

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Available SF:	1,514 - 5,220 SF
Lease Rate:	\$18.95 - 19.95 SF/yr (NNN; Full Service)
Lot Size:	0.13 Acres
Building Size:	72,000 SF
Building Class:	A
Year Built / Renovated:	1957 / 2012
Market:	PA
Sub Market:	Harrisburg City
Cross Streets:	Pine Street
Elevators:	Yes
Sprinklers:	Yes
Security:	Yes

PROPERTY OVERVIEW

Breathtaking views of Center City Business District, Susquehanna River and City Island's "FNB Field". Located adjacent to recently revitalized "Restaurant Row", and the new River Street parking garage. Within walking distance to PA State Capitol Complex, Federal Courthouse, Dauphin County Library, Judicial Center, the Strawberry Square mixed-use development and the new Harrisburg University Downtown Campus.

Renovations to existing office suites underway. Full floor plates (5,190 SF) available as well as partial floors (500 SF and up). Great location for any professional use.

AVAILABILITIES

- Great signage and traffic count at corner of 2nd Street and Pine Street
- Second Street is the main artery/access into the city via I-83.
- Aggressive rental rate provides turn-key, full service structure.
- Best economic value in CBD.
- Building signage available.
- Covered parking available in 2 nearby parking garages.
- Harrisburg's Landmark Downtown Office Building with marble and glass entrance way.
- Center City location provides easy access to all downtown amenities.
- Various suites available for lease with flexible structure and terms.



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AVAILABLE SPACES

Lease Rate: \$18.95 - 19.95 SF/YR (NNN; FULL SERVICE)

