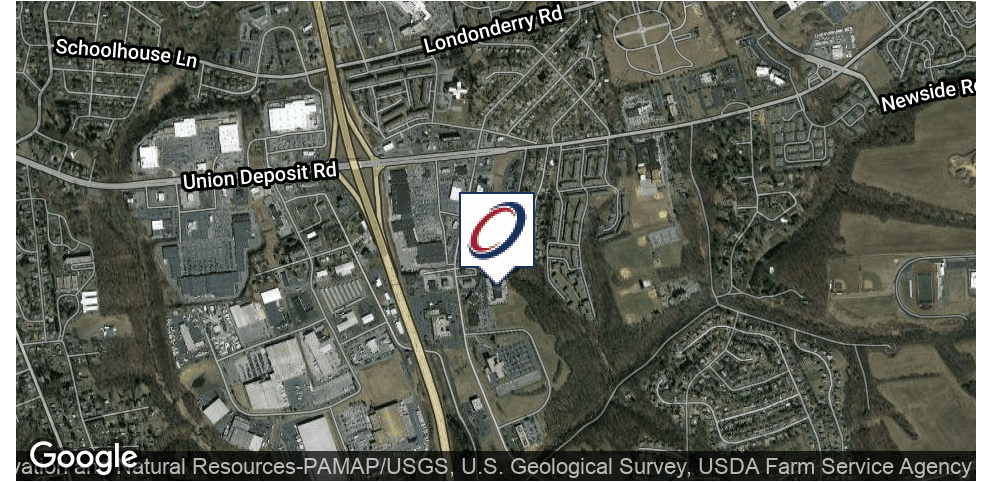


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Building Size:	22,368 SF
Available SF:	1,255 SF
Municipality:	Lower Paxton
County:	Dauphin
Lot Size:	3.72 Acres
Year Built:	2004
Zoning:	BC - Business Campus

PROPERTY OVERVIEW

Up to 6,000 SF. Rare flex space opportunity on East Park Drive. Owner will divide. Up front office area coupled with strategic back flex area. Numerous potential uses could be accommodated at this fantastic location. Ceiling heights range from 10' to 14'6". Existing 8'x10' drive-in door and 4 double man entry doors. Available immediately.

PROPERTY HIGHLIGHTS

- Excellent interior finishes and efficient floor plan
- Easy access to I-81 and I-83
- Great location in close proximity to all major local amenities



