

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	9,656 SF
Available SF:	
Lot Size:	0.56 Acres
Zoning:	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.

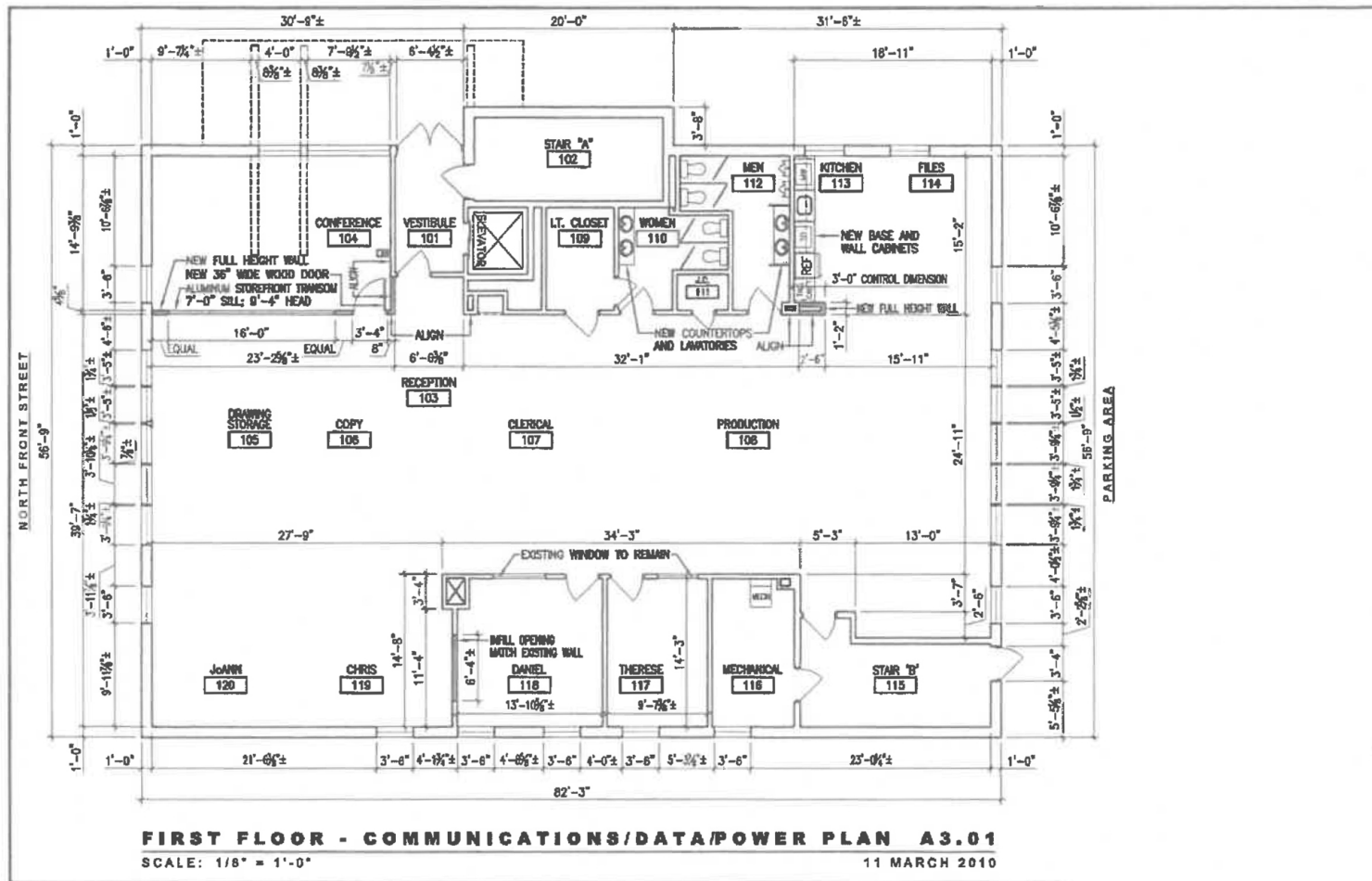
PROPERTY HIGHLIGHTS



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Sean Fitzsimmons
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FLOOR PLAN



