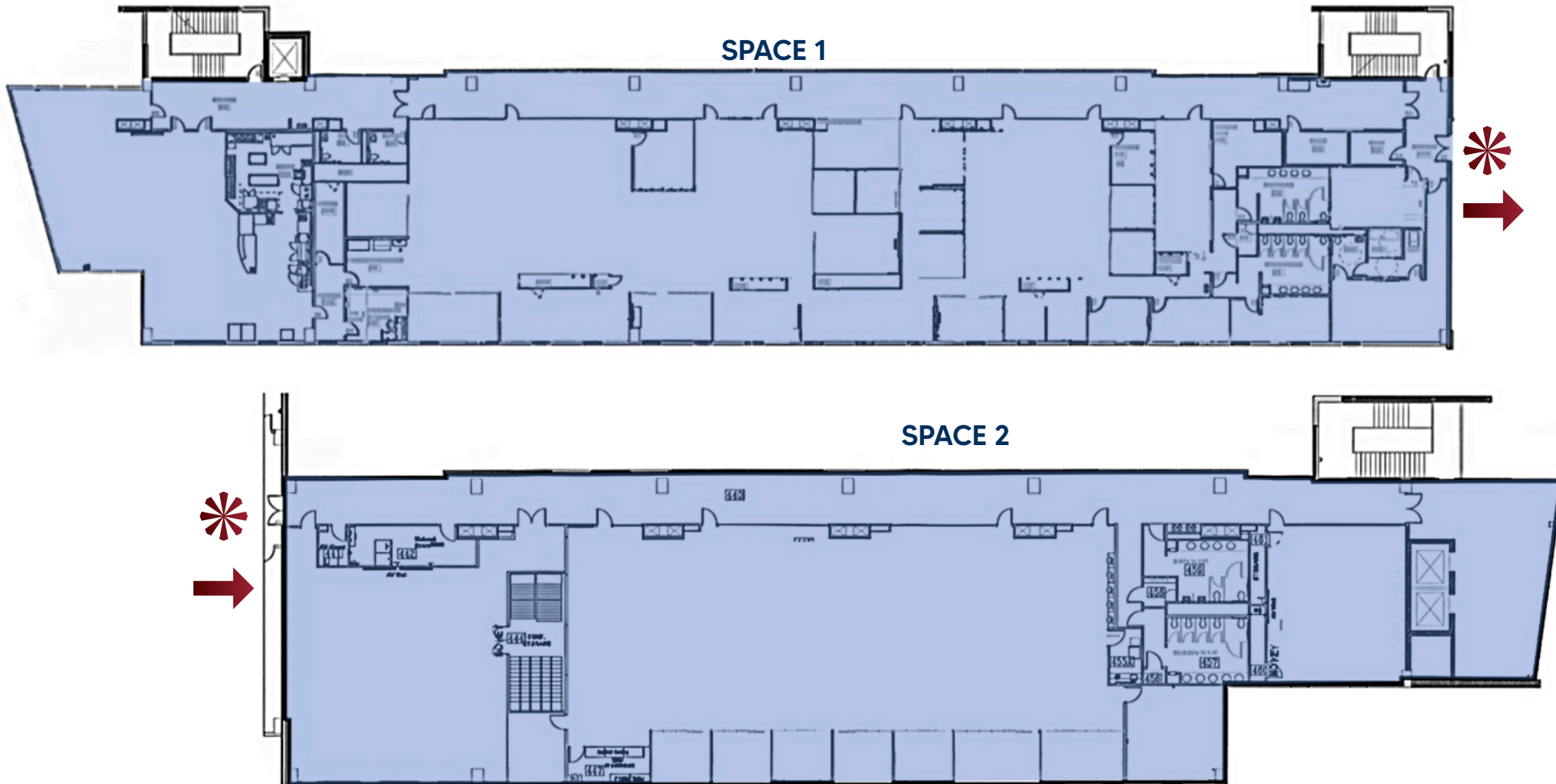


### AMENITIES

- Cafeteria with commercial grade kitchen and large employee break-room
- Collaboration / break out areas throughout the building
- Fully equipped fitness center
- Wellness room
- On-site security
- Ample secured & gated parking
- Unparalleled city views
- 3+ restrooms per floor
- Shower facilities available
- Serviced by Capital Area Transit (CAT) with regular service: [www.cattransit.com](http://www.cattransit.com)



