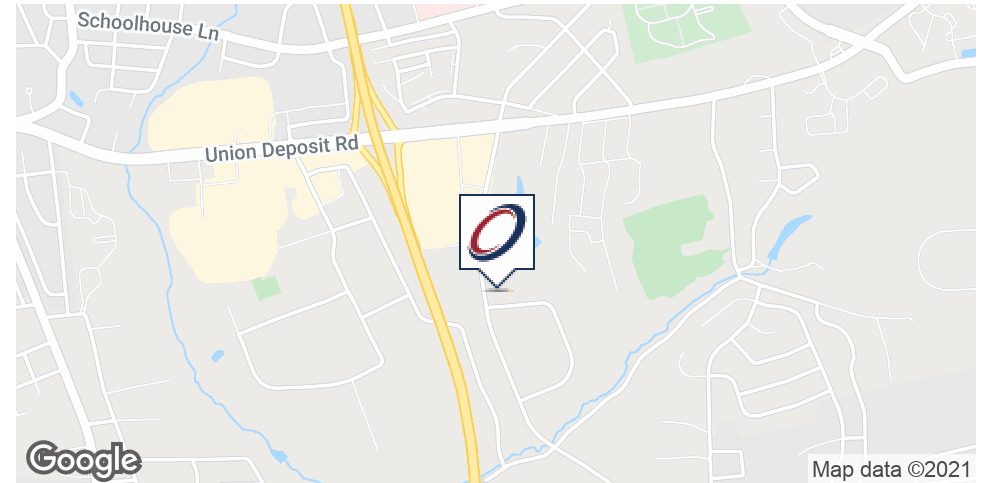


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Full Service)
Building Size:	20,230 SF
Available SF:	2,937 SF
Lot Size:	2.29 Acres
Renovated:	1996
Zoning:	C-3 Commercial
Township:	Lower Paxton Township
County:	Dauphin County

PROPERTY OVERVIEW

Landmark Commercial Realty, Inc. is marketing almost 3,000 SF of office space for Sub-lease in a very attractive and convenient location, surrounded by other upscale office buildings. The current lease term expires on January 31, 2023.

PROPERTY HIGHLIGHTS

- Excellent location within minutes from Union Deposit Road and I-83; great signage on monument and entrance door
- Sprinklered building with the office space on the 1st floor
- 2,937 SF suite consisting of 5-6 private offices, conference room, copy room, kitchenette, and reception area
- The sublessor (current tenant) has heavily invested into an extensive buildout with upscale finishes.
- Some office furniture is in impeccable condition is available and can be negotiated with Sublessor.
- Ideal facility for medical, insurance, or any professional office space; all utilities included: maintenance, taxes, etc.



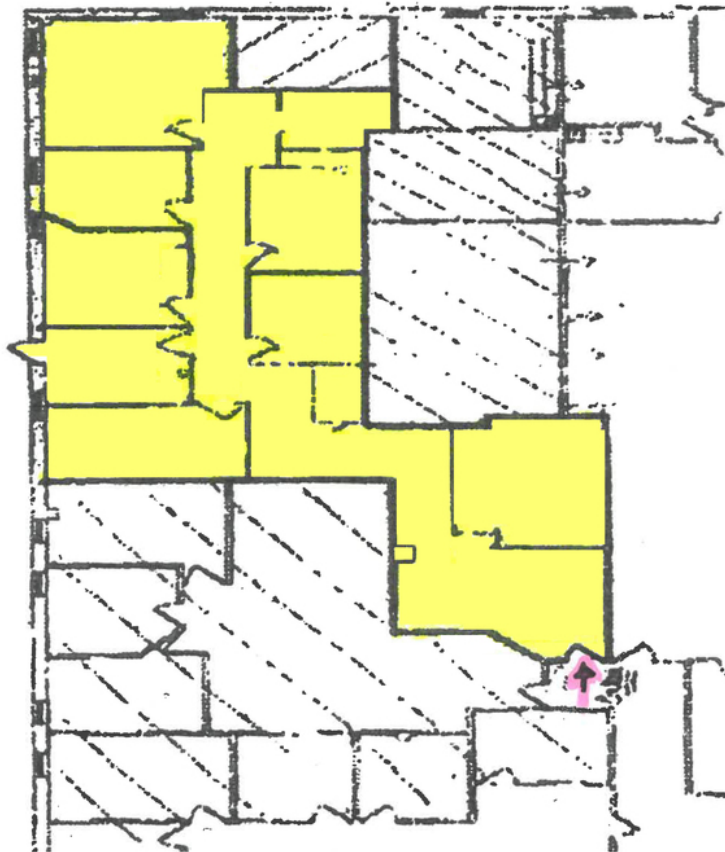
Bo Mangam, Associate Broker
 Director - Sales & Leasing
 717.731.1990 x3010
 bmangam@landmarkcr.com

