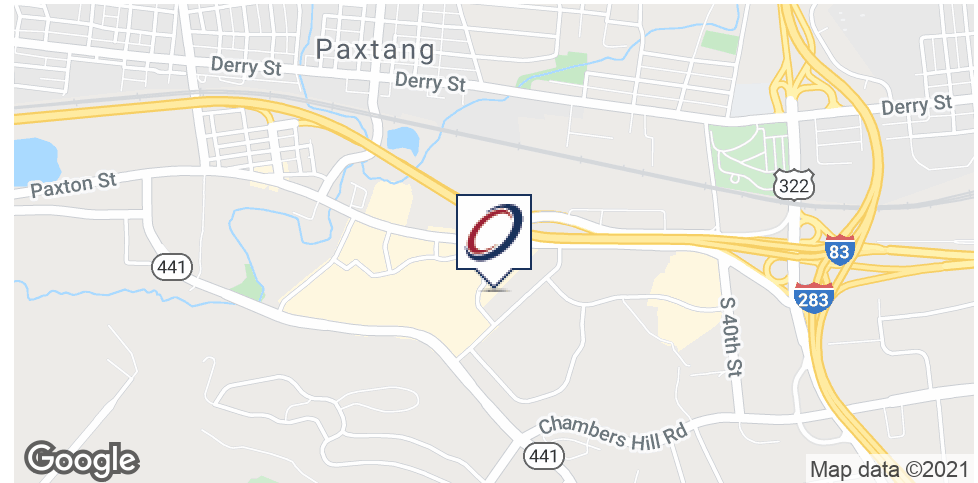


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,000,000
Lease Rate:	\$15.50 - 16.50 SF/yr (MG)
Building Size:	54,000 SF
Available SF:	3,750 - 43,250 SF
Lot Size:	2.24 Acres
Price / SF:	\$92.59
Year Built / Renovated:	1980 / 2004
Zoning:	Office Park / Commercial

PROPERTY OVERVIEW

Excellent Class "A" Office Building for Sale. Ideal owner/user opportunity to occupy up to 47,000 +/- SF.

PROPERTY HIGHLIGHTS

- This easily accessible office building is available immediately.
- Close to major highways, I-81, I-83, Rt. 322 and Rt. 283.
- Stunning lobby with atrium and fountain.
- Competitive lease rate.
- Ample on-site parking
- Long term lease in place for 6,739 SF, creating additional cash flow



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Beautiful Class A office building in a well maintained office park setting. Plenty of parking.

LOCATION DESCRIPTION

362' Frontage along busy Paxton Street

A great location in Harrisburg's TecPort Office Park

Easy access to major corridors I-81, I-83, Rt. 322, Rt. 283, and just minutes to Harrisburg International Airport.

Access to an excellent work pool.

