

EXECUTIVE SUMMARY

PROPERTY SUMMARY

Rental Rate:	\$21.95/RSF/Full Service
Square Feet Available:	17,323 RSF
Floor:	6th
Ceiling Height:	9' finished acoustical
County:	Dauphin
Municipal:	City of Harrisburg
Building Size:	52,000 RSF
Parking:	Available
Utilities:	Public
Sprinklers:	Yes
Security:	Electronic Key Card
Signage:	Available



PROPERTY HIGHLIGHTS

- First class office building located along Riverfront Park.
- Rare on-site covered parking available.
- Beautiful unobstructed views of the Susquehanna River, Walnut Street walking bridge, and City Island's FNB Park.
- Located within walking distance to Dauphin County Courthouse, Ronald Reagan Federal Courthouse, PA State Capitol Campus, Whitaker Arts Center, and Strawberry Square mixed use complex.



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Michael Curran, SIOR
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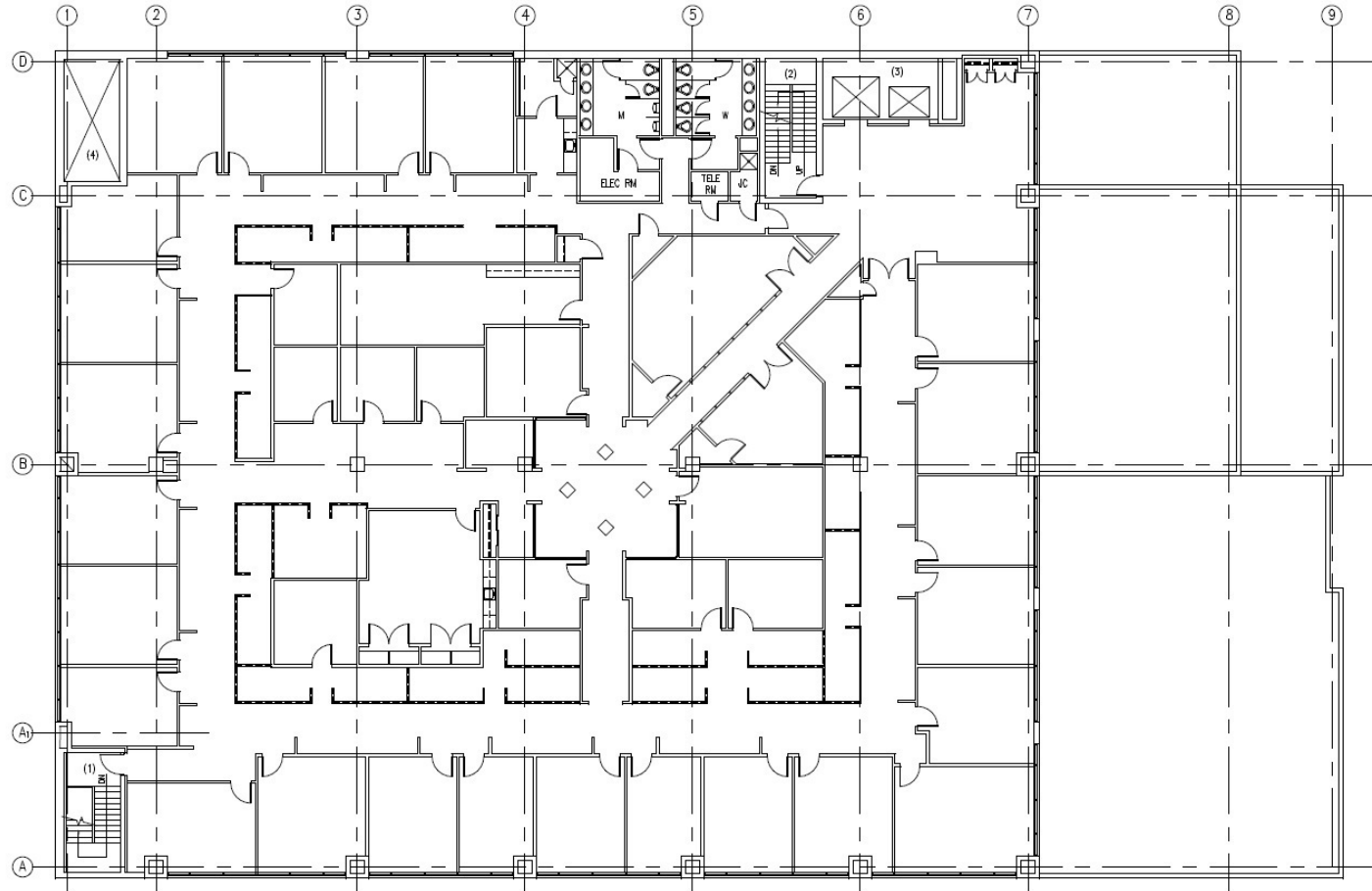
ADDITIONAL PHOTOS



