

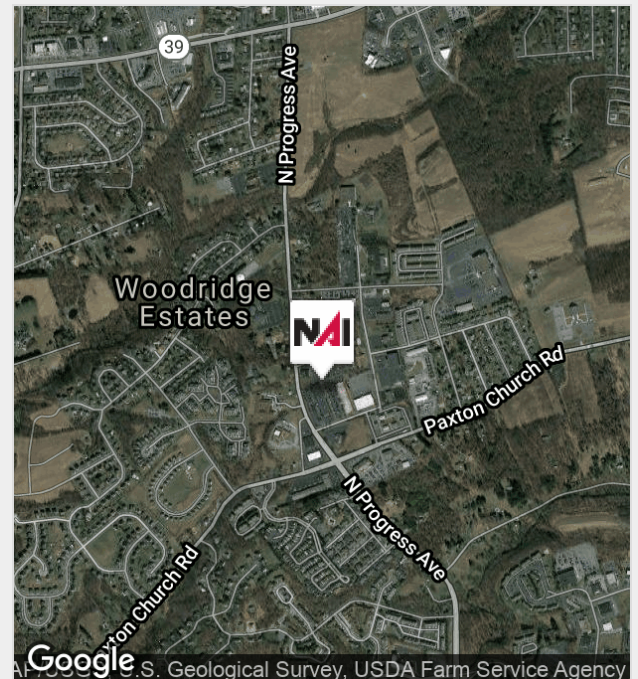


2300 Vartan Way

2300 Vartan Way, Harrisburg, Pennsylvania 17110

Property Features

- Four suites available in a two-story masonry office building
- Conveniently located between I-81 and Linglestown Road. Prominent frontage on Progress Avenue.
- CAT bus services
- Recent lobby and common area renovations. New mechanical, electrical, and HVAC systems.
- Fire safety monitoring system, remote air conditioning control, and building access security.



For more information:

Daniel J. Alderman

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Central PA Office Lease

OL20033

2300 Vartan Way, Harrisburg, PA 17110

**Dauphin County
Susquehanna Township**

Two-story masonry office building conveniently located between I-81 and Linglestown Road near Progress Avenue interchange of I-81. Tenant renovation allowance is negotiable. Signage on building for tenants of 10,000 SF or more. The property has prominent frontage along Progress Avenue and is on CAT bus service route.



Contact Information

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Availability Information

Sq Ft Available	15,628 SF
Min Contiguous SF	1,010 SF
Max Contiguous SF	10,649 SF
Availability	Immediately
Space Available	First and second floor
Rooms & Sizes	First floor (may be subdivided): suite 115 - 2,614 RSF and suite 150 - 10,649 RSF Second floor: suite 240 - 1,355 RSF and suite 265 - 1,010 RSF
Additional Info	See attached floor plans

Building Information

Total Bldg Sq Ft	68,000 SF
Construction	Masonry
Year Constructed	1981
Basement	None
Elevator	Yes
Restrooms	In common area
No. Of Floors	Two
Sprinklers	None
HVAC	Air to air heat pumps
Roof	Rubber
Ceiling Type	2' x 4' acoustic tile
Walls	Drywall
Floor Type	Concrete
Lighting	Fluorescent and LED

Business ID Sign For tenants over 10,000 SF

Land Information

Tax Parcel # 62-021-144
Acres 3.400 AC
Sq. Ft. 148,104 SF
Frontage 532' on N. Progress Avenue
Dimensions 532' x 285' x 505' x 290'
Fencing No
Parking 231 parking spaces
Topography Flat

Utilities & Zoning Information

Water Public
Sewer Public
Zoning BOR Business Office Residential District; permits administrative and support services, financial institutions, insurance, home health care services, medical and diagnostic laboratories, social assistance offices, etc.

