



300 N. 2nd Street Suite 704 Harrisburg, PA 17101 Dauphin County, Harrisburg City

Seventh floor (sublease) office space available in this downtown high-rise. The building boasts a marble and glass entrance way. The suite has waiting area, large conference room, private office, a storage area and kitchenette. All furniture is included in the rent. This City location provides excellent access to Harrisburg amenities.

Square Feet Available	1,330 SF
Lot Size	0.120 AC
Date Available	Immediately
Price	\$15.50 / SF

Zoning

Commercial Neighborhood (CN)

Building Information

SF Available	1,330
Max Contiguous SF	1,330
Additional information	Seventh floor office suite (sub-lease). Furniture can be included in the rental.
Total SF in Building	72,000
Construction	Masonry
Year Constructed	1951
Elevator	Yes
Elevator Capacity	3000 lbs
Number of Floors	14
Sprinklers	Yes
HVAC	City steam heat; water cooled air conditioning
Ceiling Type	9'
Ceiling Height	2' x 4' suspended
Floor Type	Carpet squares
Business ID Sign	In lobby area
Basement	Yes; not for tenant use
Restroom	Two per floor
Electrical Capacity	5,600 amp; 3 phase
Walls	Painted drywall
Lighting	Fluorescent

Leasing Information

Price Per SF	\$15.50
Price Notes Leasing	Gross, plus janitorial
Monthly	\$1,717.92
Annually	\$20,615.00
Real Estate Taxes	Included in rent
Operating Expenses	Included in rent
Insurance	Included in rent
Finish Allowance	None
Lease Term	3+ years (sublease expires 1/31/24)
Escalation	3% annually
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first month's rent
Cam	Included in rent

Utilities And Services

(T= By Tenant, L= By Landlord)

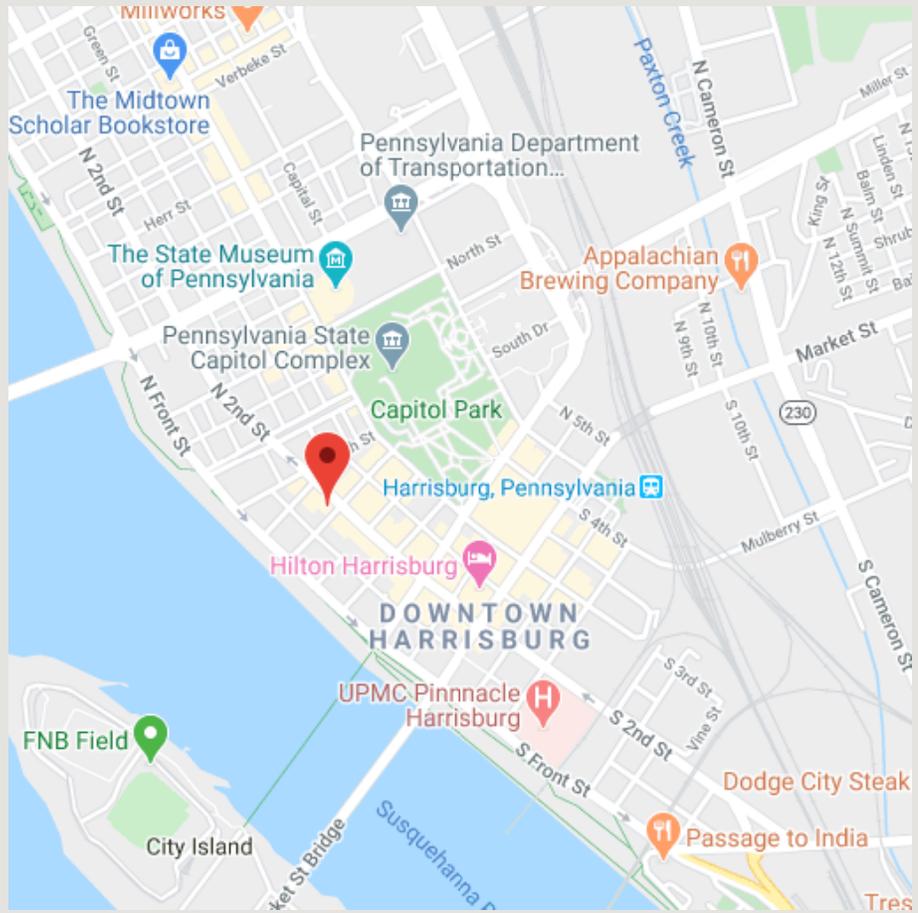
Heat	L	Trash Removal	L
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	L
Water and Sewer	L	Supplies	L
Taxes	L	Electric	L
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L