Total Space 27,515 SF

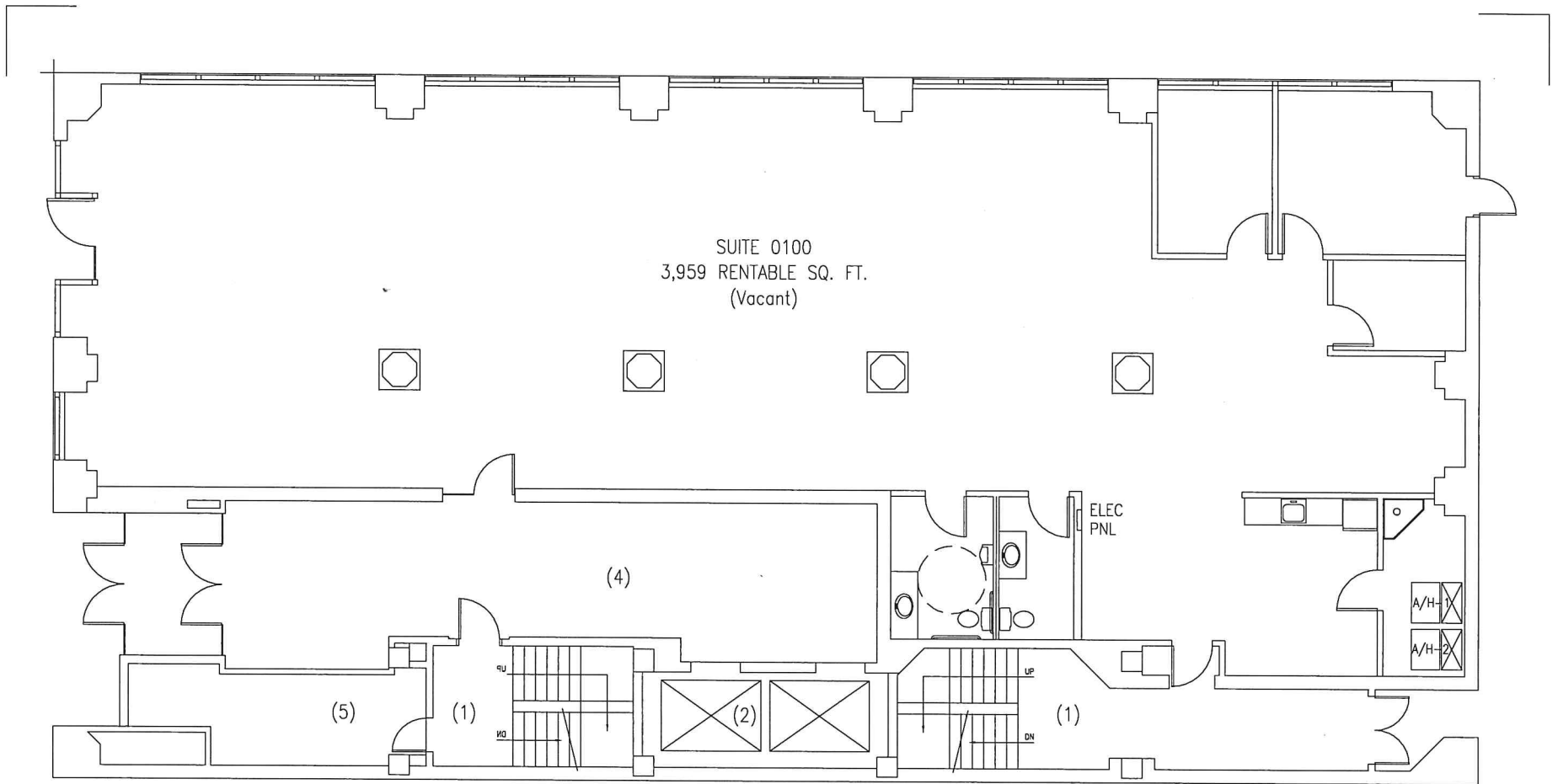
Lease Type: NNN; Full Service

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 100 / 1st Floor	Office Building	\$19.95 SF/YR	NNN	3,959 SF	Negotiable	
Suite 201 / 2nd Floor	Office Building	\$18.95 SF/YR	Full Service	1,639 SF	Negotiable	
Suite 202 / 2nd Floor	Office Building	\$18.95 SF/YR	Full Service	3,581 SF	Negotiable	
Suite 300 / 3rd Floor	Office Building	\$18.95 SF/YR	Full Service	5,220 SF	Negotiable	
Suite 501 / 5th Floor	Office Building	\$18.95 SF/YR	Full Service	1,618 SF	Negotiable	
Suite 600 / 6th Floor	Office Building	\$18.95 SF/YR	Full Service	5,220 SF	Negotiable	
Suite 701 / 7th Floor	Office Building	\$18.95 SF/YR	Full Service	1,514 SF	Negotiable	
Suite 1002 / 10th Floor	Office Building	\$18.95 SF/YR	Full Service	2,506 SF	Negotiable	
Suite 1101 / 11th Floor	Office Building	\$18.95 SF/YR	Full Service	2,321 SF	Negotiable	



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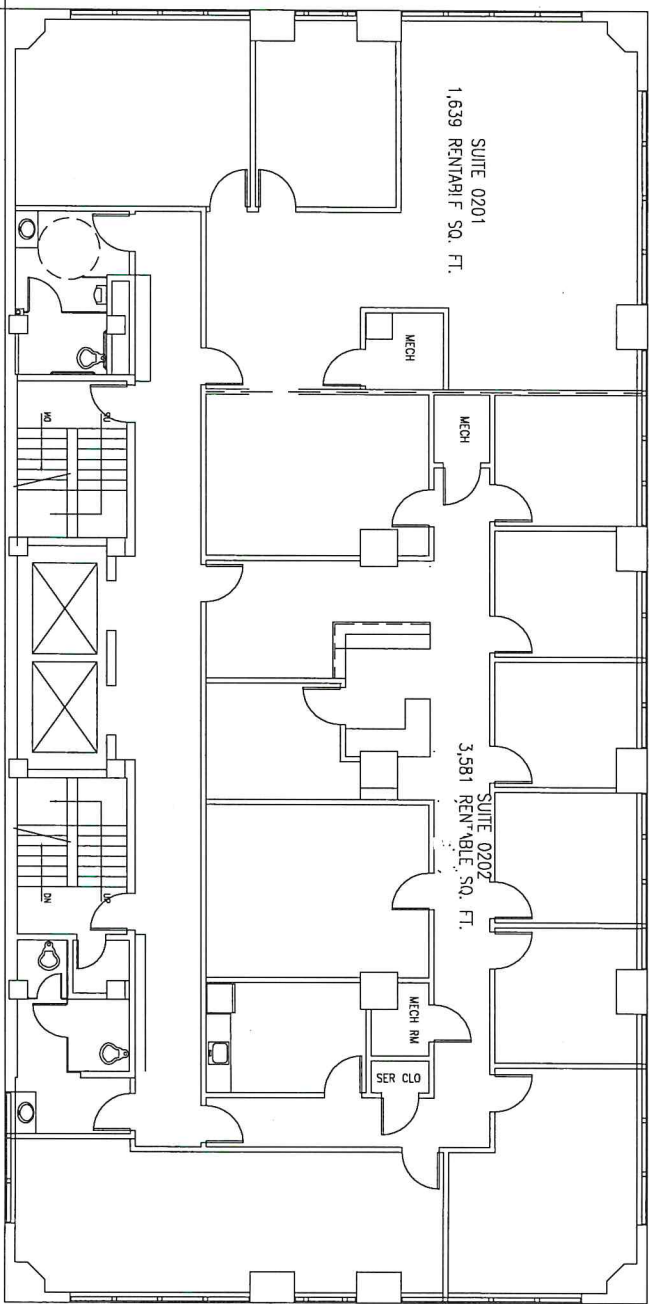


SUITE 0100 FLOOR PLAN

SUITE AREA INFORMATION	
SUITE 0100 RENTABLE AREA	3,959 S.F.

