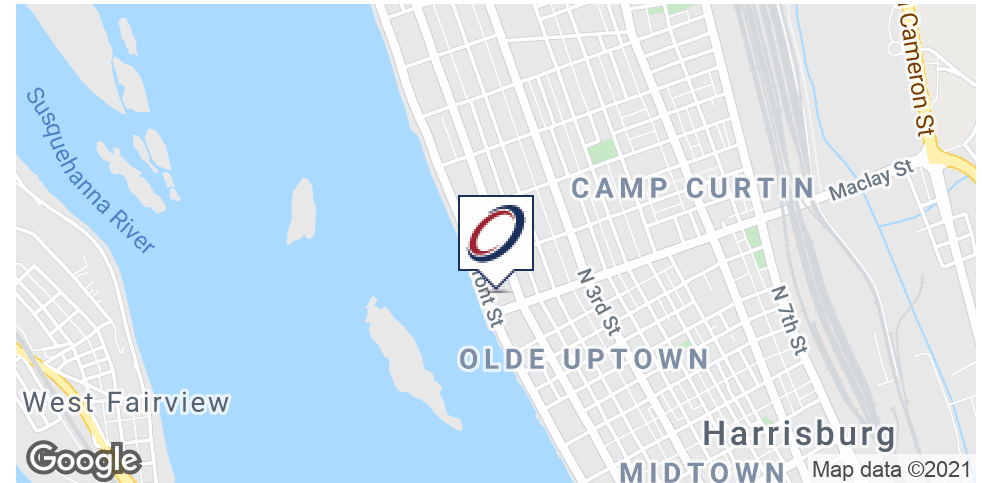


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14.95 SF/yr (Gross)
Building Size:	73,213 SF
Municipality:	Harrisburg City
County:	Dauphin
Available SF:	3,140 SF
Year Built:	1960
Zoning:	RF-River Front

PROPERTY OVERVIEW

Well-located Class B office property located outside of the Harrisburg Central Business District (CBD). This property has open floor plates and great views of the Susquehanna River and Riverfront Park. The property offers ample, free parking on site. Ownership is offering 1 month of free rent for every year of commitment in the initial term.

PROPERTY HIGHLIGHTS

- Great views overlooking the Susquehanna River.
- This office has NO LOAD FACTOR, the rentable and usable square foot is the SAME!
- Excellent location just minutes from I-81 and I-83.
- Ample on site parking.
- Quick connection to many East and West Shore amenities.
- Flexible zoning for multiple uses including: Office, Medical and Child Day Care.
- Small office suites available.



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2101 N FRONT STREET

OFFICE PROPERTY FOR LEASE

2101 N Front Street Harrisburg, PA 17110

ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	3,140 SF	Lease Rate:	\$14.95 SF/yr