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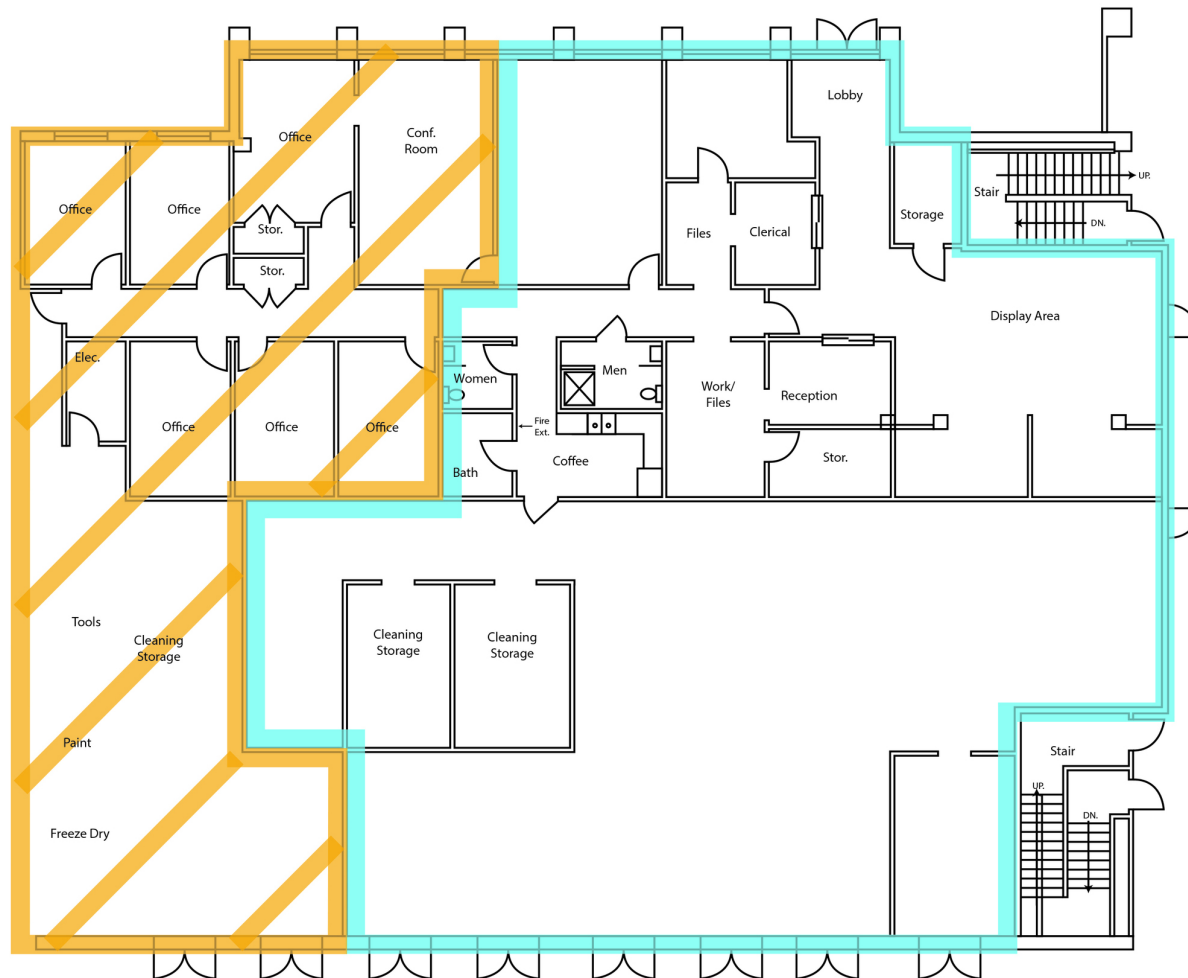
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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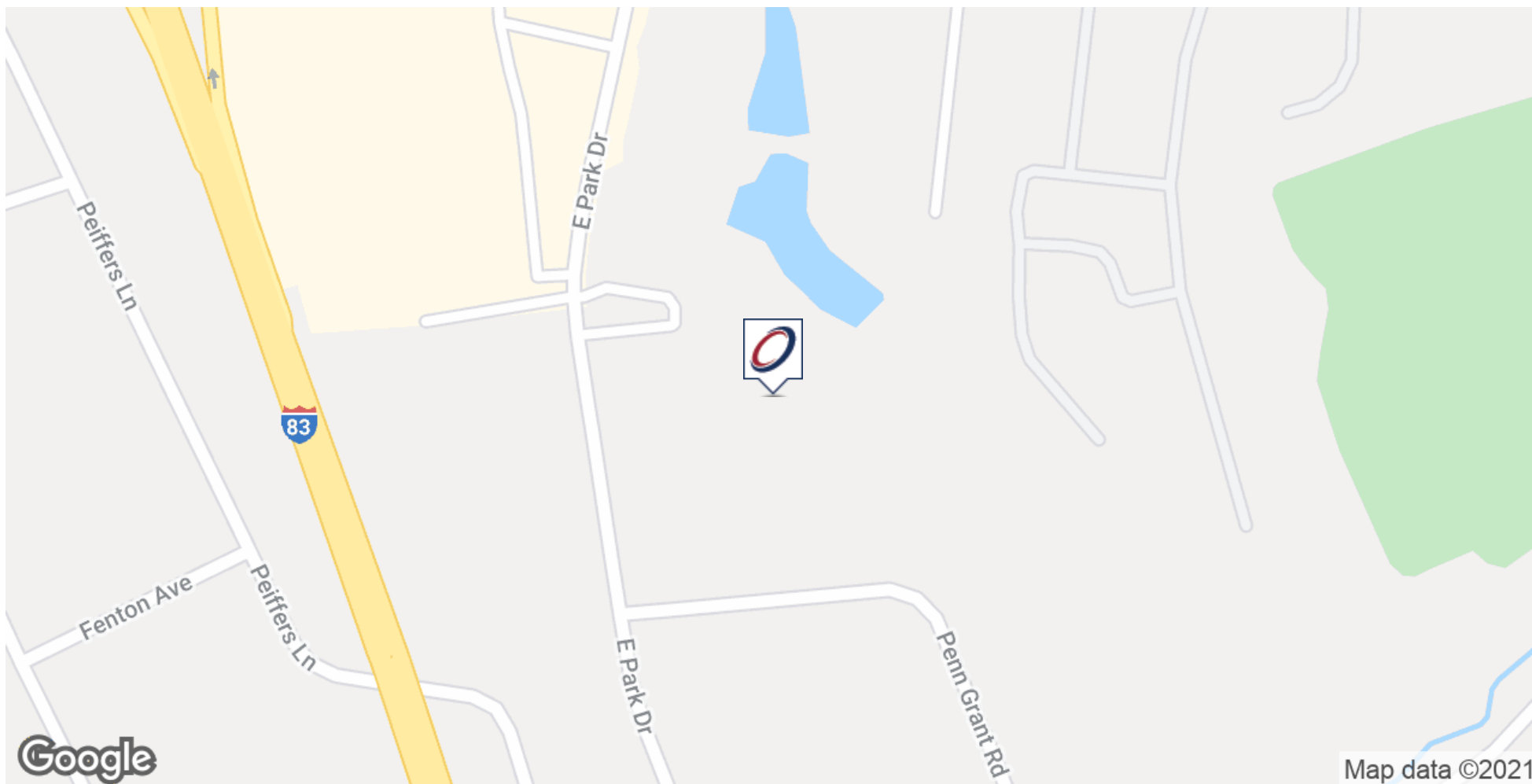
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945 EAST PARK DRIVE

