



*800 N. 3rd Street
Harrisburg, PA 17102
Dauphin County, Harrisburg City*

Prominent downtown office building across from the State Museum. One block from the Capitol Complex; perfect location for attorneys and associations. On-site parking available to Tenants at below-market rates. Single furnished office suites available. Ask about 1/2 price rent for year 1 of a 3+ year term. Offer is only on selected suites and valid through December 31, 2021, unless terminated sooner by management.

Square Feet Available	6,511 SF
Lot Size	0.530 AC
Price	\$11.95 / SF

Zoning

CN Commercial Neighborhood*: permits Dwellings; Day Care; Café; Business/Essential Services; Artisan's Studio; Convenience/Grocery Store; Community or Conference Center; Financial Institution; Greenhouse; Emergency Medical Center etc. *Zoning formerly (CCL) Community Commercial Limited Zone.

Building Information

SF Available	6,511
Min Contiguous SF	200
Max Contiguous SF	2,482
Additional information	<ul style="list-style-type: none">• Suite 201: 606+/- SF• Suite 202: 782+/- SF• Suite 302: 702+/- SF (can be combined w/ Suite 303)• Suite 303: 1,780+/- SF (can be combined w/ Suite 302)• Suite 304: 1,490+/- SF• Suite 408-A: 375+/- RSF• Suite 408-C: 255+/- RSF• Suite 408-D: 200+/- RSF• Suite 501: 315+/- RSF
Total SF in Building	39,050
Construction	Poured concrete with glazed brick facade
Year Constructed	1970
Elevator	Two
Elevator Capacity	2,000 lbs
Number of Floors	Five
Sprinklers	In basement and garage
HVAC	Separate electric heat; central air
Ceiling Type	Dropped accoustical ceiling
Ceiling Height	9'
Floor Type	Concrete with carpet
Business ID Sign	Directory in lobby; on suite
Basement	Yes; storage space available for rent
Restroom	Two per floor. Handicap restroom at basement level (available via elevator).
Electrical Capacity	Varies
Roof	Rubber (installed in 2012)
Walls	Painted drywall and demountable partions
Lighting	Fluorescent

Leasing Information

Price Per SF	\$11.95
Price Notes Leasing	<p>Furnished suites are \$12.95/SF</p> <p>Individual suites are furnished and leased as follows:</p> <ul style="list-style-type: none">- Suite 408-A: \$550/month- Suite 408-C: \$350/month- Suite 408-D: \$275/month- Suite 501: \$450/month
Monthly	Varies upon amount of space leased

Annually	Varies upon amount of space leased
Rentable Useable	Rentable
Real Estate Taxes	Included in rent
Operating Expenses	Included in rent
Insurance	Included in rent
Finish Allowance	Negotiable
Lease Term	Three to five years
Options	Negotiable
Escalation	3% annually
Possession	At lease commencement
Building Hours	7:45am - 5:00pm (Monday-Friday); 24/7 access cards for Tenants
Security Deposit	Amount equal to first month's rent
Cam	Included in rent
Additional Leasing Information	Office furniture can be provided for an additional cost. Standard furniture fit-out for single offices would include a desk, chair and credenza.

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	L	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L

Demographics

Radii	Population	Households	Household Income
1	15,938	8,259	\$52,324
3	100,238	42,299	\$66,288
5	196,448	82,873	\$75,990
Traffic Count:			