Office Buildout Details

Total Size 15,628 DF
Rooms & Sizes/Lots See attached floor plans
Restroom Facilities In common area

Leasing Information

Price per SF \$15.95
Price per SF (notes) \$15.95/SF gross + in-suite janitorial
Monthly Payments Depends on amount of space leased
Annual Rent Depends on amount of space leased
Rentable or Useable Rentable
Real Estate Taxes Included in rent
Insurance Included in rent
Finish Allowance Negotiable
Lease Term Negotiable
Options Negotiable
Escalation 3% annually
Possession Upon lease commencement
Building Hours Unlimited
Security Deposit Yes

Landlord/Tenant Service Responsibilities

Heat: Landlord
Trash Removal: *
Insurance: Landlord
Air Conditioning: Landlord
HVAC Repairs: Landlord
Interior Repairs: Landlord
Water & Sewer: Landlord
Supplies: *

Taxes: Landlord
Electric: Landlord
Janitorial: *
Structural Repairs: Landlord
Parking Lot Maint: Landlord
Light bulbs: Landlord
Plumbing Repairs: Landlord
Roof Repairs: Landlord

* Trash Removal - Tenant responsible for in-suite; Landlord responsible for dumpster service

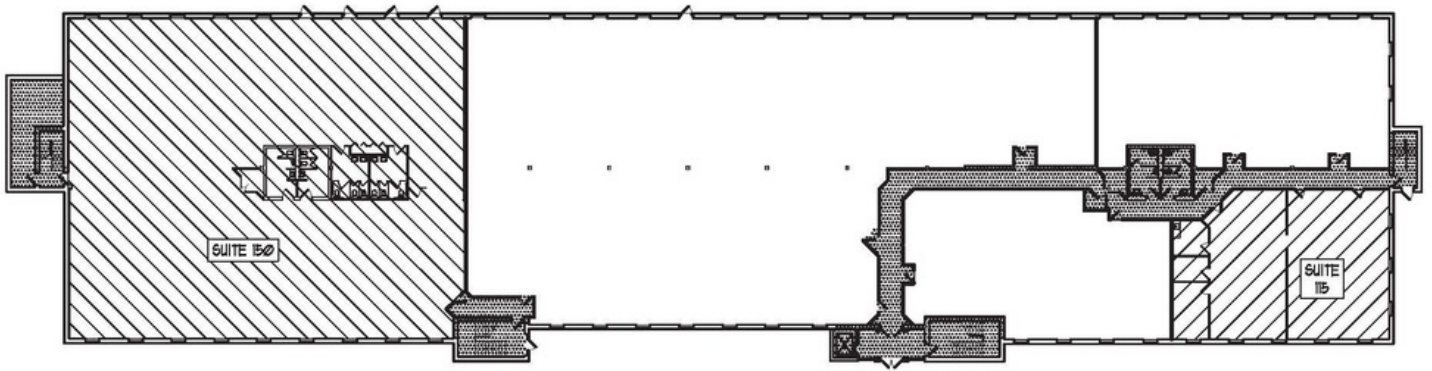
*Supplies - Landlord provides common restroom supplies

*Janitorial - Tenant responsible for in-suite; Landlord responsible for common area
Snow removal and lawn and grounds - Landlord

Information concerning this offering comes 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.

For Lease

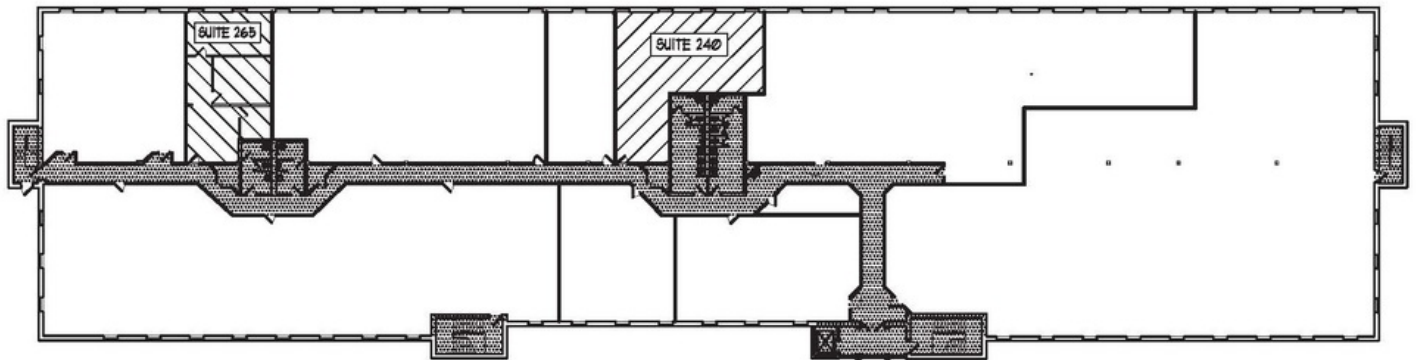
Office



FIRST FLOOR PLAN

For Lease

Office



SECOND FLOOR PLAN