AVAILABLE SPACES

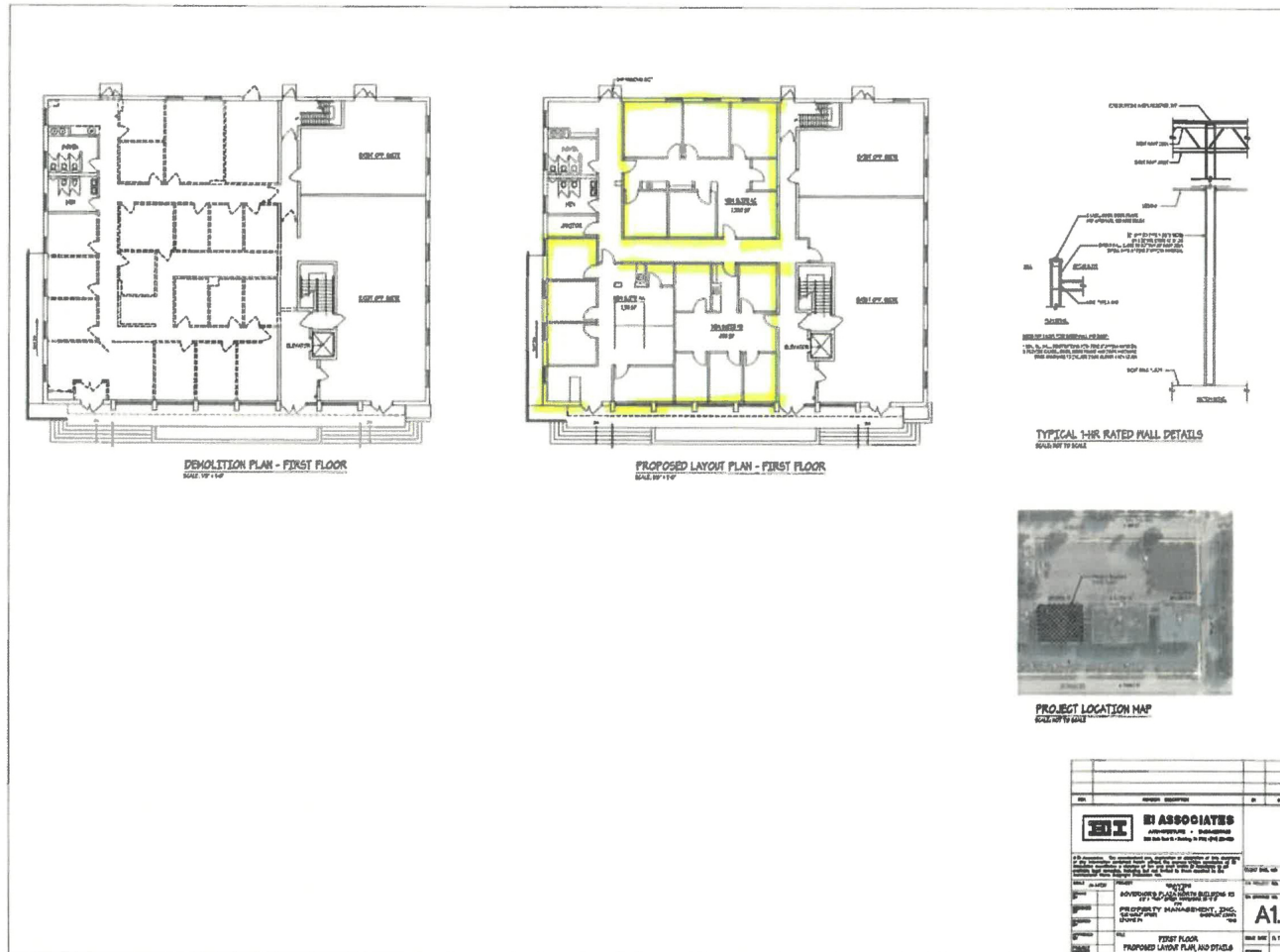
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 3, Suite 104	Available	3,140 SF	Gross	\$14.95 SF/yr	-