SUITE PHOTOS



FLOOR PLAN

2,937 SF Suite

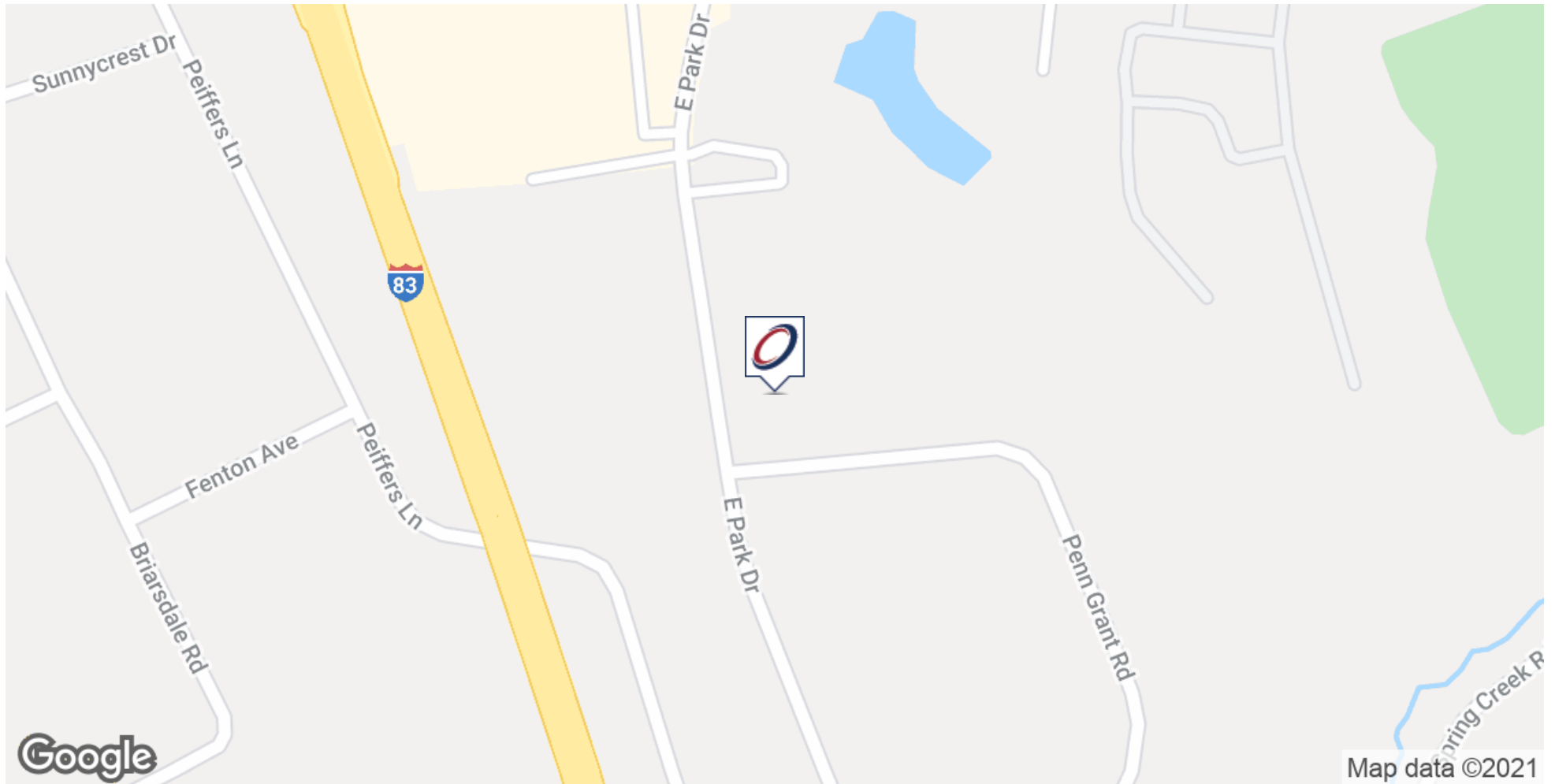


801 E. PARK DRIVE

OFFICE PROPERTY FOR LEASE

801 E. Park Drive Harrisburg, PA 17110

LOCATION MAP



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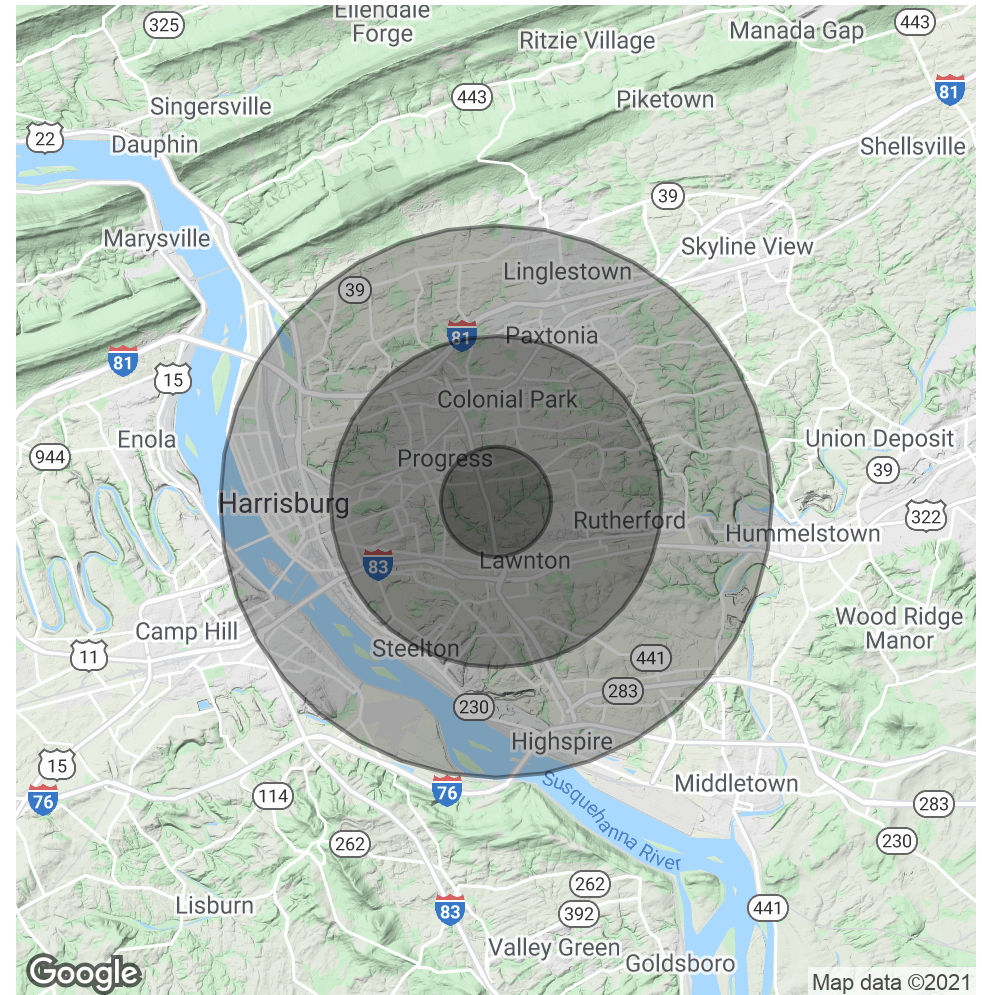
LANDMARKCR.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,226	72,688	164,774
Average age	41.7	39.0	37.6
Average age (Male)	41.1	37.5	35.8
Average age (Female)	42.7	40.5	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,446	30,884	67,671
# of persons per HH	2.1	2.4	2.4
Average HH income	\$61,764	\$60,501	\$60,279
Average house value	\$156,797	\$159,877	\$163,018

* Demographic data derived from 2010 US Census



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