



1335 N. Front Street Harrisburg, PA 17102 Dauphin County, Harrisburg City

Functional first floor office space includes four offices, a work room, reception area, kitchen, and two bathrooms. Grand windows overlook beautiful Susquehanna River in downtown Harrisburg. Parking available in a lot on the next block for the first floor tenant. Conveniently located minutes from I-81 and I-83.

Square Feet Available	2,000 SF
Lot Size	0.140
Date Available	Immediately
Price	11.95 / SF

Zoning

Riverfront (RF); permits Business Services, Child Care Center, Crafts or Artisan's Studio, Florist, Medical or Dental Office, Testing Center, or Laboratory, Offices, School, Public or Private, Primary or Secondary and much more.

Building Information

SF Available	2,000
Max Contiguous SF	2,000
Additional information	First floor suite. Four offices, work room, reception area, kitchen, two restrooms
Total SF in Building	4
Construction	Masonry block
Year Constructed	1956
Renovation Year	2005
Elevator	None
Number of Floors	Two
Sprinklers	None
HVAC	Gas forced hot air with central air conditioning
Ceiling Type	Suspended acoustical tile (2nd look)
Ceiling Height	9'3"
Floor Type	Carpet and vinyl
Business ID Sign	Yes
Basement	None
Restroom	Four total; two on the first floor
Electrical Capacity	200 Amps, 3 phase
Roof	Flat rubber
Walls	Painted drywall
Lighting	Fluorescent

Leasing Information

Price Per SF	11.95
Monthly	\$1,991.67
Annually	\$23,900.00
Rentable Usable	Rentable
Real Estate Taxes	Included in rent
Operating Expenses	Included in rent
Insurance	Included in rent
Lease Term	3+ years
Options	Negotiable
Escalation	3% annual increases
Possession	At lease commencement
Building Hours	Normal
Security Deposit	Determined by credit
Cam	Included in rent

Utilities And Services

(T= By Tenant, L= By Landlord)

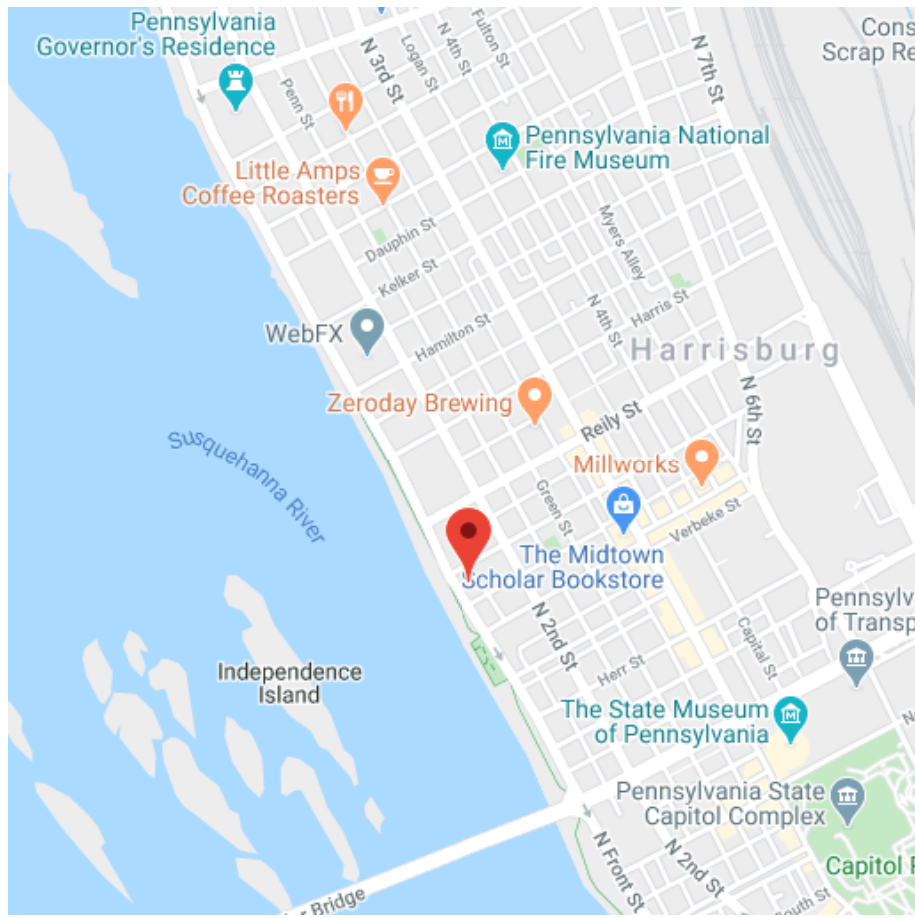
Heat	L	Trash Removal	L
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	T
Water and Sewer	L	Supplies	T
Taxes	L	Electric	L
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L

Land Information

Acres	0.140
Land SF	6,150
Fencing	None
Frontage	50' on N. Front Street
Dimensions	50' x 126'
Parking	Parking available in a lot on the next block for the first floor tenant
Topography	Level
Historic District	Yes
Flood Zone	Zone B - 500 year flood
Tax Parcel Number	06-020-002

Utilities

Water	Public
Sewer	Public
Gas	Yes, UGI















Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

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