SYMBOLS

COMMERCE BUILDING PINE & 2ND STREETS HARRISBURG DAUPHIN COUNTY, PA	
DRAWING NO.	1ST
DATE:	6/15/20



SECOND FLOOR SUITES 0201 & 0202 LOCATION PLAN
NOT TO SCALE

SUITE AREA INFORMATION

Suite 201

1639 SF

SYMBOLS

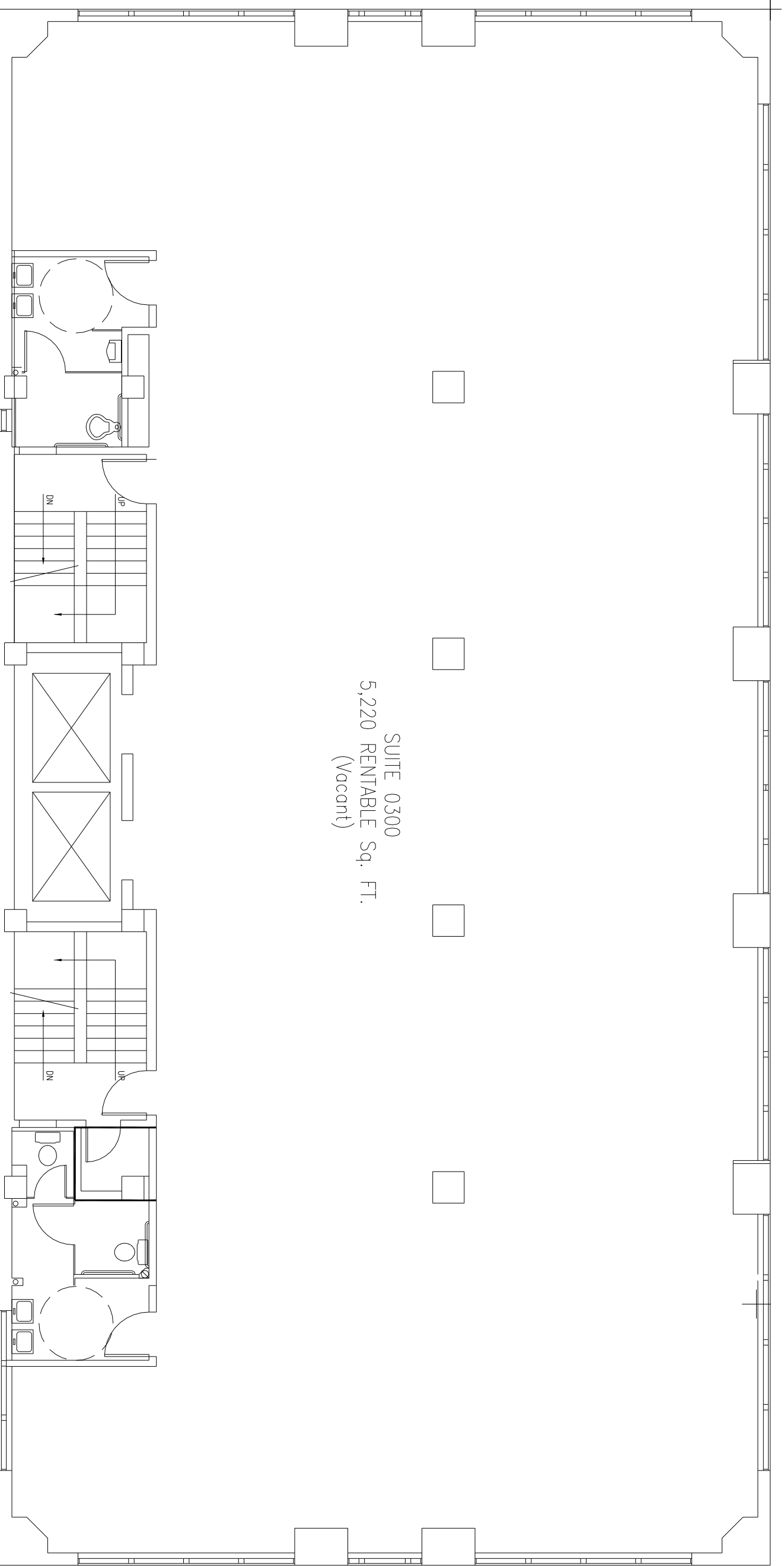
COMMERCE BUILDING
PINE & 2ND STREETS
HARRISBURG
DAUPHIN COUNTY, PA

DRAWING NO.

