

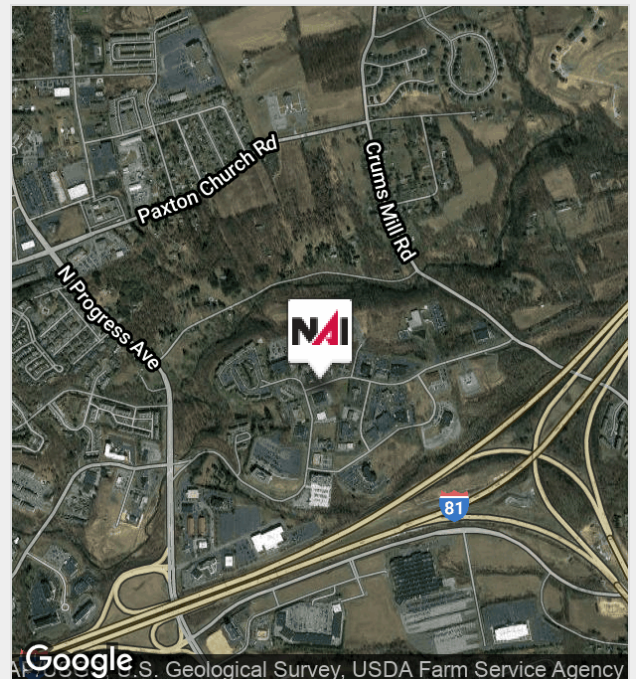


2595 Interstate Drive

2595 Interstate Drive, Harrisburg, Pennsylvania 17110

Property Features

- Business park location
- Corner lot
- Brick construction
- Multi-tenant building
- Brand new upgrades to both bathrooms and freshly painted window exteriors and dryvit
- Easy access
- Suite sizes for available space; 2,200 SF, 2,664 SF, and 3,730 SF (2,200 SF and 2,664 SF may be combined for 4,788 SF)



For more information:

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Central PA Office Lease

**2595 Interstate Drive, Harrisburg, PA 17110
Commerce Park**

**Dauphin County
Susquehanna Township**

Updated multi-tenant one-story masonry office building, located on a corner lot, in the Commerce Park Business Center. Two or three office suites available; please see listing agent for possible suite configurations. Brand new upgrades to both bathrooms and freshly painted window exteriors and dryvit.



Contact Information

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Availability Information

Sq Ft Available	8,518 SF
Min Contiguous SF	2,200 SF
Max Contiguous SF	4,788 SF
Availability	Immediately
Space Available	Suites 101, 104, and 105
Rooms & Sizes	See attached plans
Additional Info	See listing agent for various suite sizes to accommodate different office configurations.

Building Information

Total Bldg Sq Ft	14,205 SF
Construction	Masonry with dryvit accent
Year Constructed	1982
Basement	None
Elevator	None

Restrooms	Two; recently updated
No. Of Floors	One
Ceiling Height	8'9"
Sprinklers	None
Electrical Capacity	600 amps
HVAC	Gas and electric
Roof	Rubber
Ceiling Type	2x4 suspended acoustic tiles
Walls	Drywall
Floor Type	Concrete
Lighting	LED and fluorescent
Business ID Sign	Yes; monument

Land Information

Tax Parcel #	62-021-147
Acres	2.000 AC
Sq. Ft.	87,120 SF
Frontage	267' on Interstate Drive
Dimensions	See attached tax map
Fencing	None
Parking	80 parking spaces

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	BOR - Business Office Residential District; permits administrative and support services, finance and insurance offices, home health care services, medical and diagnostic laboratories, etc.

