



For Lease

Office

2,632 SF



750 East Park Drive

750 East Park Drive, Harrisburg, Pennsylvania 17111

Property Features

- Spacious B+ office space with good visibility from I-83
- Quick access to all major PA highways, including the PA Turnpike
- Beautiful wrap-around window lines



For more information:

Daniel J. Alderman

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PA LICENSE #RB024320A

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phone 717/761-5070 fax 717/975-9835

Central PA Office Lease

OL19001

750 East Park Drive, Harrisburg, PA 17111

Dauphin County
Lower Paxton Township

Spacious B+ office space with good visibility from I-83 and quick access to all major PA highways, including the PA Turnpike. Beautiful wrap-around window lines.



Contact Information

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717-761-5070 ext. 132

Availability Information

Sq Ft Available	2,632 SF
Min Contiguous SF	2,632 SF
Max Contiguous SF	2,632 SF
Availability	Immediately
Space Available	Second floor - 2,632 RSF
Rooms & Sizes	See attached floor plan

Building Information

Total Bldg Sq Ft	36,000 SF
Construction	Brick masonry
Year Constructed	1987
Basement	None
Elevator	One
Capacity	2,500 lbs.
Restrooms	Two per floor - men's & women's in-common with handicap accessibility
No. Of Floors	Three

Ceiling Height	10'
Sprinklers	None
Electrical Capacity	225 Amps; 3 phase per floor
HVAC	Forced hot air; electric central air conditioning
Roof	Flat rubber
Ceiling Type	2x2 acoustic tiling
Walls	Painted drywall
Floor Type	Carpet and vinyl
Lighting	Fluorescent
Business ID Sign	Yes; lobby directory and monument sign
Equipment	None

Land Information

Tax Parcel #	35-074-052
Acres	13.000 AC
Sq. Ft.	566,280 SF
Frontage	Approximately 1600' on East Park Drive
Dimensions	Irregular
Fencing	None
Parking	4.5 spaces per 1,000 sq. ft. in-common
Topography	Graded terrace

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	BC - Business Campus; permits office, medical labs, financial institution, trade/hobby school, research and development, etc.

Office Buildout Details

Total Size	2,632 RSF
Rooms & Sizes/Lots	See attached floor plan
Restroom Facilities	In common area

Leasing Information

Price per SF	\$16.50
Monthly Payments	\$3,619.00
Annual Rent	\$43,428
Rentable or Useable	Rentable
Real Estate Taxes	Included in rent
Operating Expenses	Included in rent
Insurance	Included in rent
Finish Allowance	Negotiable
Lease Term	Three or more years
Options	Negotiable
Escalation	3% annually
Possession	Upon execution of lease contract
Building Hours	Unlimited
Security Deposit	Yes

Landlord/Tenant Service Responsibilities	Heat: Landlord	Taxes: Landlord
	Trash Removal: Tenant	Electric: Landlord
	Insurance: Landlord	Janitorial: Tenant
	Air Conditioning: Landlord	Structural Repairs: Landlord
	HVAC Repairs: Landlord	Parking Lot Maint: Landlord
	Interior Repairs: Tenant	Light bulbs: Tenant
	Water & Sewer: Landlord	Plumbing Repairs: Landlord
	Supplies: Tenant	Roof Repairs: Landlord

<p>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.</p>
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East Park Office Center
750 East Park Drive
Lower Paxton Township, Dauphin County
Harrisburg, PA 17111
2nd Floor

