


OFFICE BUILDING
FOR LEASE

2741-2771 PAXTON STREET
HARRISBURG, PA 17111



Amber Corbo
acorbo@naicir.com | 717 761 5070 x185

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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2741-2771 PAXTON STREET

PROPERTY DETAILS

FOR LEASE
\$11.75 SF/YR (MG)

OFFERING SUMMARY

Lease Rate	\$11.75 SF/yr (MG)
Number of Units	Eight (8)
Available SF	6,000 SF
Building Size	26,156 SF
Lot Size	1.43 Acres

PROPERTY SUMMARY

Address	2741-2771 Paxton Street Harrisburg, PA 17111
County	Dauphin County
Municipality	Swatara Township
Tax Parcel #	63-025-017
Year Built	1956
Year Last Renovated	2023

PROPERTY DESCRIPTION

Prime location for any office user looking to be in a highly visible, highly accessible property. Floor plan welcomes an open work environment with a designated collaboration area that can be utilized as a call center or multiple row cubicle area. Join various financial institutions, national retailers, and regional commercial companies along the heavily traveled Paxton Street. Minutes from I-83, Route 322 and Downtown Harrisburg.

PROPERTY HIGHLIGHTS

- One (1) suite remains available for lease at 6,000 SF
- Suite offers unique floor plan with private offices, large open workspace, and kitchen/lounge area
- Ample parking available in front or rear lots
- Excellent exposure along Paxton Street with business signage
- Close proximity to I-81, I-83 and Downtown Harrisburg
- Average Daily Traffic: 14,031 VPD on Paxton St.

BUILDING INFORMATION

# of Floors	Three (3)
Roof	Rubber
Parking	Ample
Signage	Yes

UTILITIES & ZONING

Water & Sewer	Public
Gas	UGI
Electric	PPL
Zoning	Limited Manufacturing

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ADDITIONAL PHOTOS

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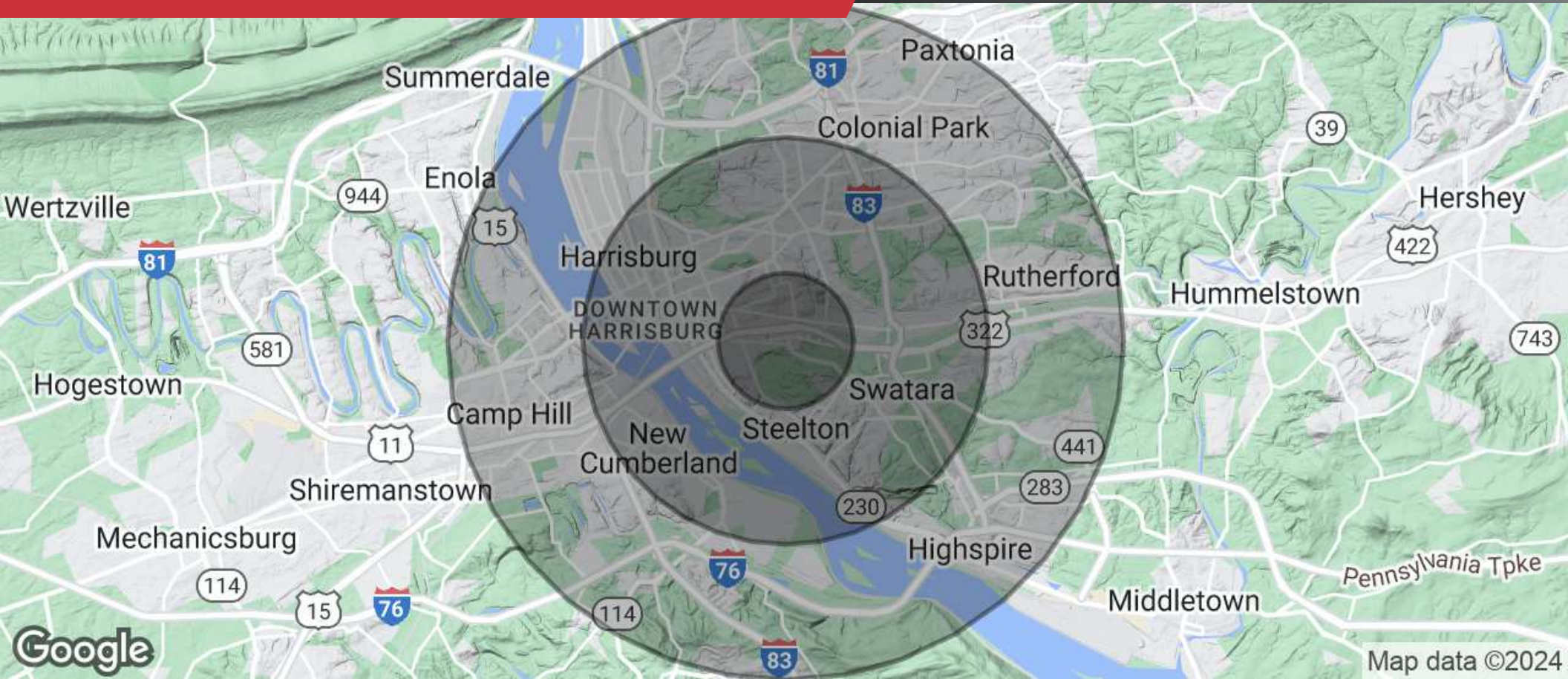
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DEMOGRAPHICS

FOR LEASE
\$11.75 SF/YR (MG)



POPULATION		
1 MILE	3 MILES	5 MILES
11,652	88,972	181,704




HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
4,512	36,526	77,207



INCOME		
1 MILE	3 MILES	5 MILES
\$50,808	\$48,862	\$56,326

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