301

DATE:

6/15/20



SUITE 0300 FLOOR PLAN

SUITE AREA INFORMATION

SUITE 0300 RENTABLE AREA

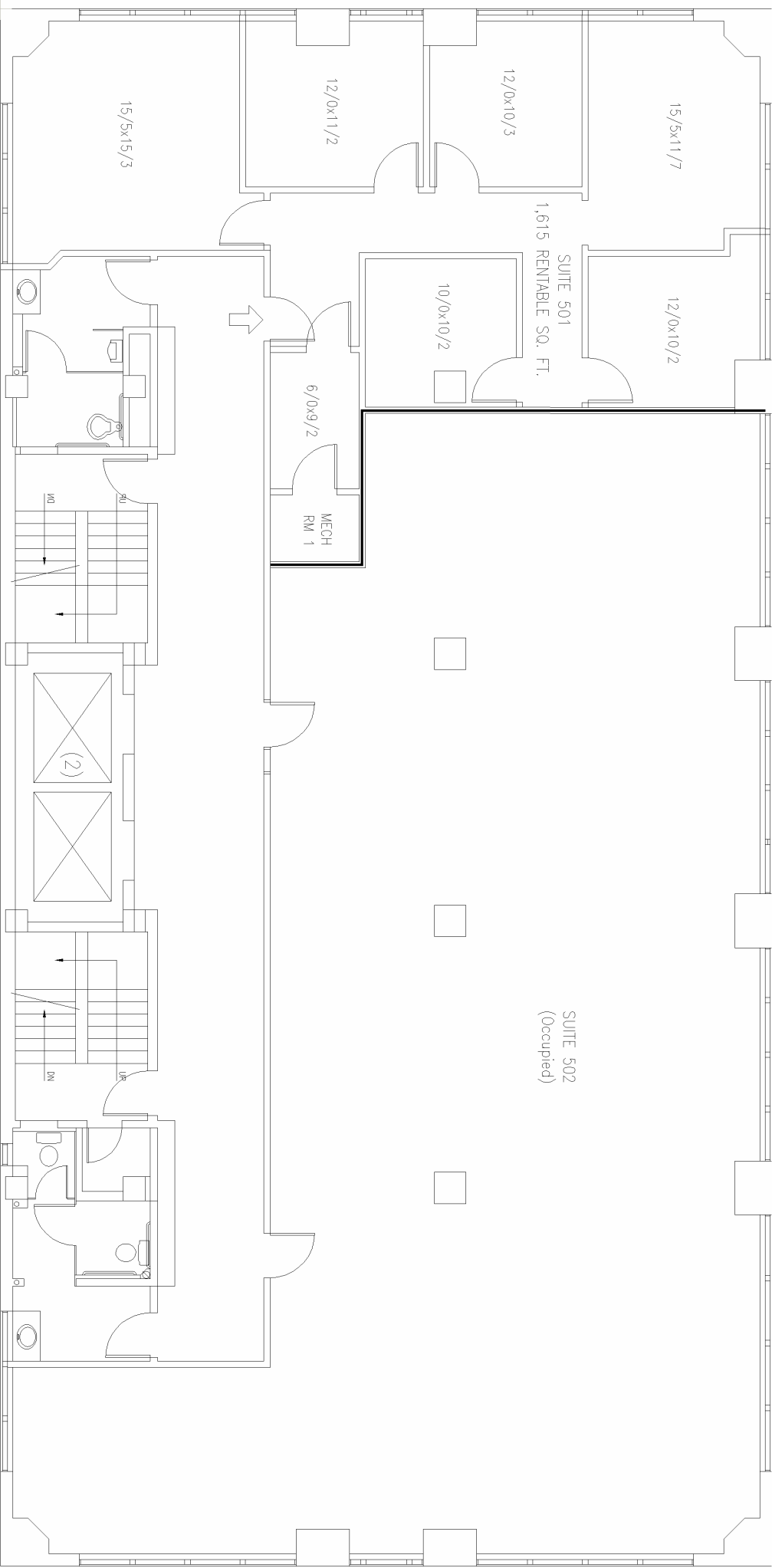
5,220 Sq. FT.