## 4TH FLOOR PLAN

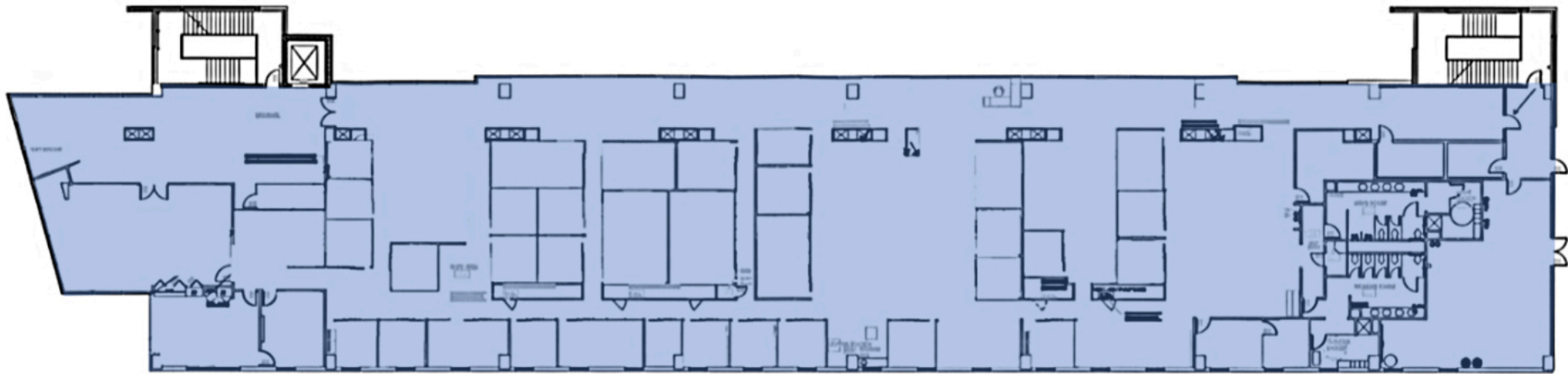


\* ADJOINING SPACE

NOT TO SCALE



## 5TH FLOOR PLAN





## SPACE PHOTOS





AERIAL



**LANDMARK COMMERCIAL REALTY**  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

JASON GRACE, CCIM, SIOR  
CEO & MANAGING PRINCIPAL  
E: JGRACE@LANDMARKCR.COM  
C: 717.421.1943

MICHAEL CURRAN, SIOR  
PRESIDENT & MANAGING DIRECTOR  
E: MCURRAN@LANDMARKCR.COM  
C: 717.805.9277

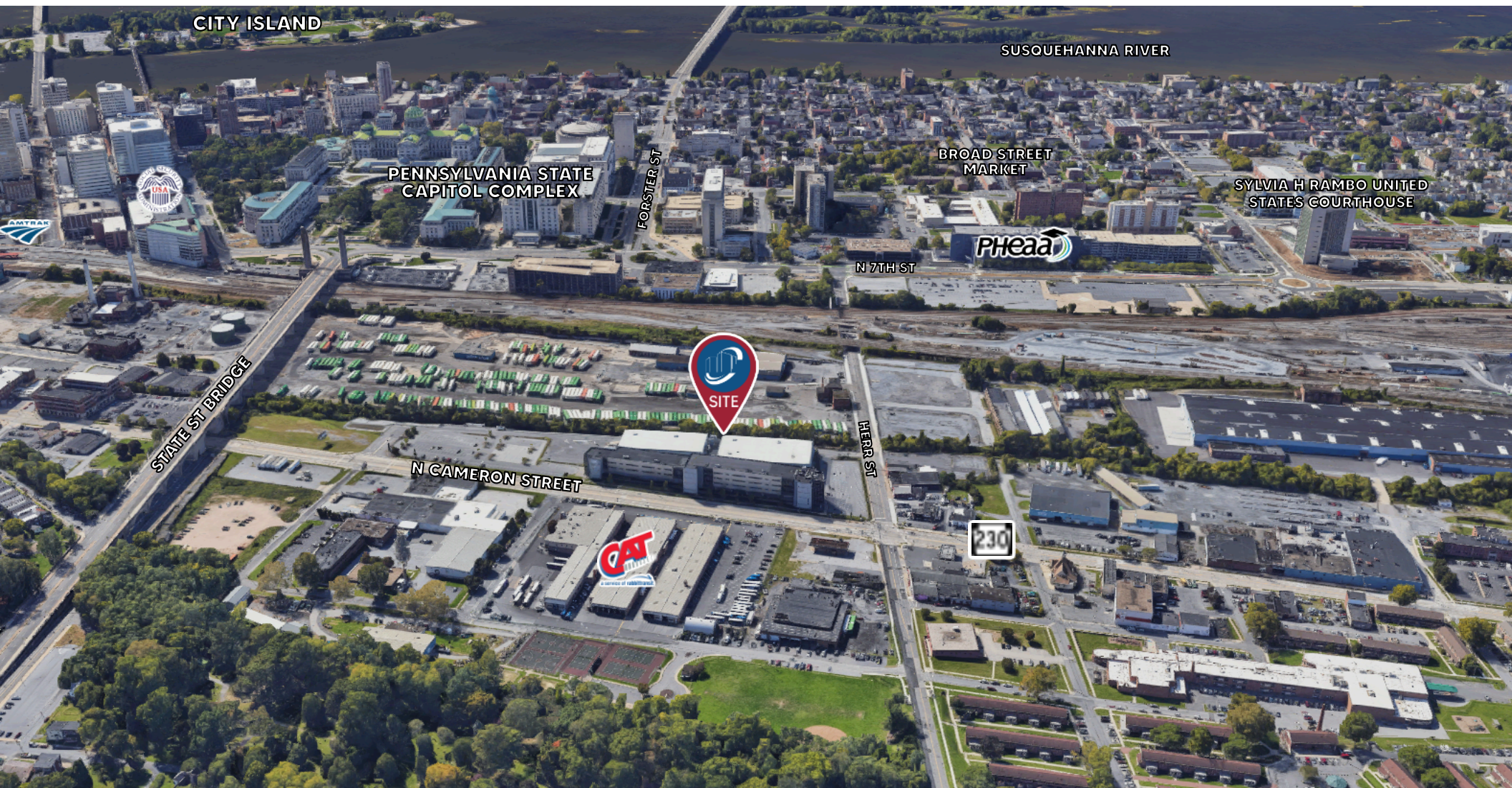
JESSICA LILLY, MBA  
SENIOR ASSOCIATE  
E: JLILLY@LANDMARKCR.COM  
C: 717.571.4324

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**LANDMARKCR.COM**



## LOCATION MAP



**LANDMARK COMMERCIAL REALTY**  
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### AREA OVERVIEW

**DAUPHIN COUNTY** is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. 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.



2025 ESTIMATED  
POPULATION

**288,176**

### DEMOGRAPHICS



**39.2**

**MEDIAN  
AGE**



**\$85,105**

**AVERAGE  
HOUSEHOLD  
INCOME**



**19.4  
MINUTES**

**AVERAGE  
TRAVEL TIME  
TO WORK**



**189,953**

**EST TOTAL  
EMPLOYEES  
(ALL INDUSTRIES)**

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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.