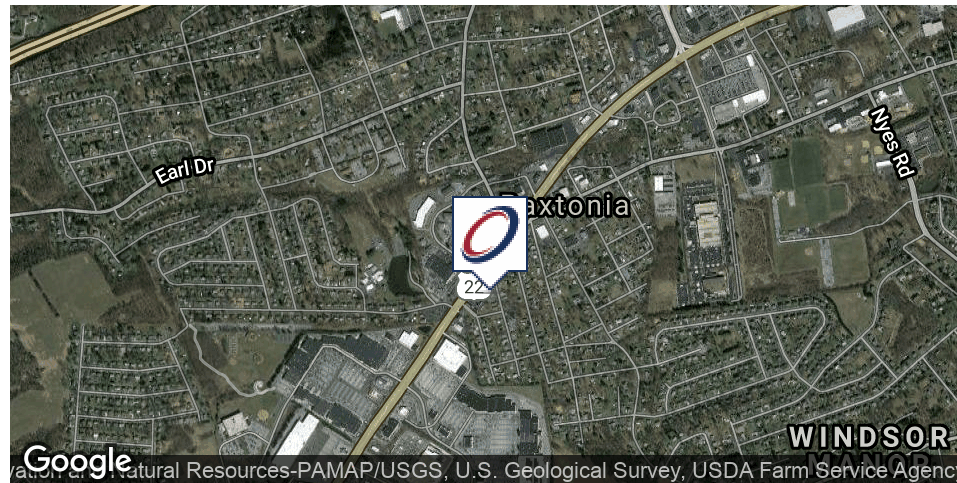


### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Lease Rate:	\$12.95 SF/yr (Gross)
Building Size:	6,300 SF
Available SF:	1,347 - 3,295 SF
Municipality:	Lower Paxton
County:	Dauphin
Lot Size:	0.29 Acres
Price / SF:	\$101.51
Renovated:	2008
Zoning:	Commercial C-1

#### PROPERTY OVERVIEW

Office suites for lease located in Lower Paxton Township. Easy access to I-81 and in close proximity to all major local amenities. Ample on-site parking. Ideal for any professional office user.