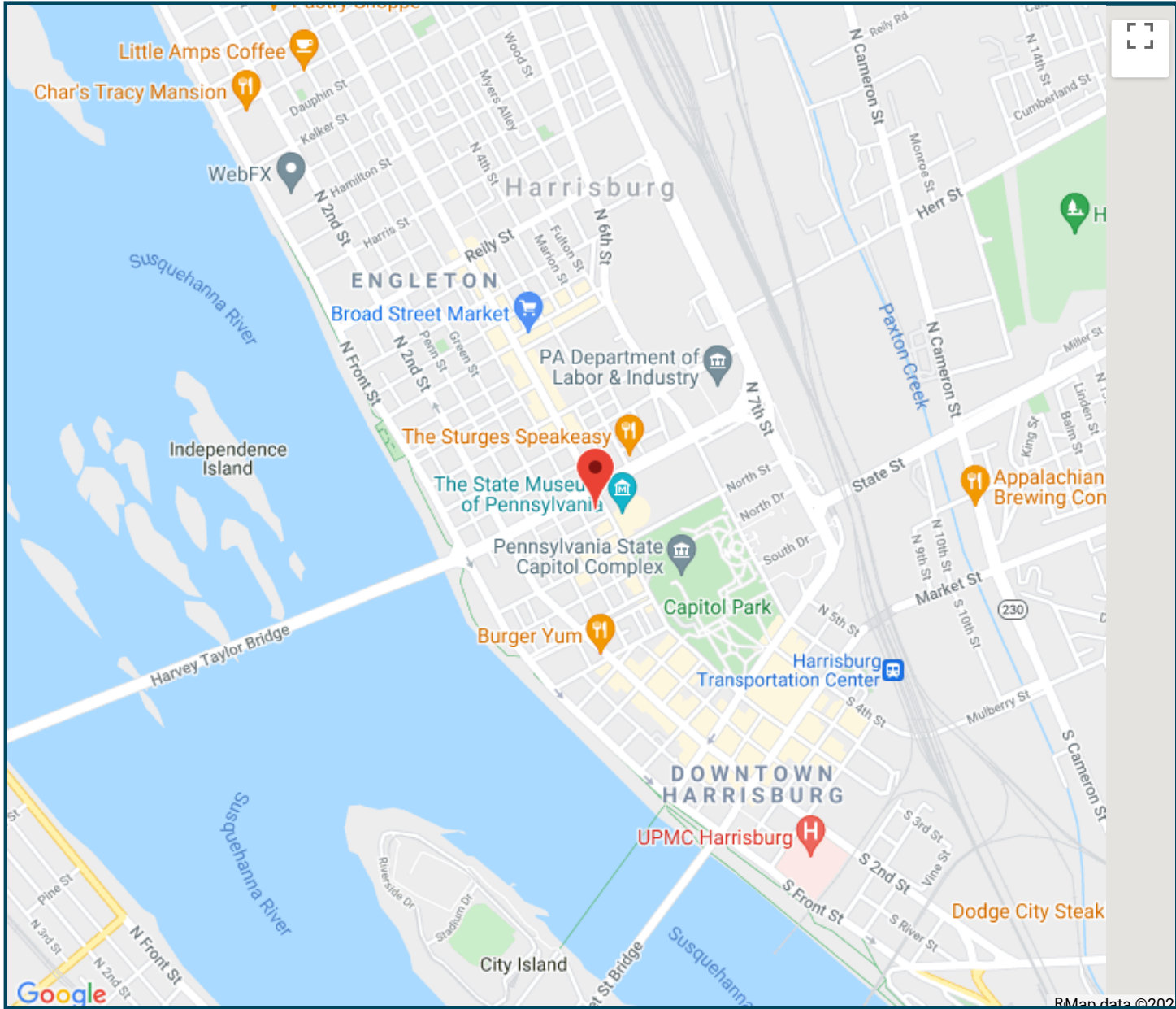
Land Information

Acres	0.530 AC
Land SF	23,087
Fencing	None
Frontage	167' on 3rd St.

