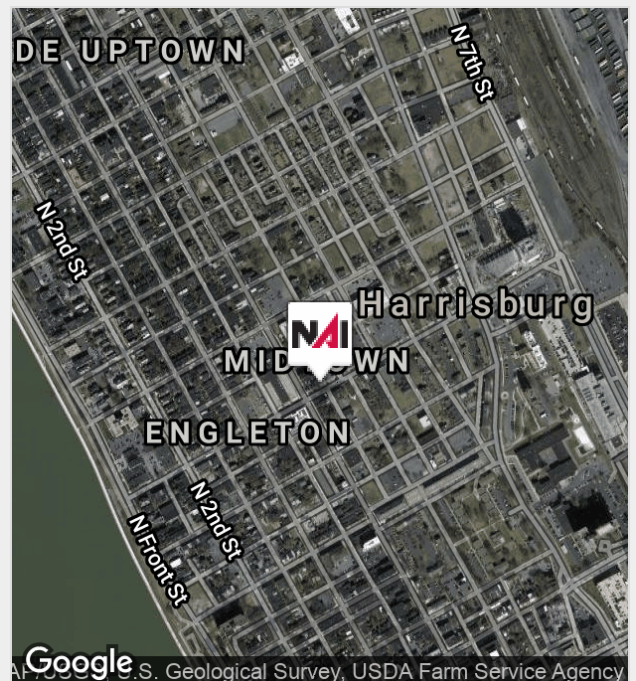


1429 N. 3rd Street

Harrisburg, Pennsylvania 17102

Property Features

- Industrial chic second floor office space in Midtown District
- 2,505 SF; five private offices, kitchen, bullpen, and reception area
- Glass-walled offices, exposed metal duct work and brick, administrative areas, and a balcony overlooking Midtown
- Parking included in rent



For more information:

Daniel J. Alderman

+1 717 761 5070 x132 • dalderman@naicir.com



Central PA Office Lease

OL18006

1429 N. 3rd Street, Harrisburg, PA 17102

Dauphin County

Be part of the buzz in Midtown. Join Pinnacle Health admin offices, the new Federal Court House, Susquehanna Art Museum, and a vibrant residential and commercial district. Industrial chic second floor office space in Midtown District with glass-walled offices, exposed metal duct work and brick, five offices, administrative areas, kitchen, and a balcony overlooking Midtown. Parking included in rent.



Contact Information

Daniel J. Alderman

Dalderman@naicir.com

717-761-5070 ext. 132

Availability Information

Sq Ft Available	2,505 SF
Min Contiguous SF	2,505 SF
Max Contiguous SF	2,505 SF
Availability	Immediately
Space Available	Second floor
Rooms & Sizes	Five private offices, kitchen, bullpen, and reception area.
Additional Info	See attached floor plan

Building Information

Total Bldg Sq Ft	7,000 SF
Renovation Year	2007

Construction	Masonry
Basement	Yes
Elevator	Yes
Restrooms	Two
Reinforcement Method	Joist
No. Of Floors	Three
Ceiling Height	8' - 10'
Sprinklers	Yes
Electrical Capacity	250 Amps
HVAC	Electric with gas back-up
Roof	Rubber
Ceiling Type	Drywall and acoustic tiles
Walls	Drywall
Floor Type	Wood
Lighting	T-8 fluorescent
Business ID Sign	Yes

Land Information

Tax Parcel #	06-015-001
Acres	0.130 AC
Sq. Ft.	5,662.8 SF
Frontage	58' on N. Third Street
Dimensions	58' x 94'
Parking	Eight parking spaces; additional available for \$75/SF/MO
Parking Restrictions	One behind building
Topography	Flat
Historic District	Yes

Utilities & Zoning Information

Water	Public
Sewer	Public
Gas	Available
Zoning	CN - Commercial Neighborhood; permits offices, business services, personal services, etc.

Office Buildout Details

Total Size	2,505 SF
Rooms & Sizes/Lots	See attached floor plan
Restroom Facilities	One
HVAC	Electric with gas back-up

Leasing Information

Price per SF	\$19.85
Monthly Payments	\$4,143.69
Annual Rent	\$49,724.25
Lease Term	Three or more years
Options	Negotiable
Escalation	3% annually
Possession	Upon lease execution
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

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

Supplies: Tenant

Roof Repairs: Landlord

Tenant responsible for own content insurance.

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