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Italian Park



Harrisburg Area Community College



Camp Curtin Middle School



Elmerton Avenue

Division Street

Geisinger



Uptown Plaza Mall



22



Radnor Street

N 7th Street



UPMC Pinnacle



Schuylkill Street

Harrisburg School District/Annex



SITE



Emerald Street



Arsenal Boulevard

N Front Street

N 2nd Street

N 3rd Street



Tri County OIC



Delaware and Wallace Park



Maclay Street

N 6th Street



N Cameron Street

S Enola Road

15

West Fairview Park



LITTLE AMPS COFFEE ROASTERS

Downey School



230



2505 N. FRONT STREET

OFFICE PROPERTY FOR LEASE

2505 N. Front Street Harrisburg, PA 17110

LOCATION MAP

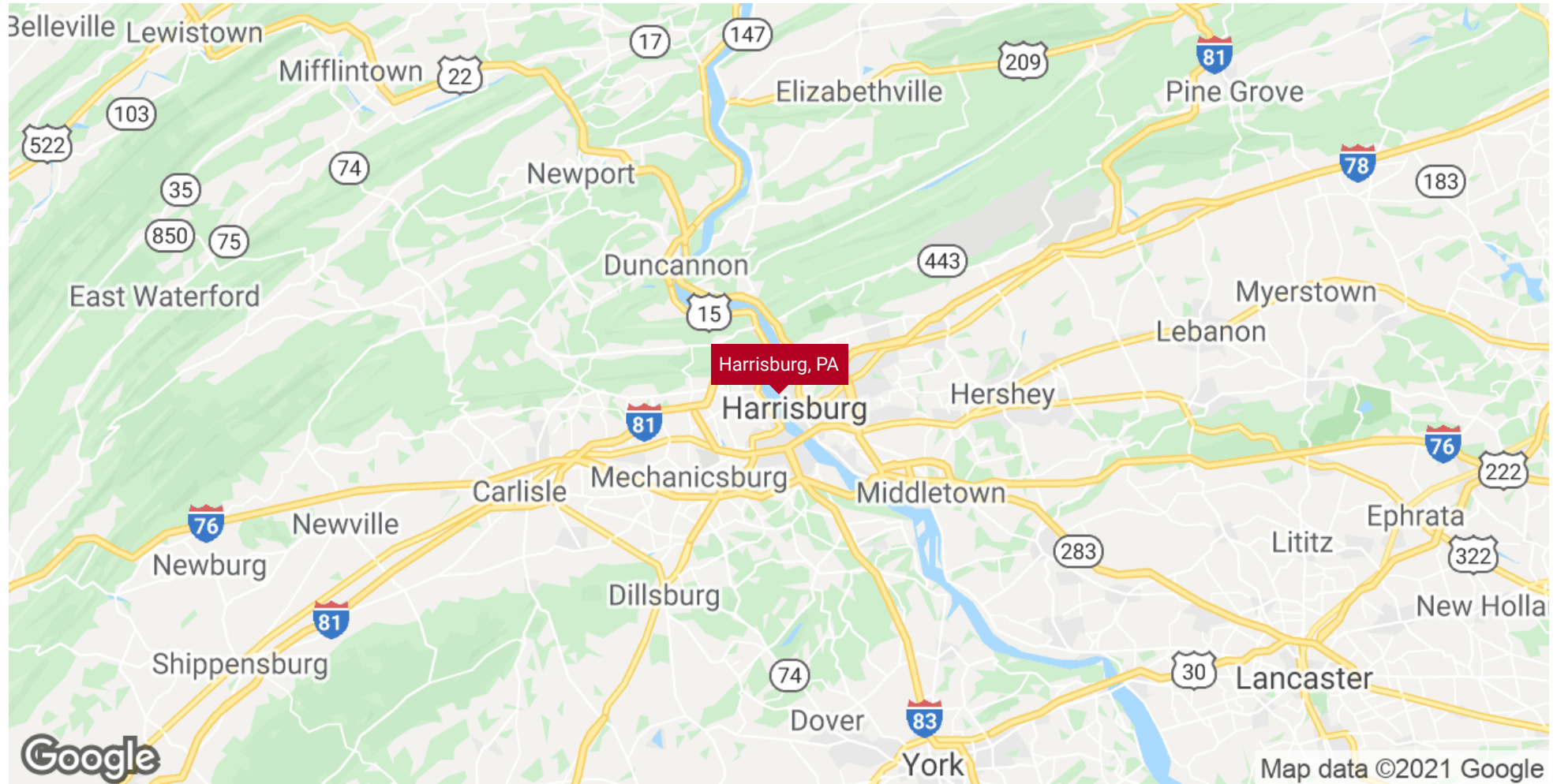


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REGIONAL MAP



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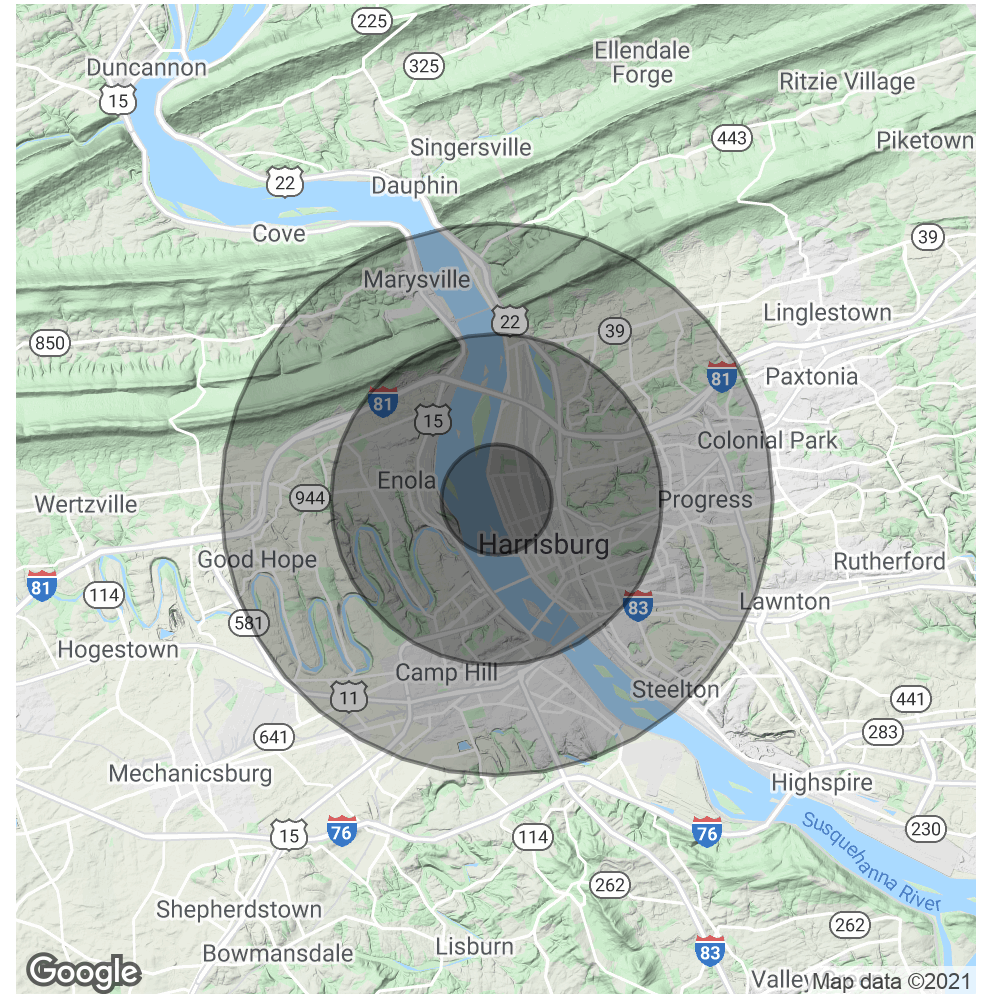
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,080	72,351	179,481
Average age	32.7	35.7	37.8
Average age (Male)	29.9	34.2	35.7
Average age (Female)	35.0	36.8	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,738	31,523	76,253
# of persons per HH	2.5	2.3	2.4
Average HH income	\$45,838	\$53,403	\$61,529
Average house value	\$106,848	\$150,460	\$160,252

* Demographic data derived from 2010 US Census



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