ADDITIONAL PHOTOS



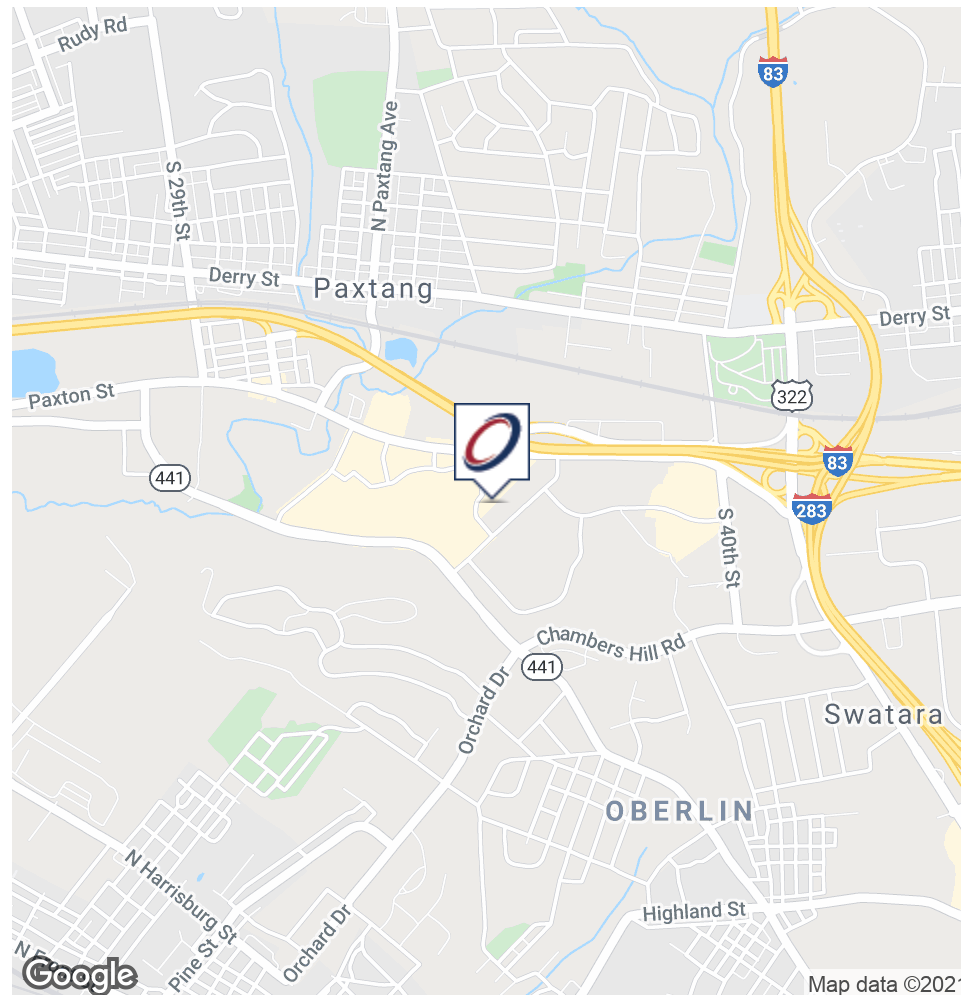
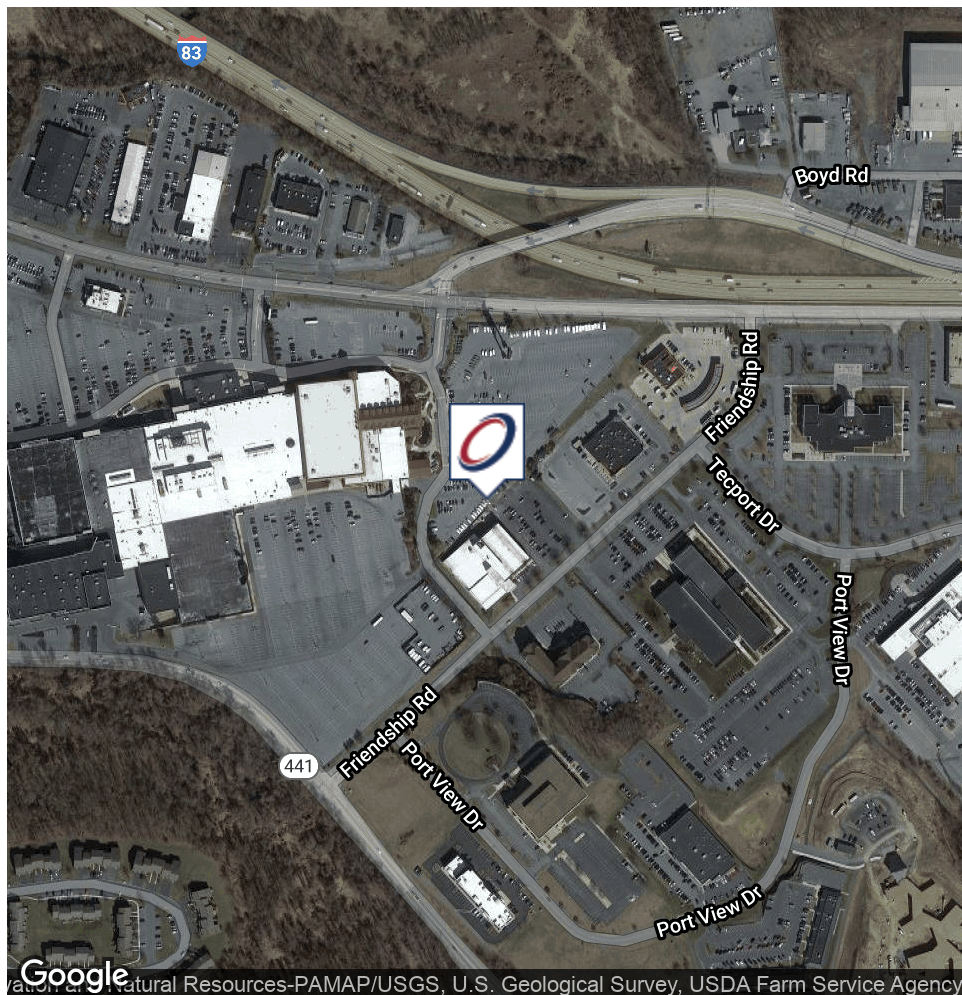
AERIAL