SYMBOLS

COMMERCE BUILDING
PINE & 2ND STREETS
HARRISBURG
DAUPHIN COUNTY, PA

DRAWING NO. 3RD

DATE: 6/15/20



FIFTH FLOOR PLAN

SUITE AREA INFORMATION

SUITE 501 RENTABLE AREA

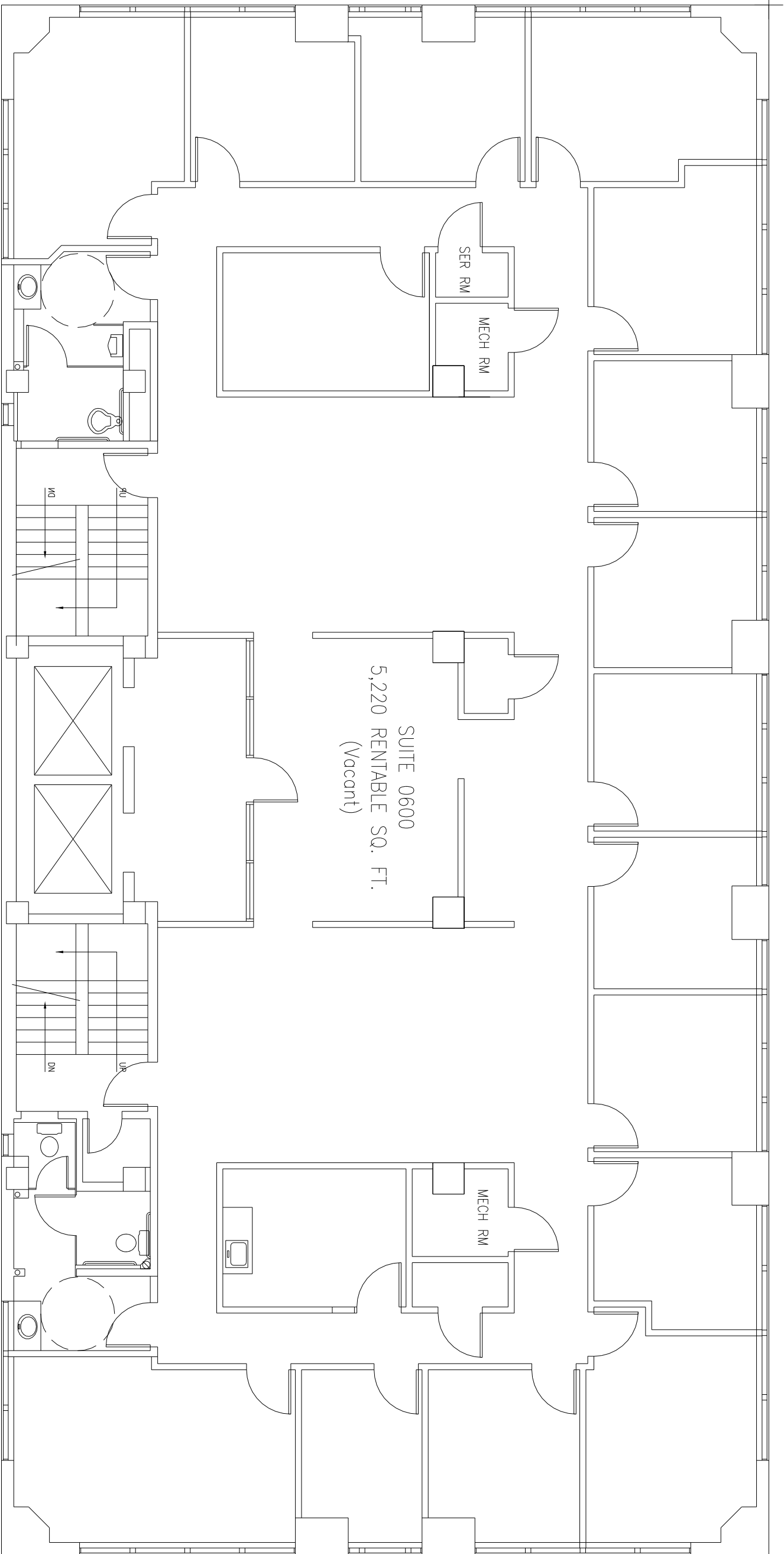
1,615 S.F.

COMMERCE BUILDING
 PINE & 2ND STREETS
 HARRISBURG
 DAUPHIN COUNTY, PA

DRAWING NO. 501

DATE: 9/1/15

SUITE 502
 (Occupied)



SUITE 0600 FLOOR PLAN

SUITE AREA INFORMATION

SUITE 0600 RENTABLE AREA

5,220 S.F.