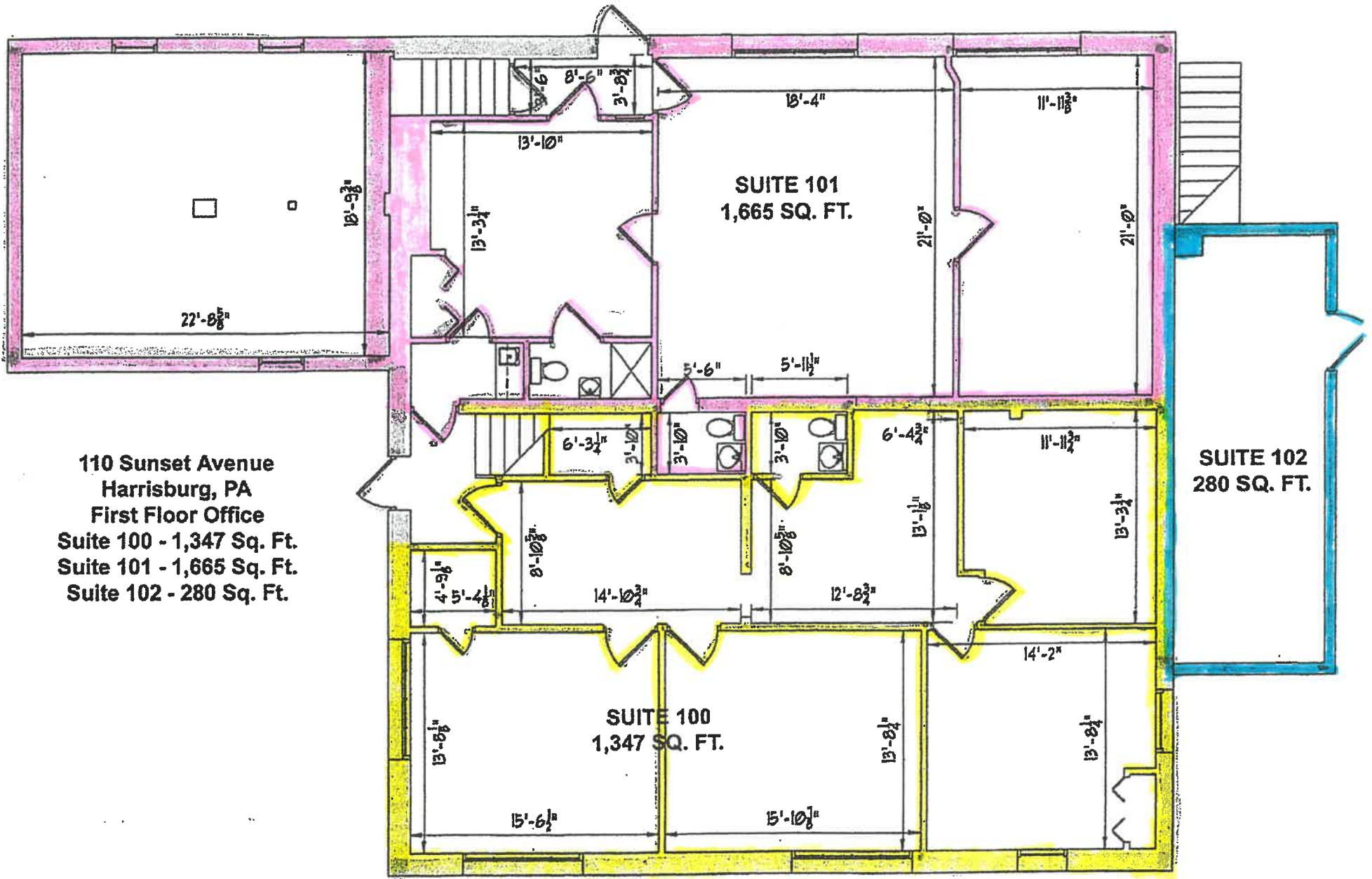
#### PROPERTY HIGHLIGHTS

- Attractive office building in the heart of Colonial Park.
- Located off Jonestown Road (Route 22).
- 1,665 +/- SF first floor office suite.
- 1,347 +/- SF first floor office suite.
- Front and rear entrances with ample parking.
- Additional 280 SF storage space available.
- Gorgeous layout for any user.



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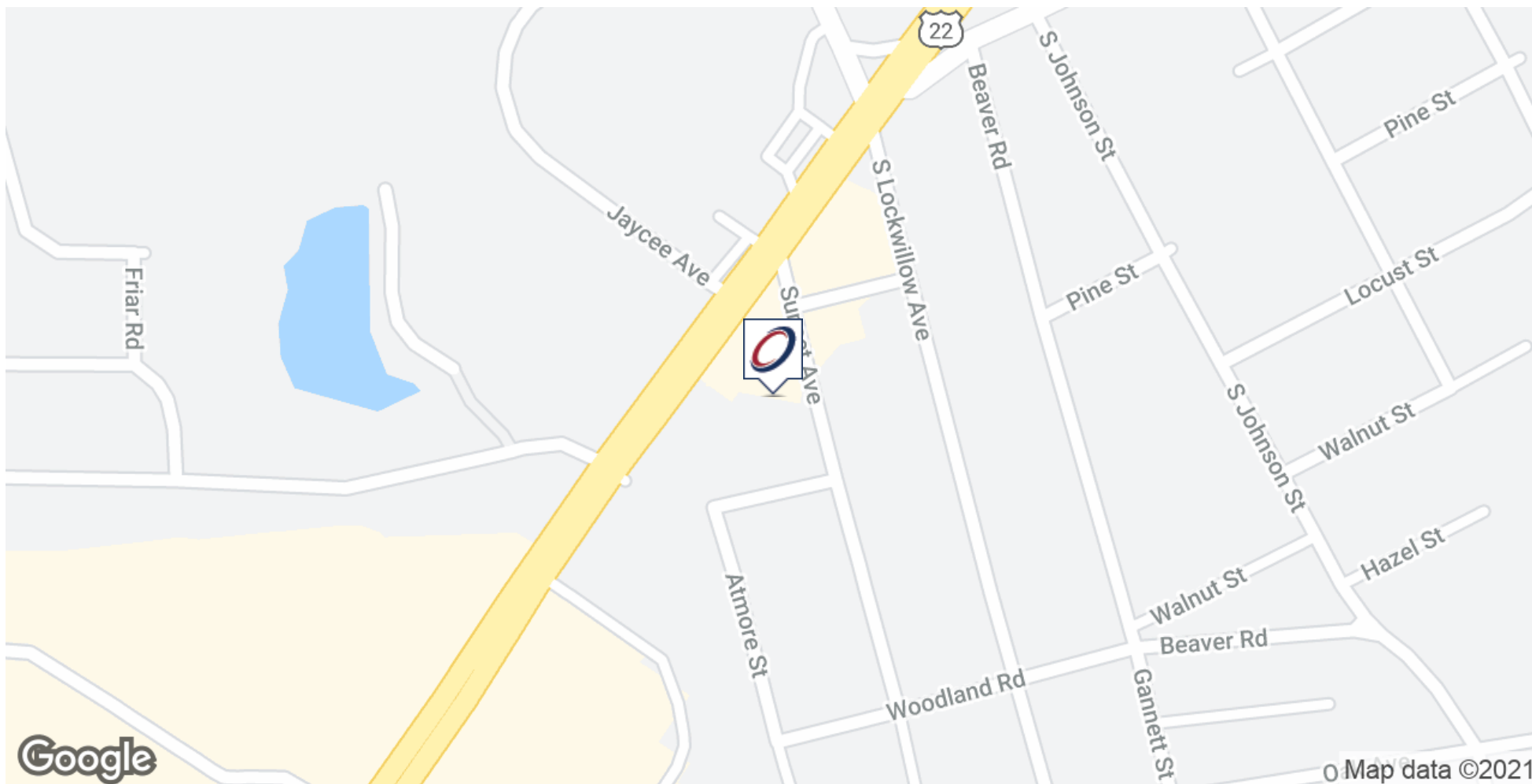
**110 Sunset Avenue**  
**Harrisburg, PA**  
**First Floor Office**  
**Suite 100 - 1,347 Sq. Ft.**  
**Suite 101 - 1,665 Sq. Ft.**  
**Suite 102 - 280 Sq. Ft.**