Dimensions	167' 3rd X 155' Forster
Parking	<ul style="list-style-type: none">• Underground garage \$120 per space/month• Exposed rear deck \$115 per space/month• Surface pad \$110 per space/month
Topography	Level
Historic District	Yes
Flood Zone	No
Tax Parcel Number	04-001-029

Utilities

Water	Public
Sewer	Public
Gas	No

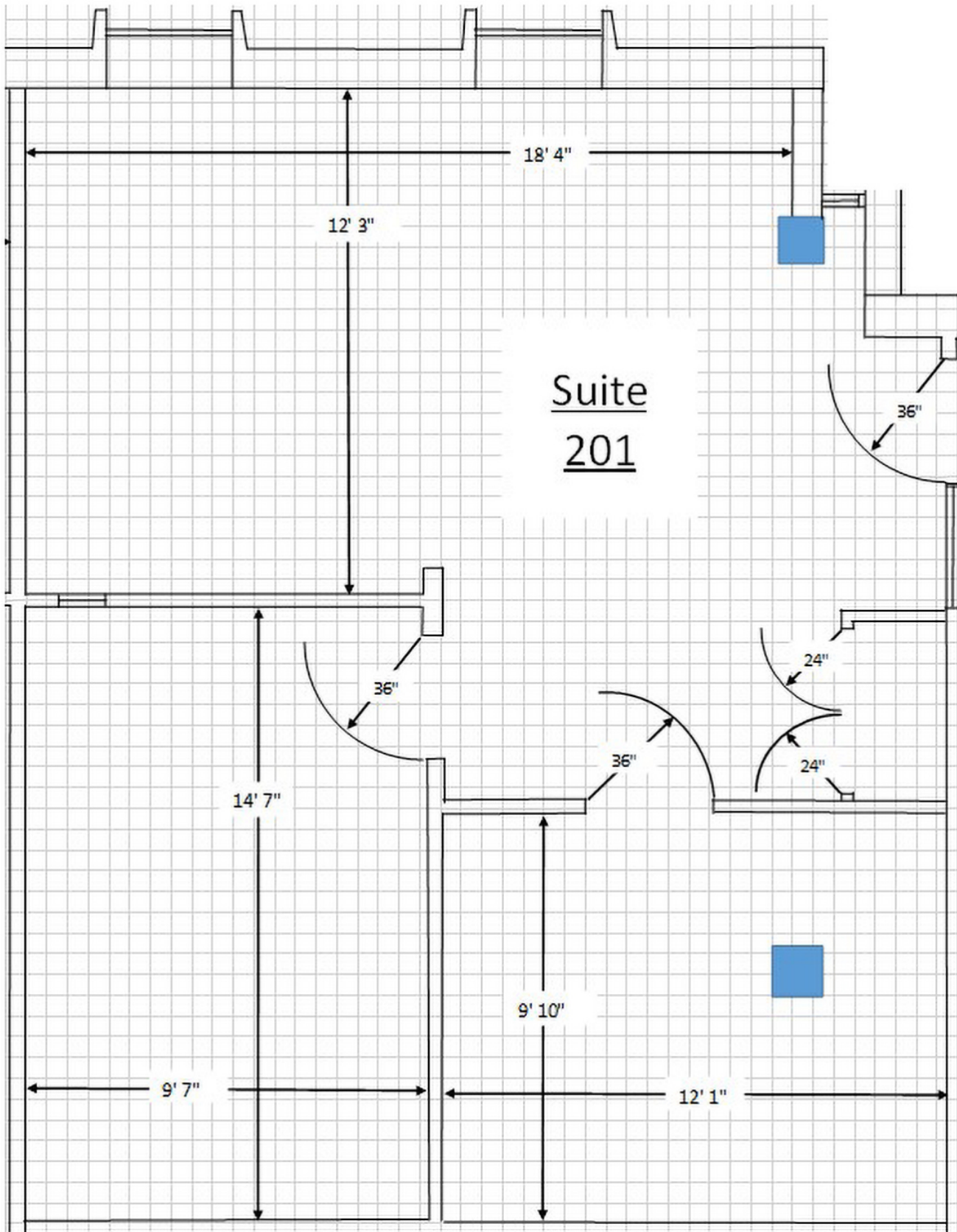


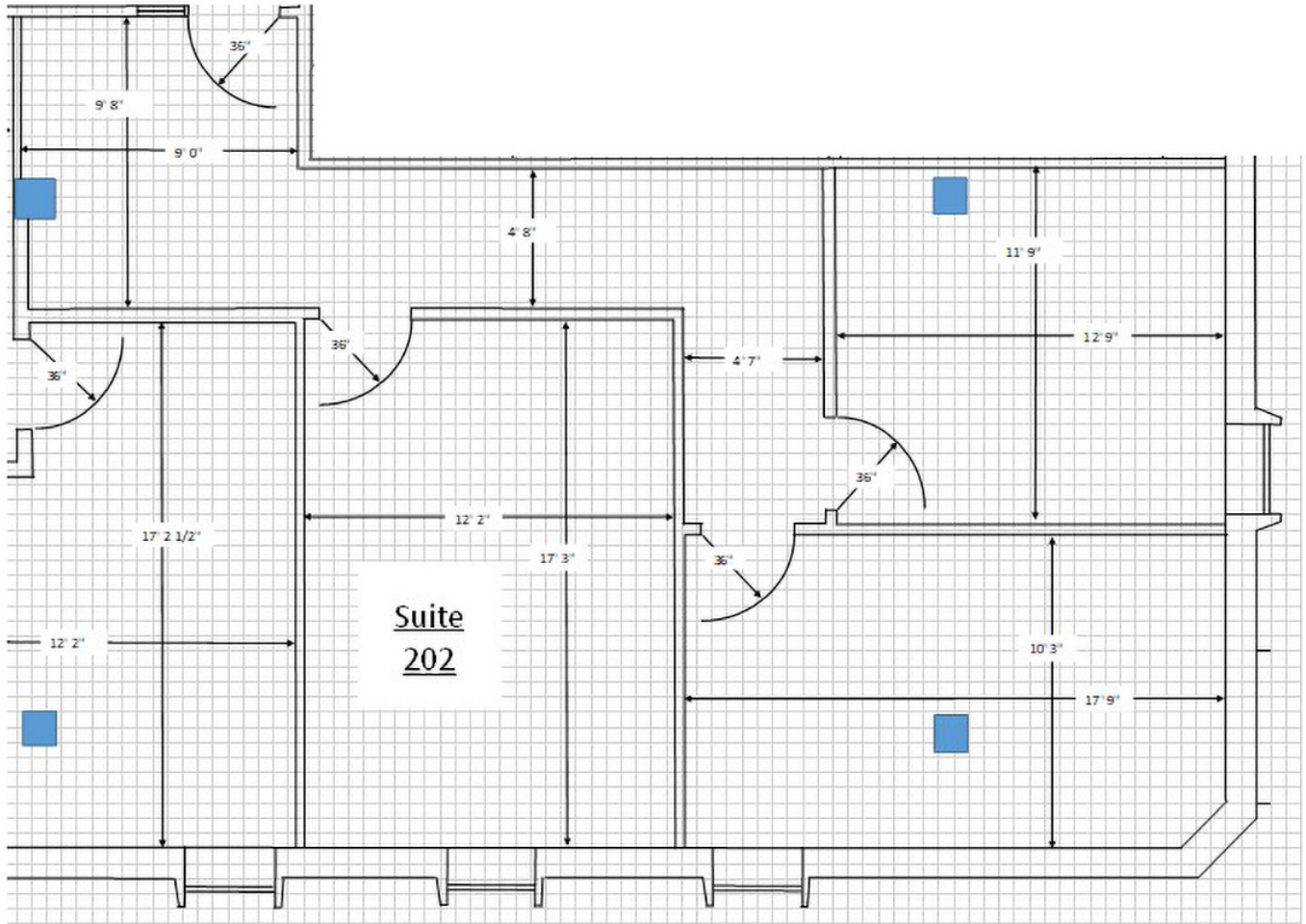