Office Buildout Details

Leasing Information

Price per SF	\$16.95
Monthly Payments	Depends on amount of space leased
Annual Rent	Depends on amount of space leased
Real Estate Taxes	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
Trash Removal: Landlord
Insurance: Landlord
Air Conditioning: Landlord
HVAC Repairs: Landlord
Interior Repairs: Landlord
Water & Sewer: Landlord
Supplies:

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



For Lease

Office



For Lease

Office

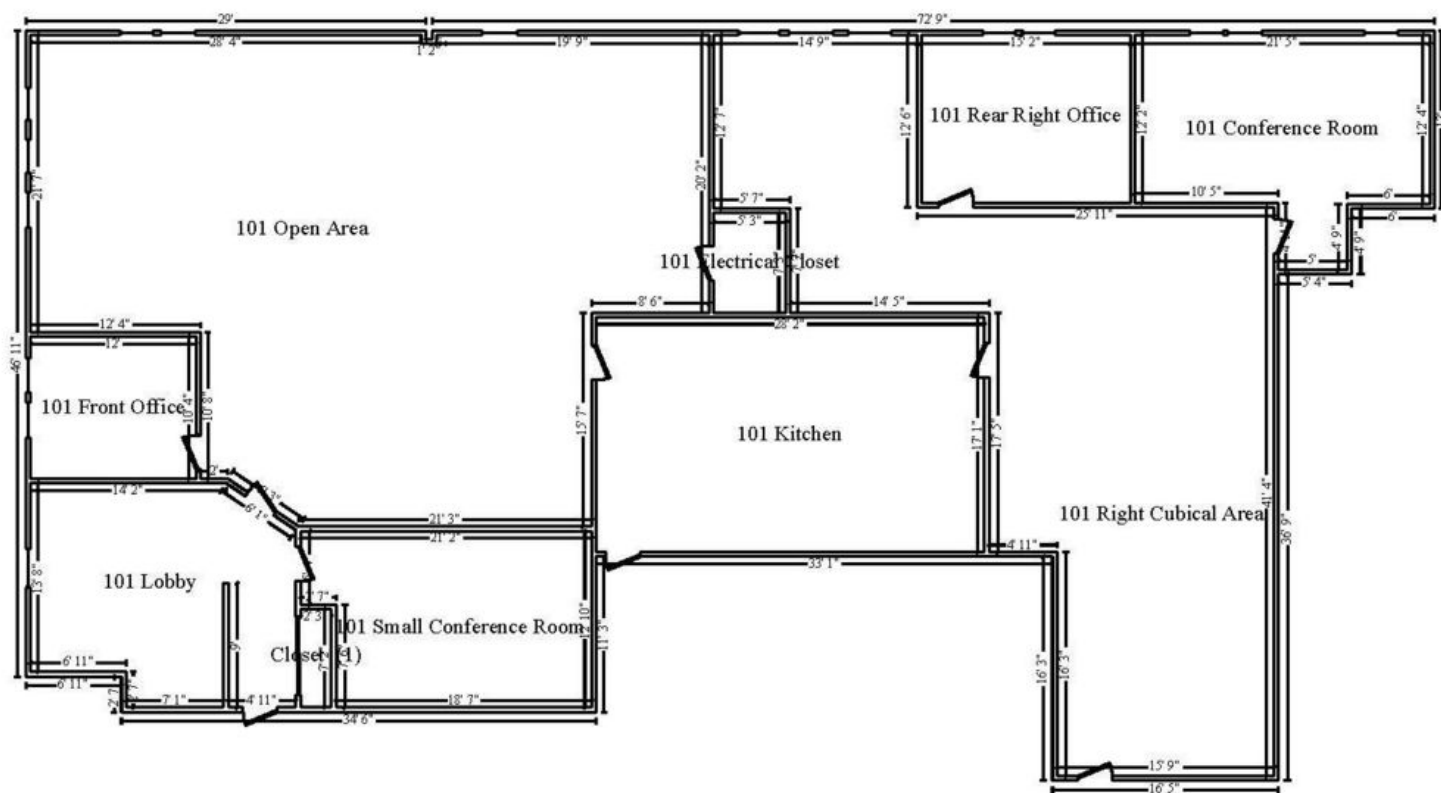


For Lease

Office



2595 Interstate Dr Suite 101 Floor Plan



For Lease

Office

2595 Interstate Dr Suite 104 Floor Plan