**SUITE 101**  
**1,665 SQ. FT.**

**SUITE 102**  
**280 SQ. FT.**

**SUITE 100**  
**1,347 SQ. FT.**

### LOCATION MAP



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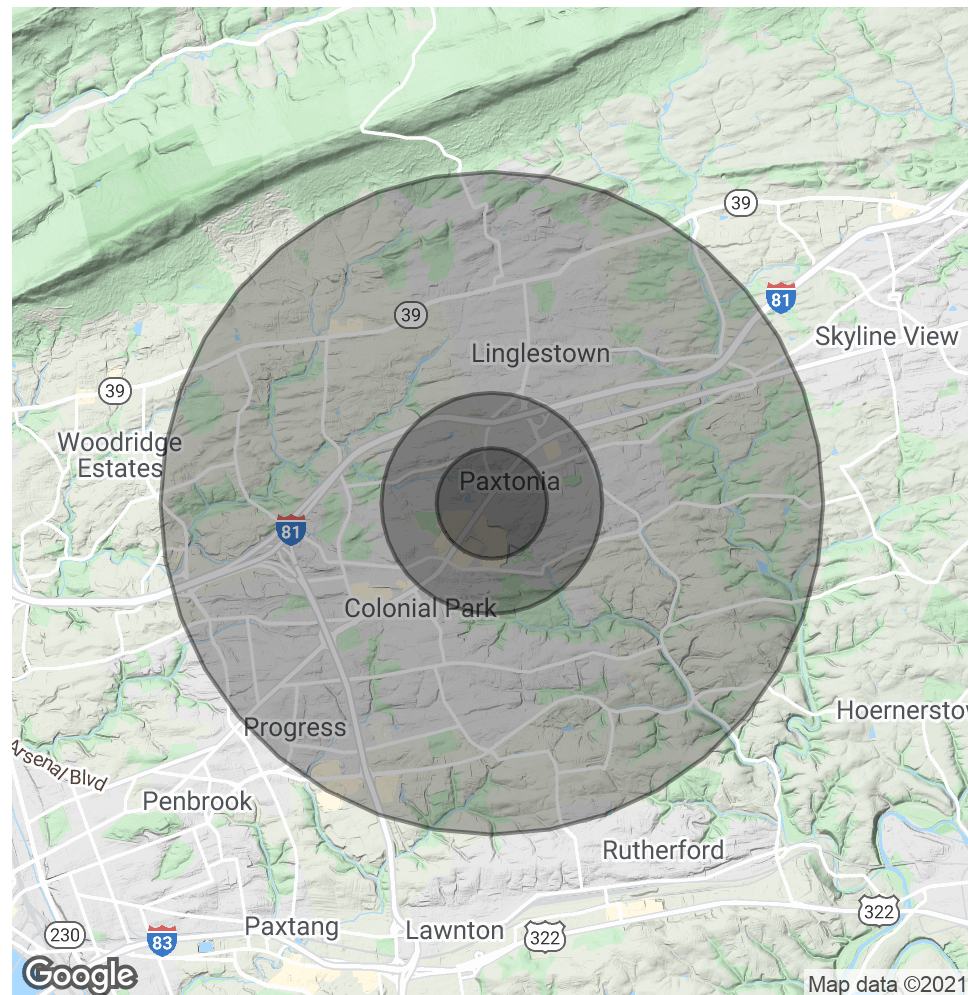
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### DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,678	6,604	52,277
Average age	41.2	41.3	41.1
Average age (Male)	38.3	38.6	39.9
Average age (Female)	42.9	42.8	41.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total households	726	2,855	22,285
# of persons per HH	2.3	2.3	2.3
Average HH income	\$69,183	\$69,622	\$73,874
Average house value	\$175,773	\$177,162	\$194,047

\* Demographic data derived from 2010 US Census



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