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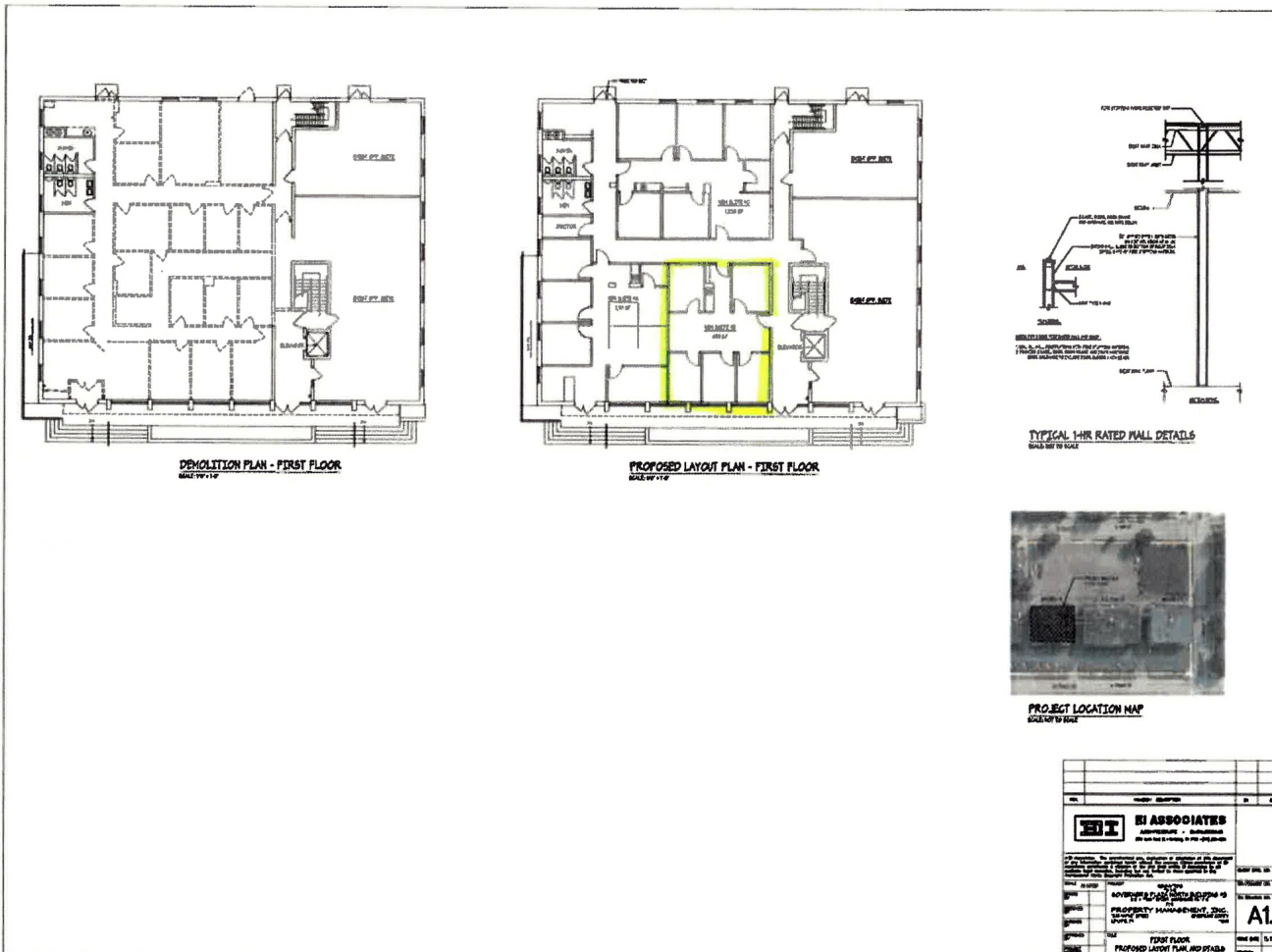
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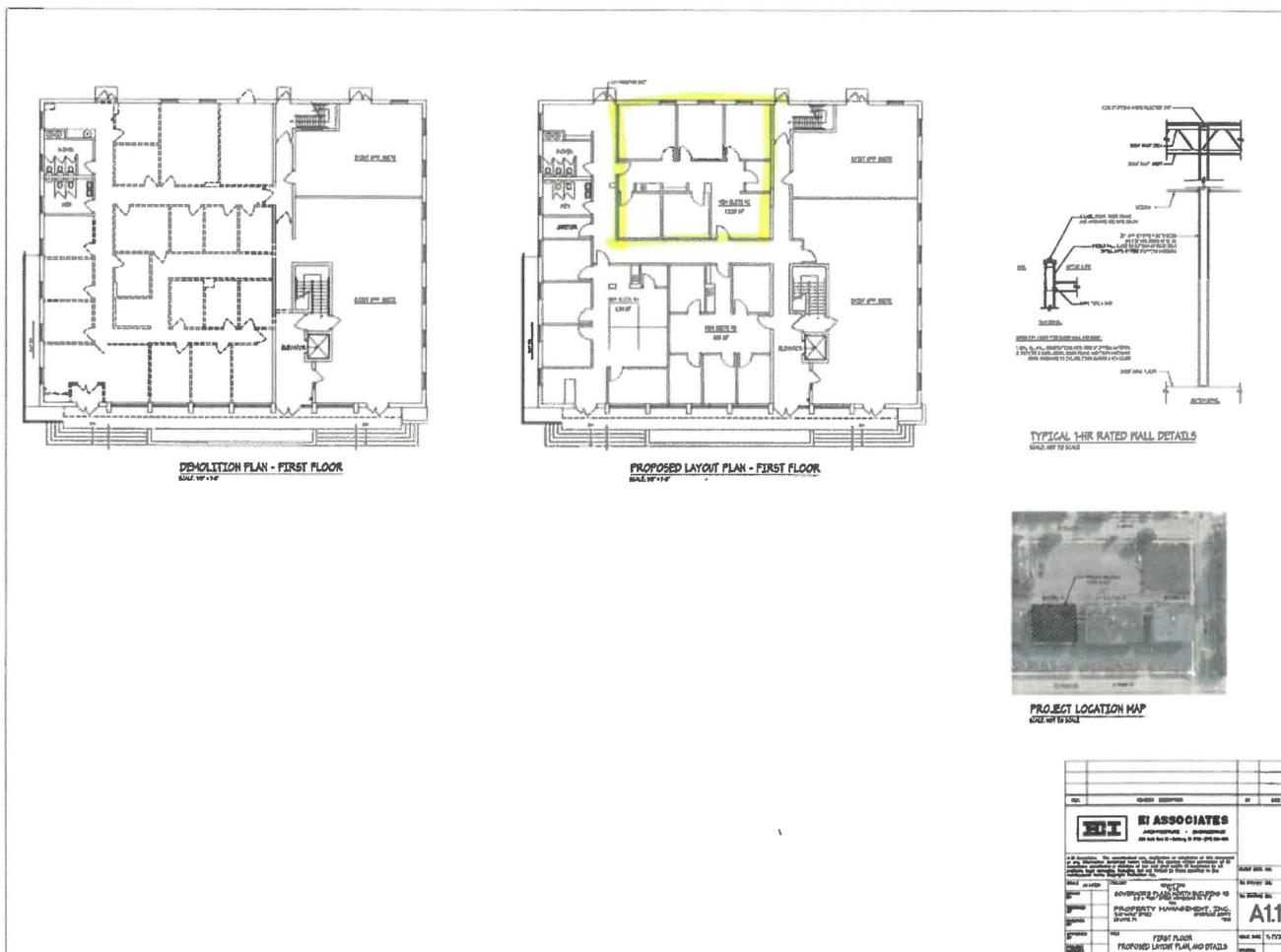