Land Information

Acres	0.120 AC
Land SF	4,580
Fencing	None
Frontage	52' along N. 2nd Street and 105' along Pine Street
Parking	Covered parking available in two nearby parking garages
Topography	Level
Historic District	Yes, Olde Harrisburg Municipal Historic District.
Tax Parcel Number	04-029-010

Utilities

Water	Public
Sewer	Public
Gas	UGI - In first floor restaurant





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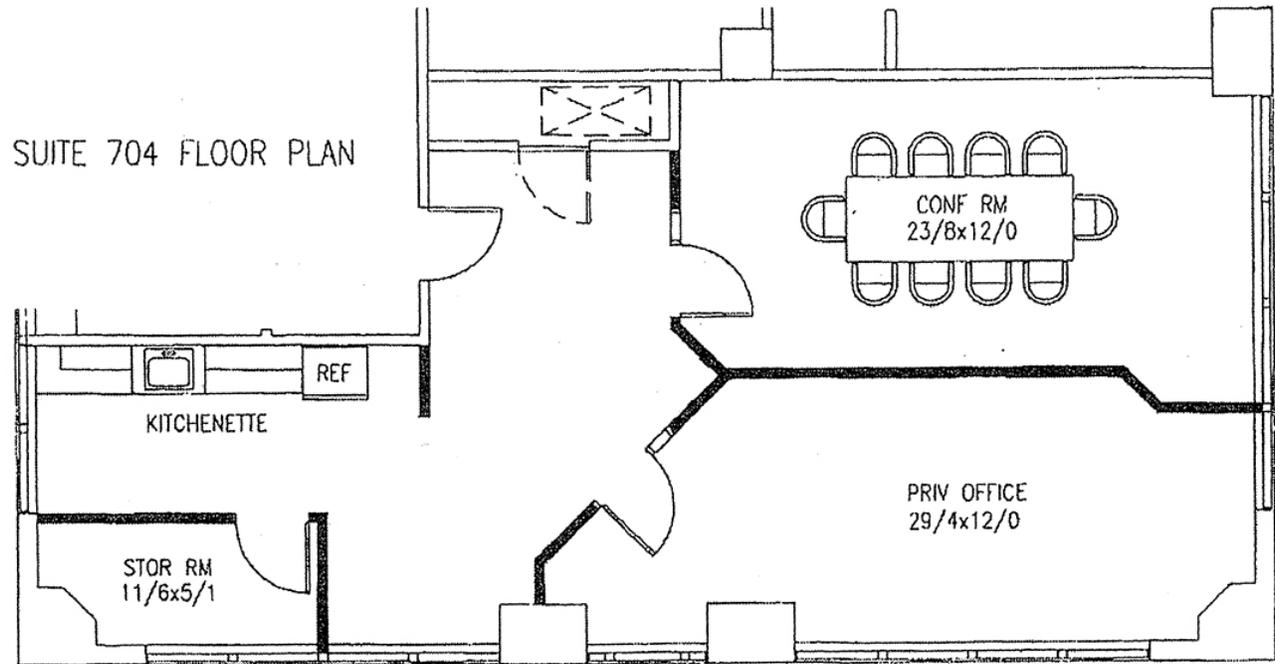












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