OFFICE PROPERTY FOR LEASE

945 East Park Drive Harrisburg, PA 17111

LOCATION MAP



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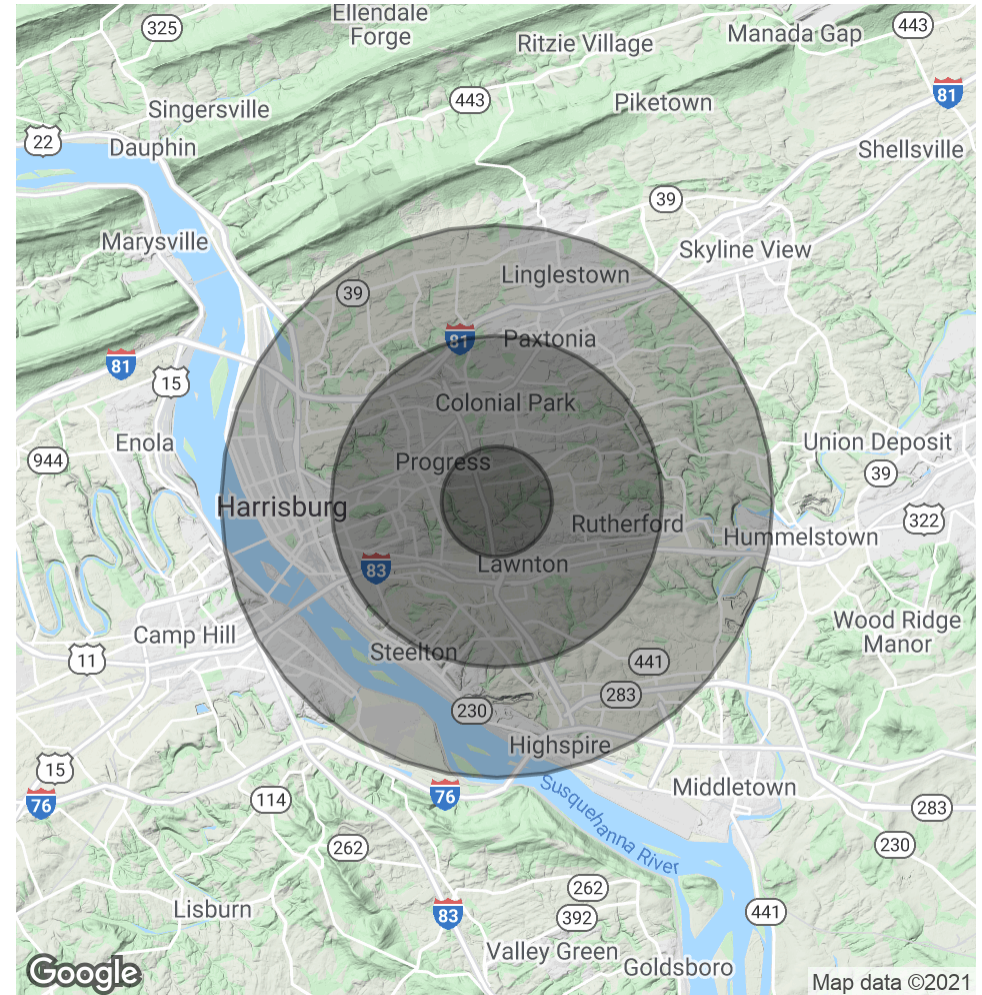
LANDMARKCR.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,147	71,453	162,730
Average age	41.6	39.2	37.6
Average age (Male)	40.9	37.7	35.8
Average age (Female)	42.5	40.7	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,431	30,484	66,739
# of persons per HH	2.1	2.3	2.4
Average HH income	\$61,433	\$61,161	\$60,623
Average house value	\$156,694	\$162,128	\$163,819

* Demographic data derived from 2010 US Census



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