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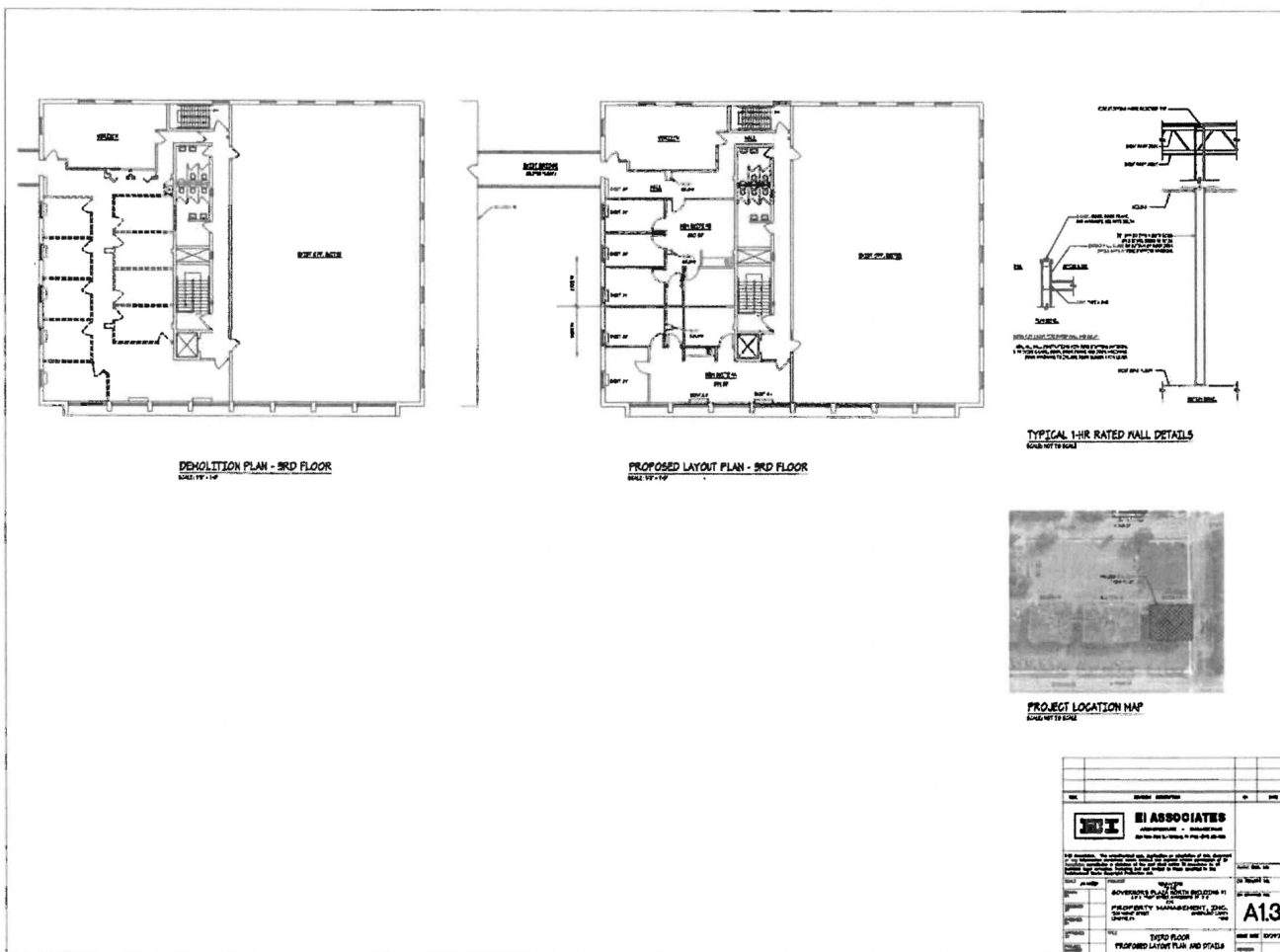
NO.	REVISION	BY	DATE
RI ASSOCIATES			
ARCHITECTS & ENGINEERS			
200 N. MARKET STREET, SUITE 1000, HARRISBURG, PA 17102			
PROJECT:	2101 N FRONT STREET OFFICE RENOVATION		
OWNER:	ADVANCED PLANT DEVELOPMENT CO		
DESIGNER:	PROPERTY MANAGEMENT, INC.		
DATE:	NOVEMBER 2013		
SCALE:	FIRST FLOOR PROPOSED LAYOUT PLAN AND DETAILS		
DATE:	NOV 2013	SCALE:	AS SHOWN