SYMBOLS

COMMERCE BUILDING

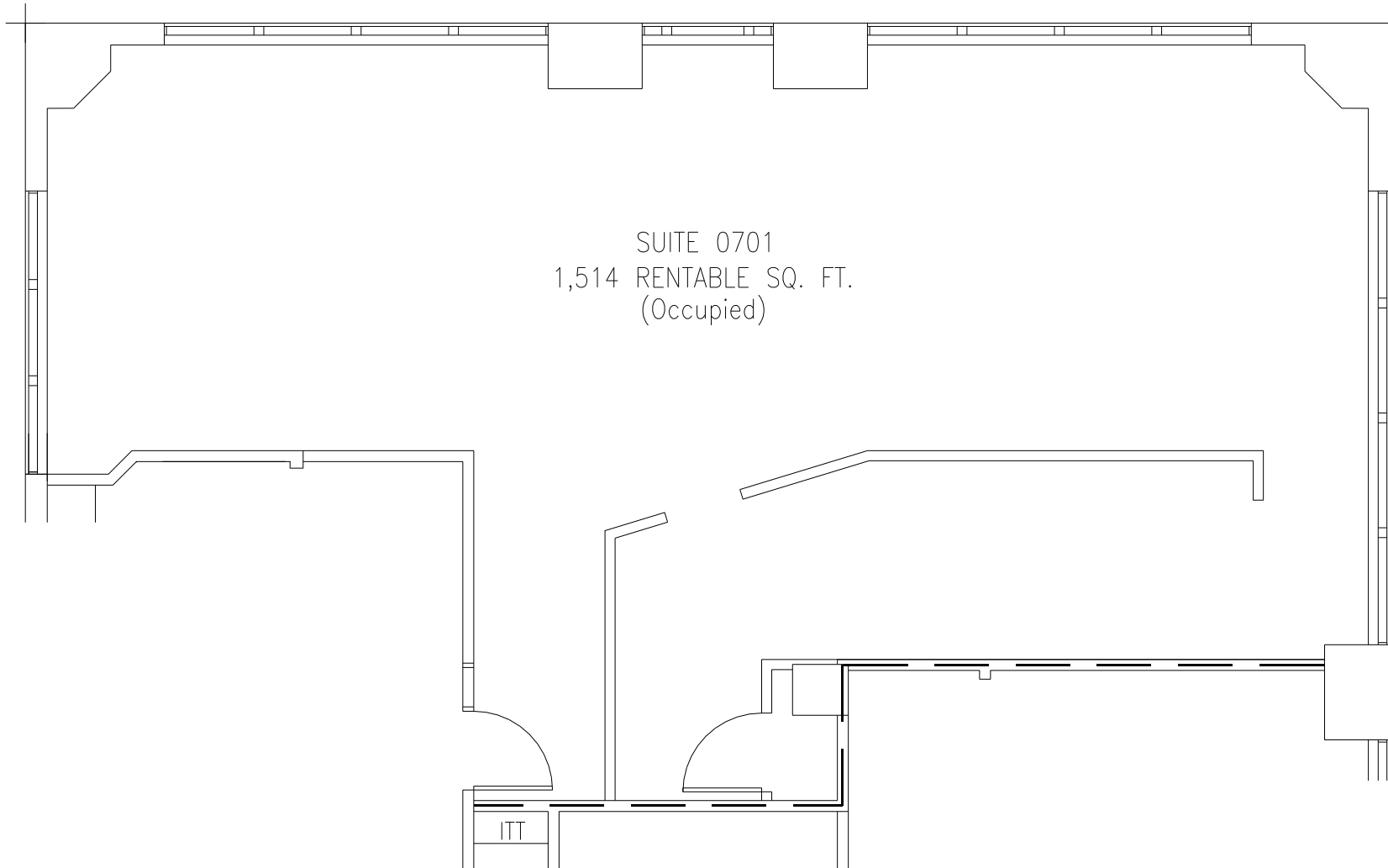
HARRISBURG
DAUPHIN COUNTY, PA

DRAWING NO.

6TH

DATE:

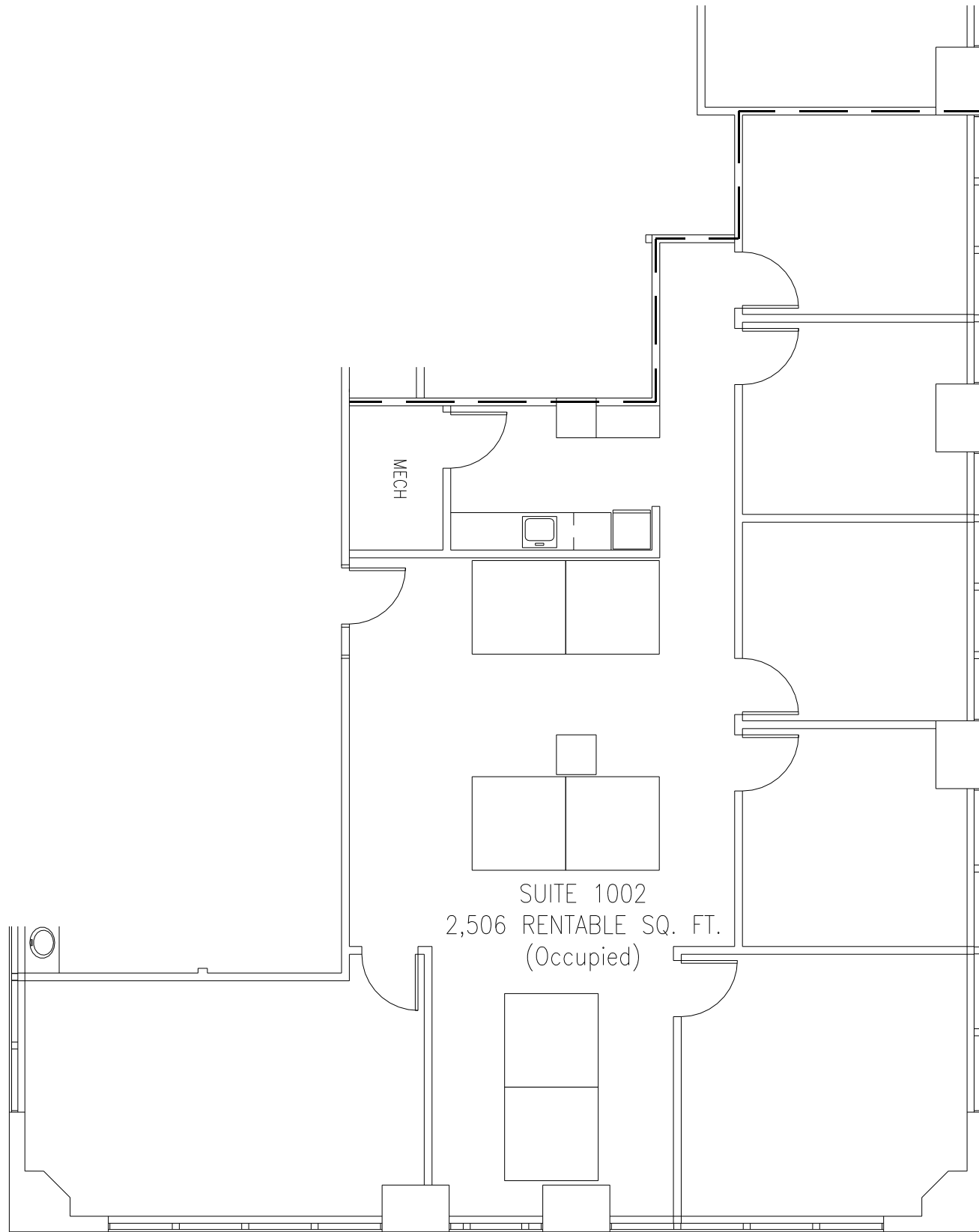
6/25/20



SEVENTH FLOOR SUITE 0701 FLOOR PLAN
NOT TO SCALE

SUITE AREA INFORMATION	SYMBOLS
SUITE 0701 RENTABLE AREA	1,514 S.F.