Jason Grace, CCIM, SIOR
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FLOOR PLANS



SIXTH FLOOR PLAN
1/8"=1'-0"

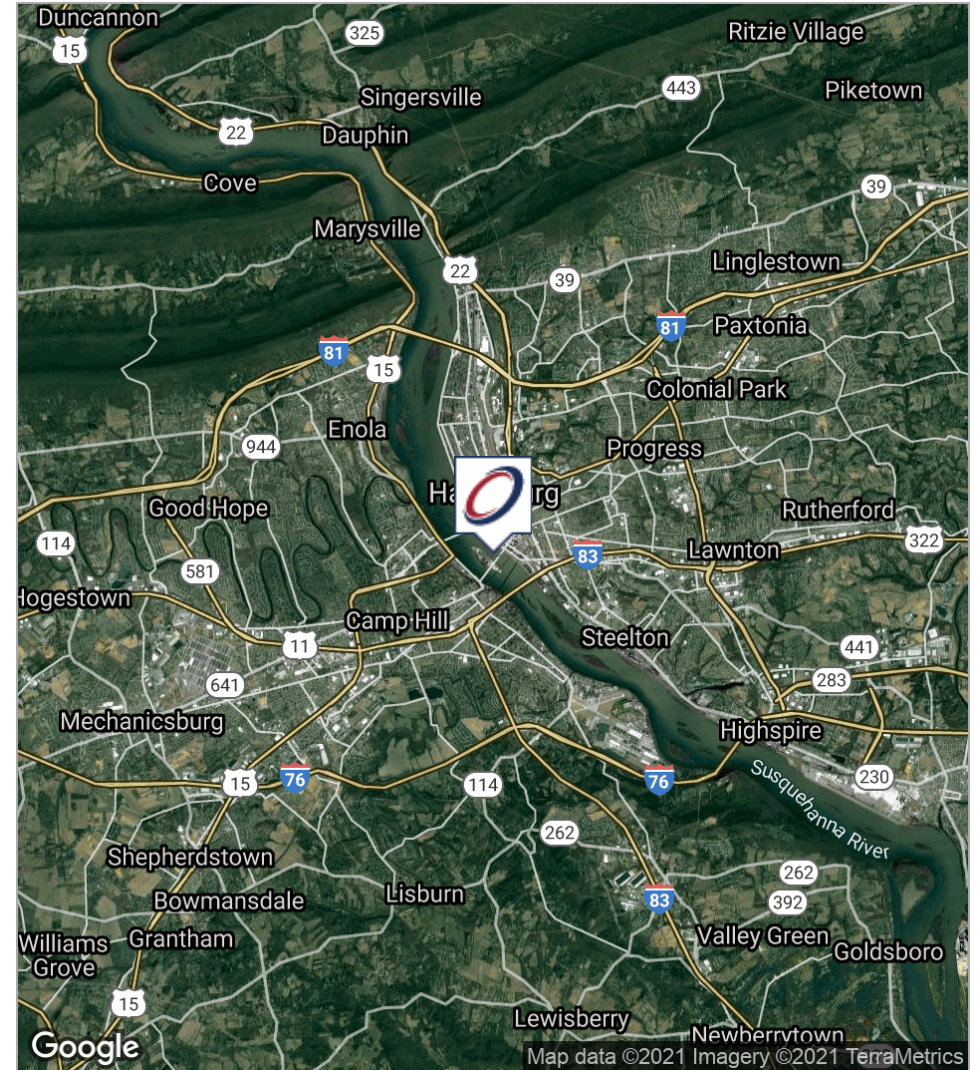
WORK STATION
ENCLOSURE PARTITION



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LOCATION MAPS



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