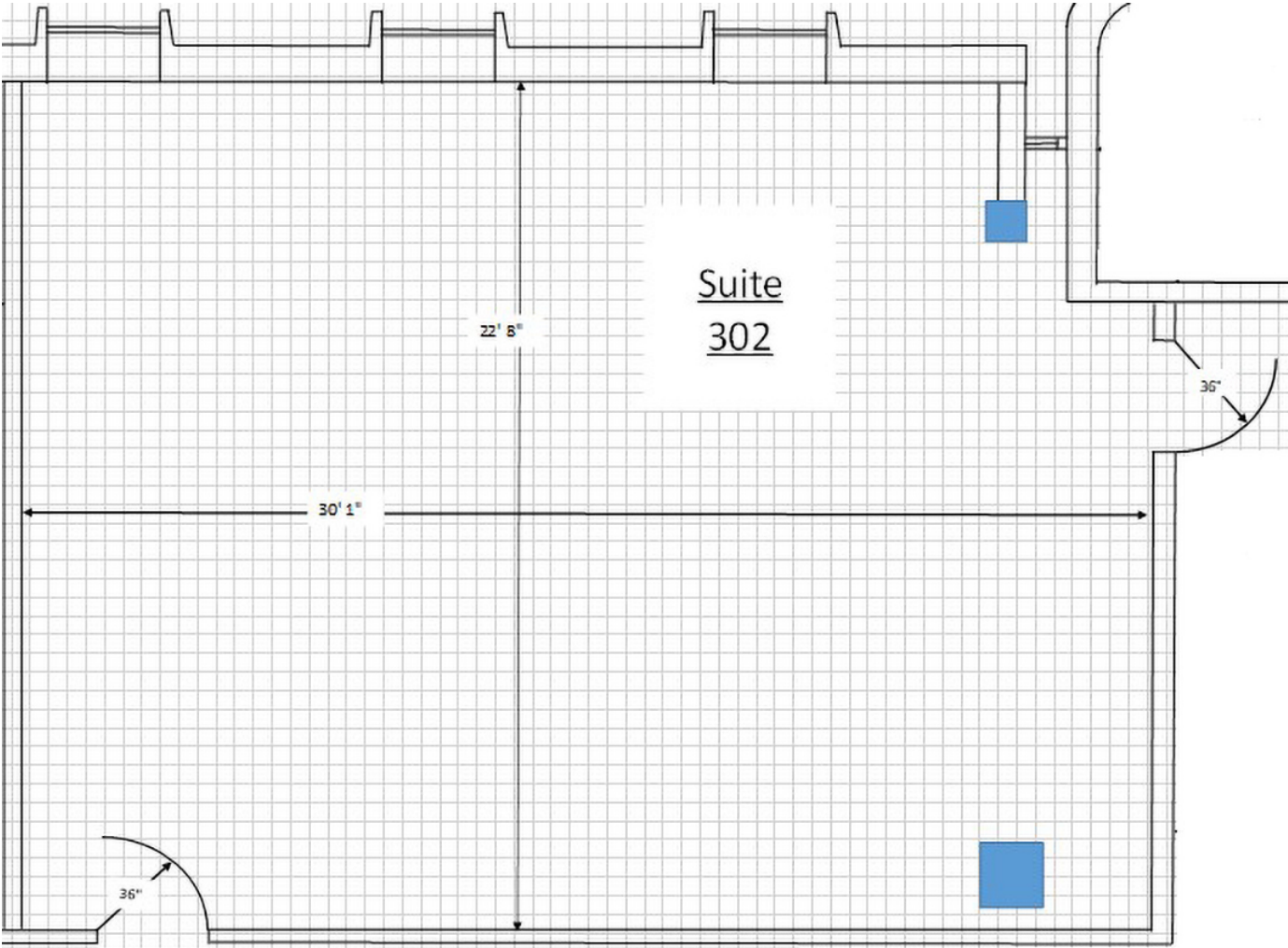


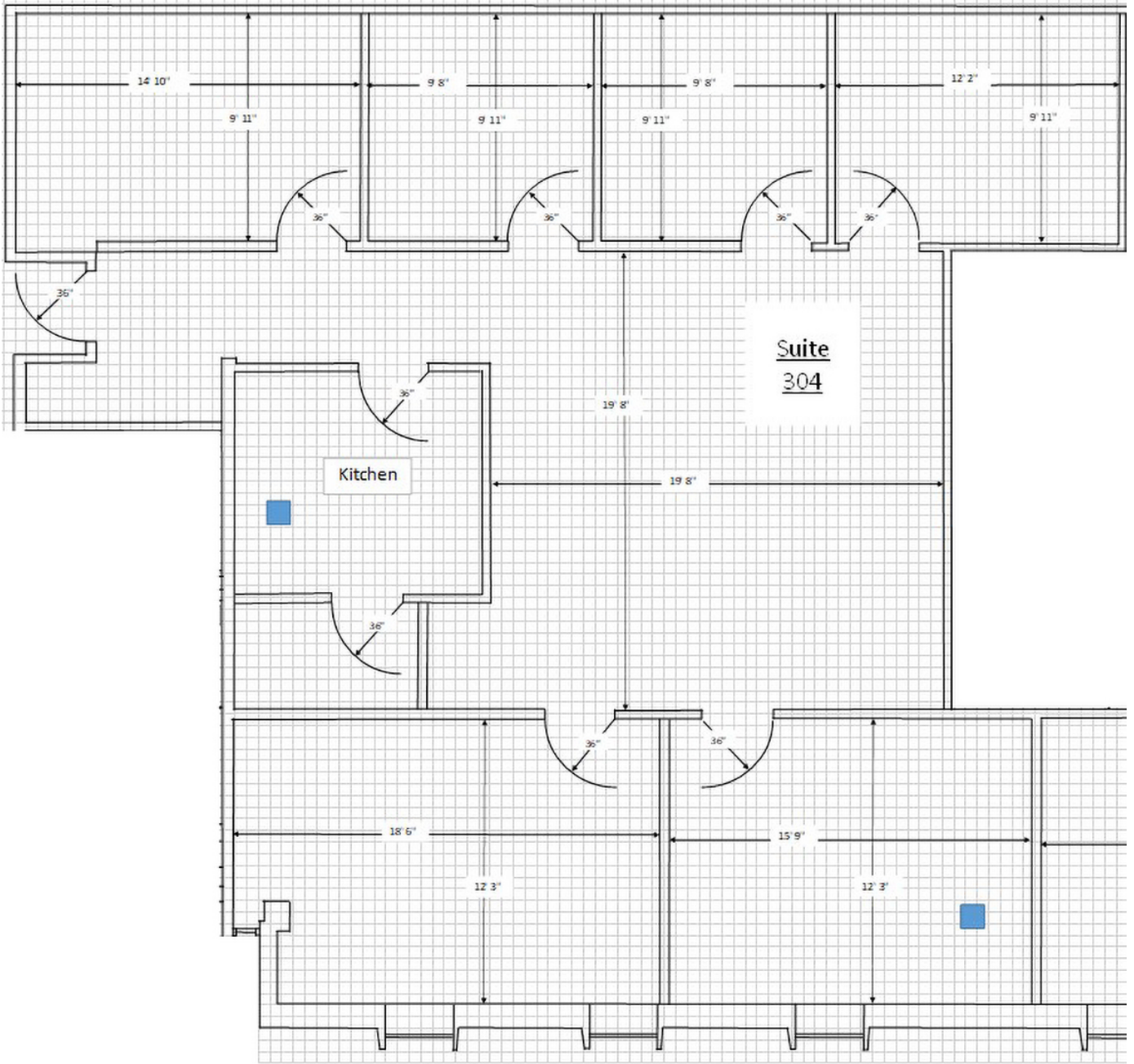
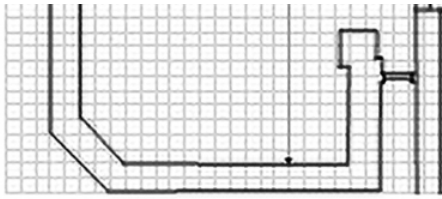