COMMERCE BUILDING PINE & 2ND STREETS HARRISBURG DAUPHIN COUNTY, PA	
DRAWING NO.	0701
DATE:	6/15/20



SUITE 1002 FLOOR PLAN
NOT TO SCALE

SUITE AREA INFORMATION

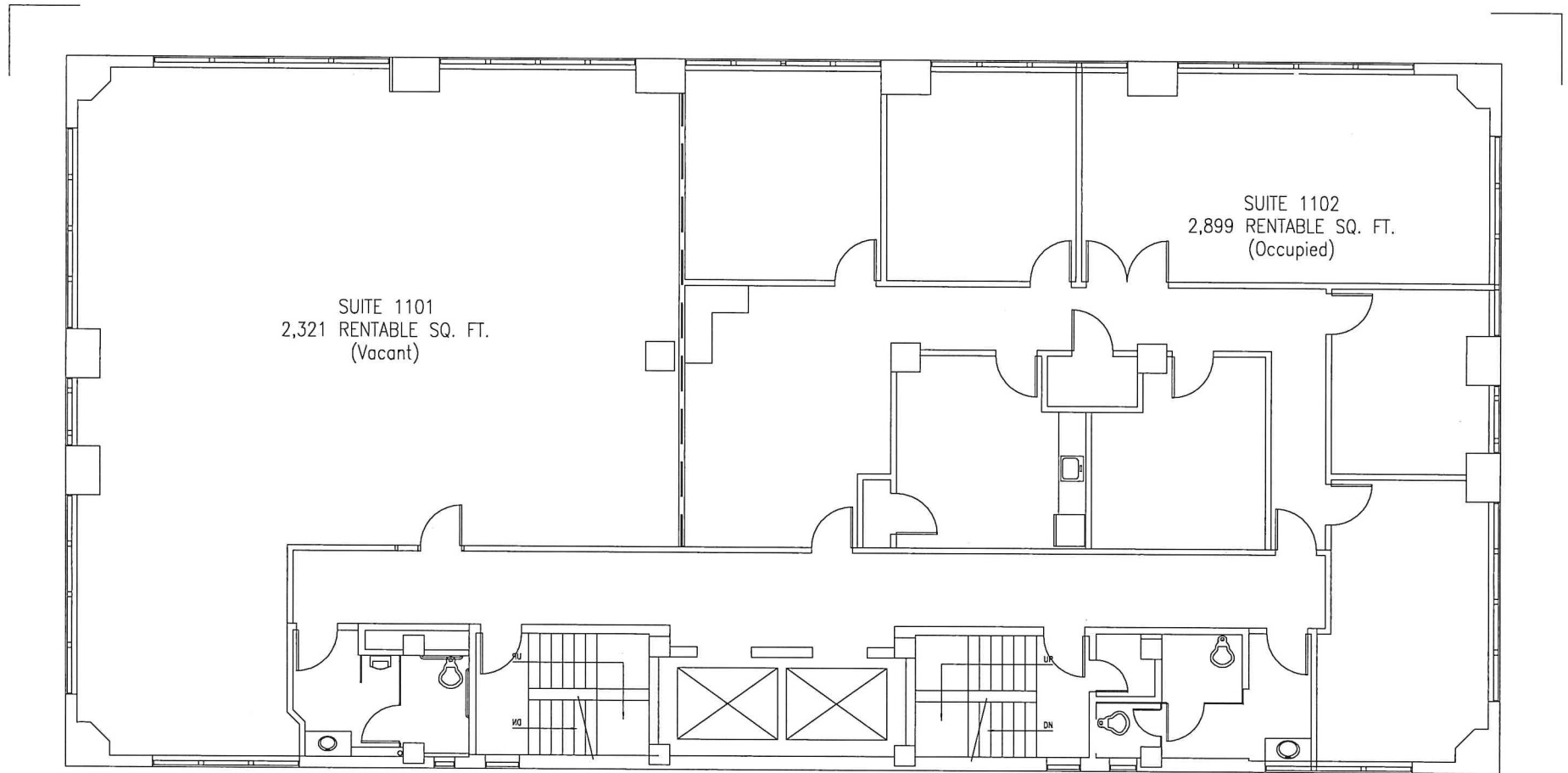
SUITE 1002 RENTABLE AREA

2,506 SQ. FT.

COMMERCE BUILDING
PINE & 2ND STREETS
HARRISBURG
DAUPHIN COUNTY, PA

DRAWING NO. 1002

DATE: 6/15/20



ELEVENTH FLOOR SUITES 1101 & 1102 LOCATION PLAN
NOT TO SCALE

SUITE AREA INFORMATION

ELEVENTH SUITES TOTAL RENTABLE AREA

5,220 S.F.

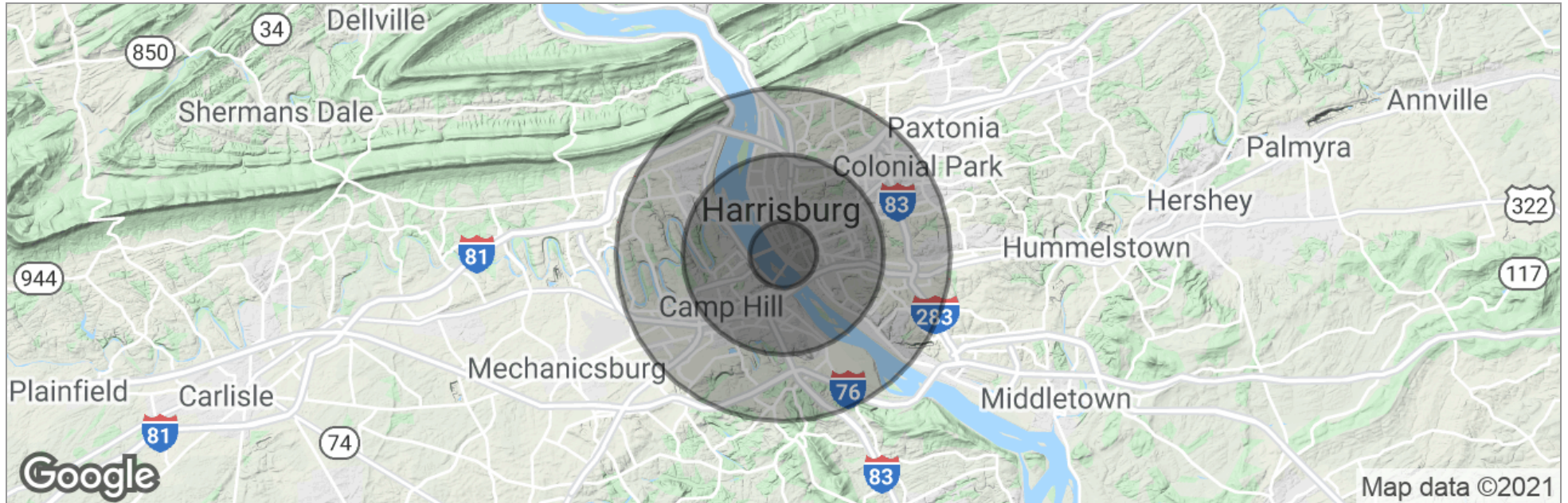
SYMBOLS

COMMERCE BUILDING
PINE & 2ND STREETS
HARRISBURG
DAUPHIN COUNTY, PA

DWG NO. 11TH

DATE: 6/15/20

DEMOGRAPHICS MAP



Total Population	10,761	103,251	194,669
Population Density	3,425	3,652	2,479
Median Age	39.1	35.8	37.5
Median Age (Male)	37.4	33.3	35.4
Median Age (Female)	41.5	37.6	38.3
Total Households	6,222	44,654	81,137
# of Persons Per HH	1.7	2.3	2.4
Average HH Income	\$39,896	\$50,808	\$58,804
Average House Value	\$119,631	\$136,959	\$158,062

* Demographic data derived from 2010 US Census



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