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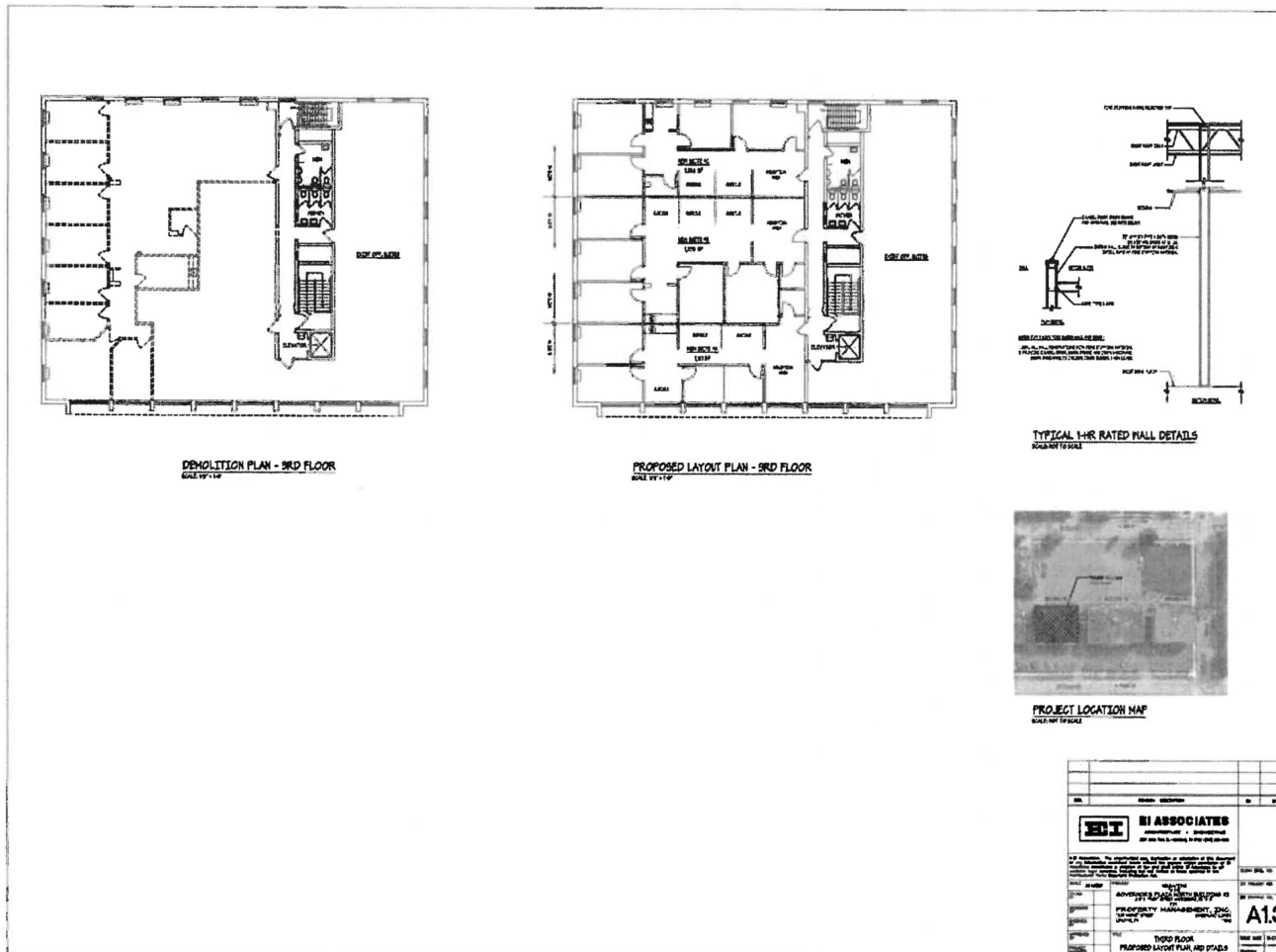
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ADDITIONAL PHOTOS