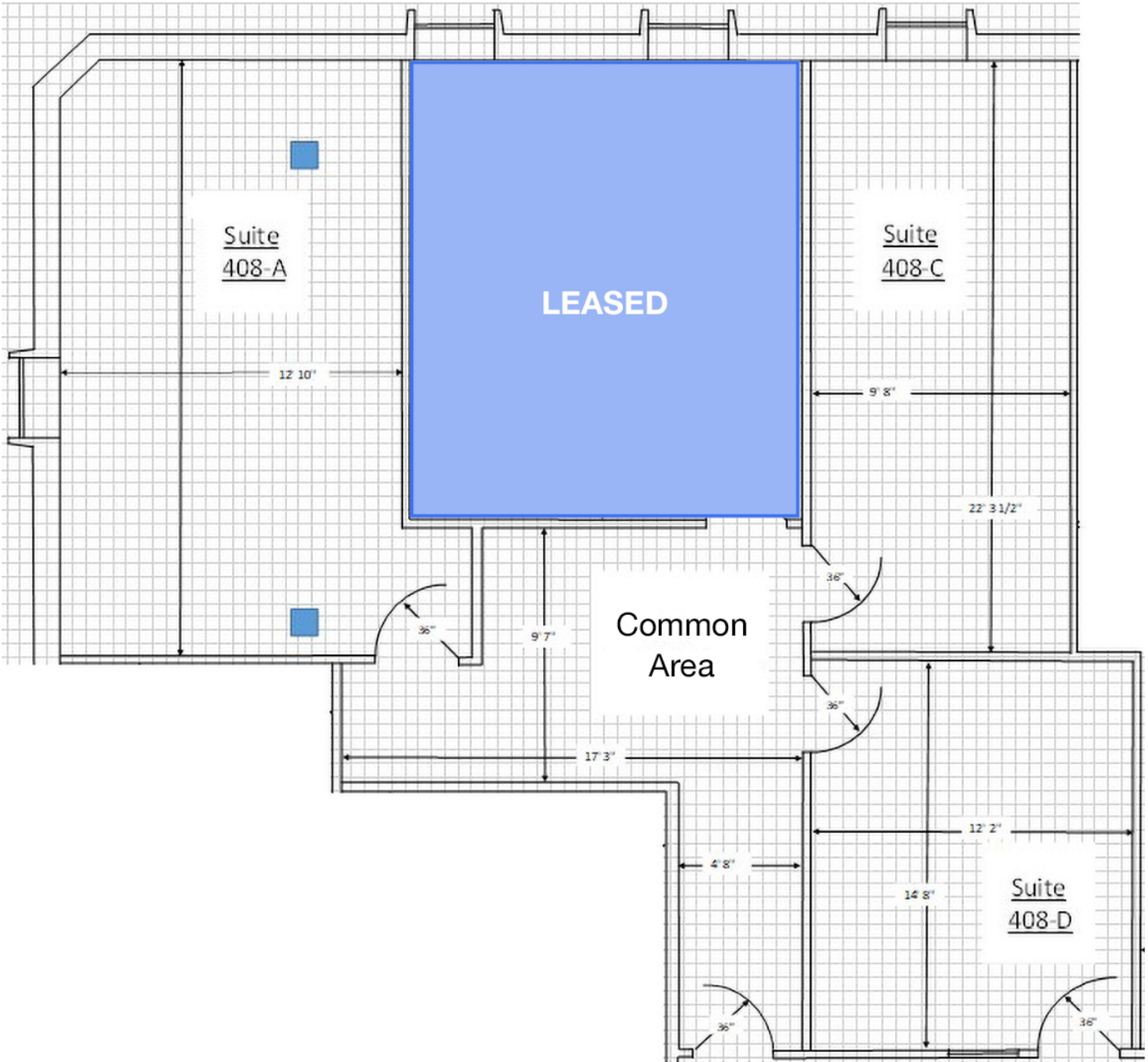


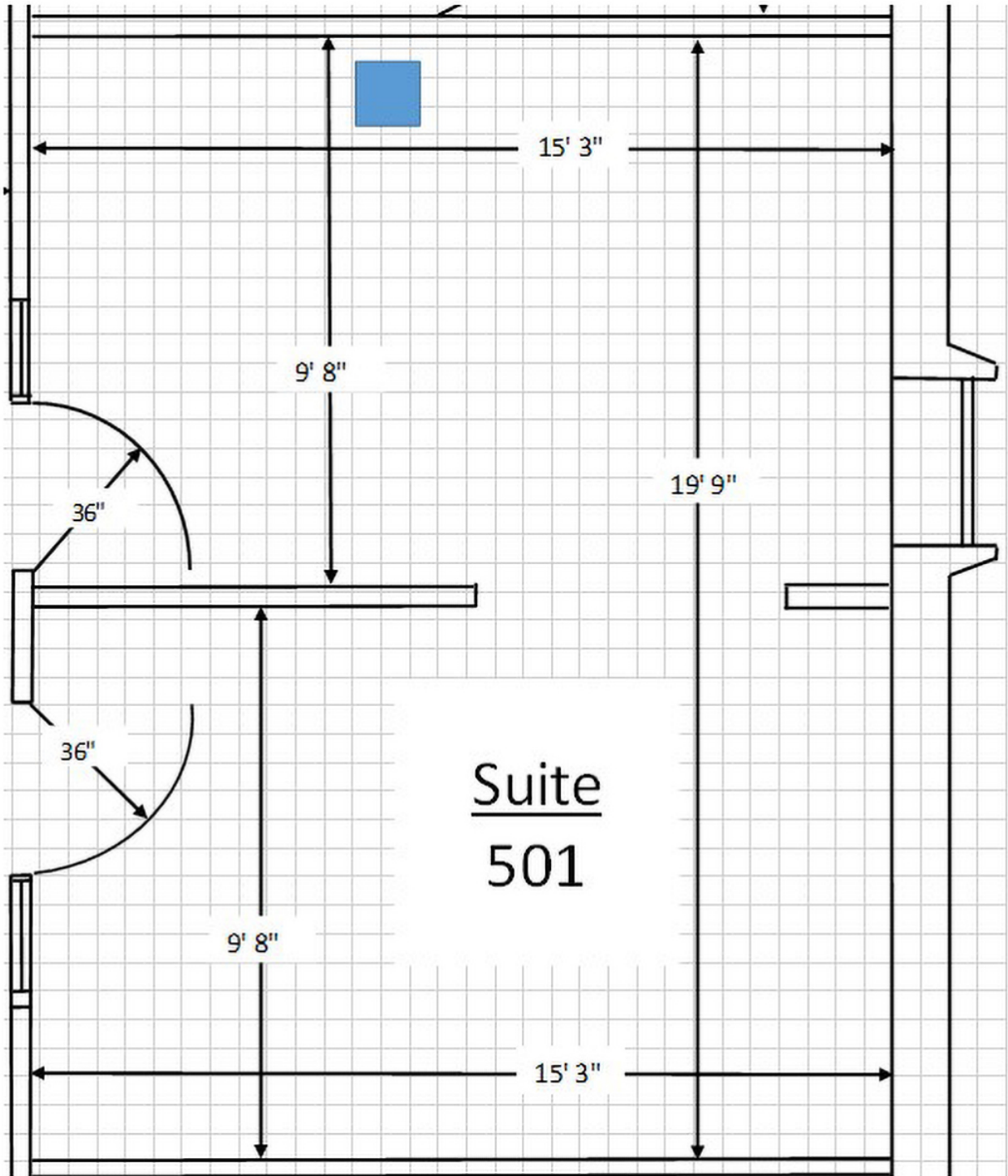












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