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LOCATION MAP

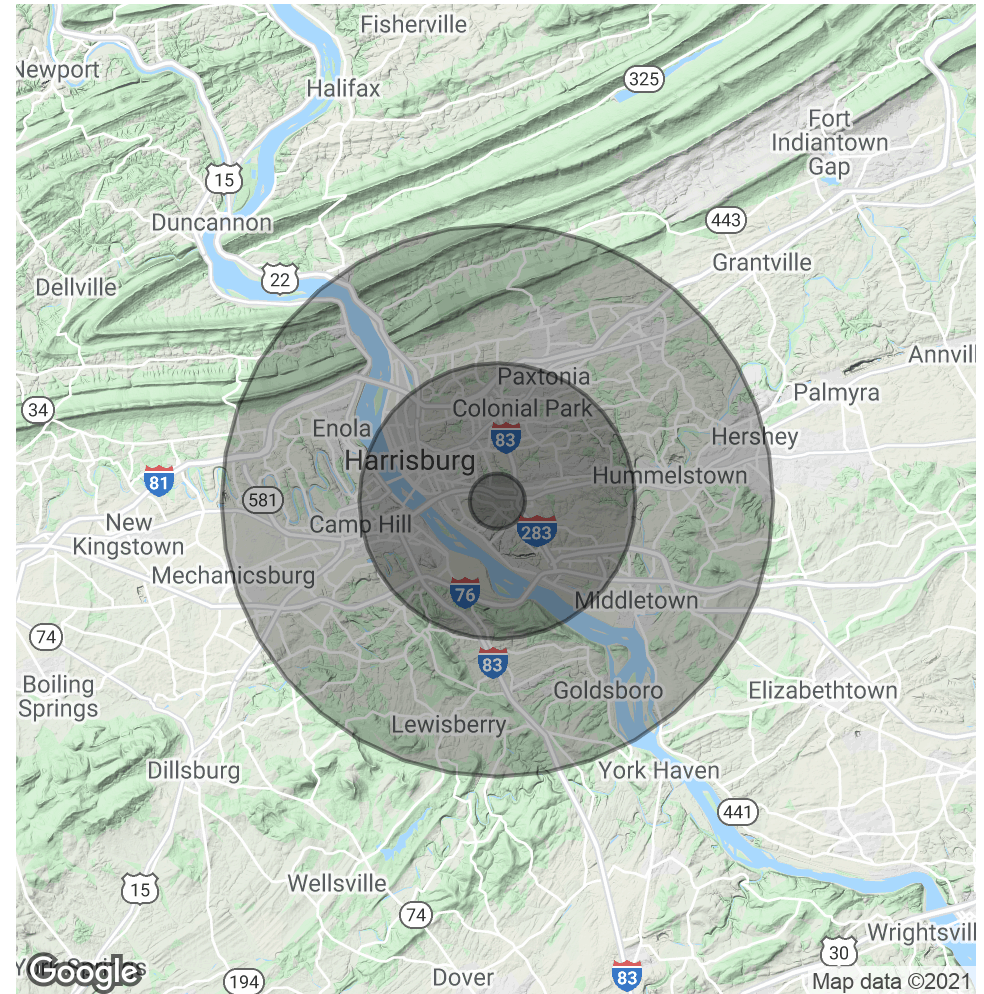


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,787	168,808	391,166
Average age	40.3	37.5	39.0
Average age (Male)	39.0	35.8	37.3
Average age (Female)	41.5	38.9	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,175	71,250	161,395
# of persons per HH	2.7	2.4	2.4
Average HH income	\$58,978	\$56,710	\$67,999
Average house value	\$149,620	\$154,364	\$181,042

* Demographic data derived from 2010 US Census



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