NO.	REVISION	BY	DATE
EIT EI ASSOCIATES ARCHITECTS • ENGINEERS All Services Available in the PA State			
<small>It is hereby certified that the undersigned is a duly licensed Professional Engineer in the State of Pennsylvania, and that the seal and signature of the undersigned are true and correct, and that the undersigned is the author of the design and drawings hereon.</small>			
PROJECT	ADVANCE PLANNING SYSTEMS II	DATE	01/11/11
OWNER	PROPERTY MANAGEMENT, INC.	SCALE	A13
DESIGNER	3RD FLOOR	DATE	01/11/11
CHECKED	PROPOSED LAYOUT PLAN, AND DETAILS	BY	SEAN FITZSIMMONS



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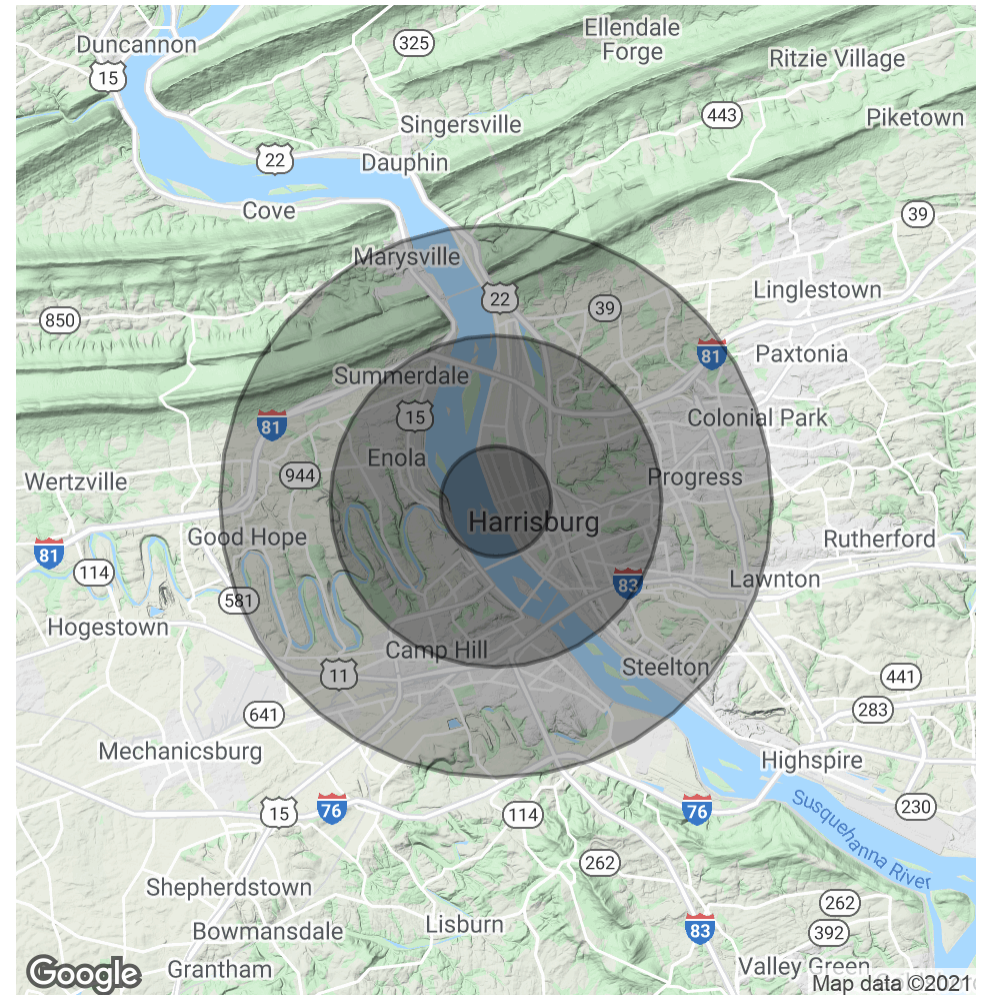
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,115	82,418	189,449
Average age	34.3	35.3	37.8
Average age (Male)	32.2	33.3	35.6
Average age (Female)	36.8	36.5	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,418	35,894	79,527
# of persons per HH	2.4	2.3	2.4
Average HH income	\$43,923	\$51,505	\$61,084
Average house value	\$100,978	\$145,073	\$159,565

* Demographic data derived from 2010 US Census



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