

EXECUTIVE SUMMARY

PROPERTY SUMMARY

Available SF: 919 - 2,444 SF

Lease Rate: \$18.50 - 19.95 SF/yr (NNN; Full Service)

Lot Size: 0.08 Acres

Building Size: 33,850 SF

Building Class: A

Market: PA

Sub Market: Harrisburg City

Cross Street: North 3rd Street & State Street

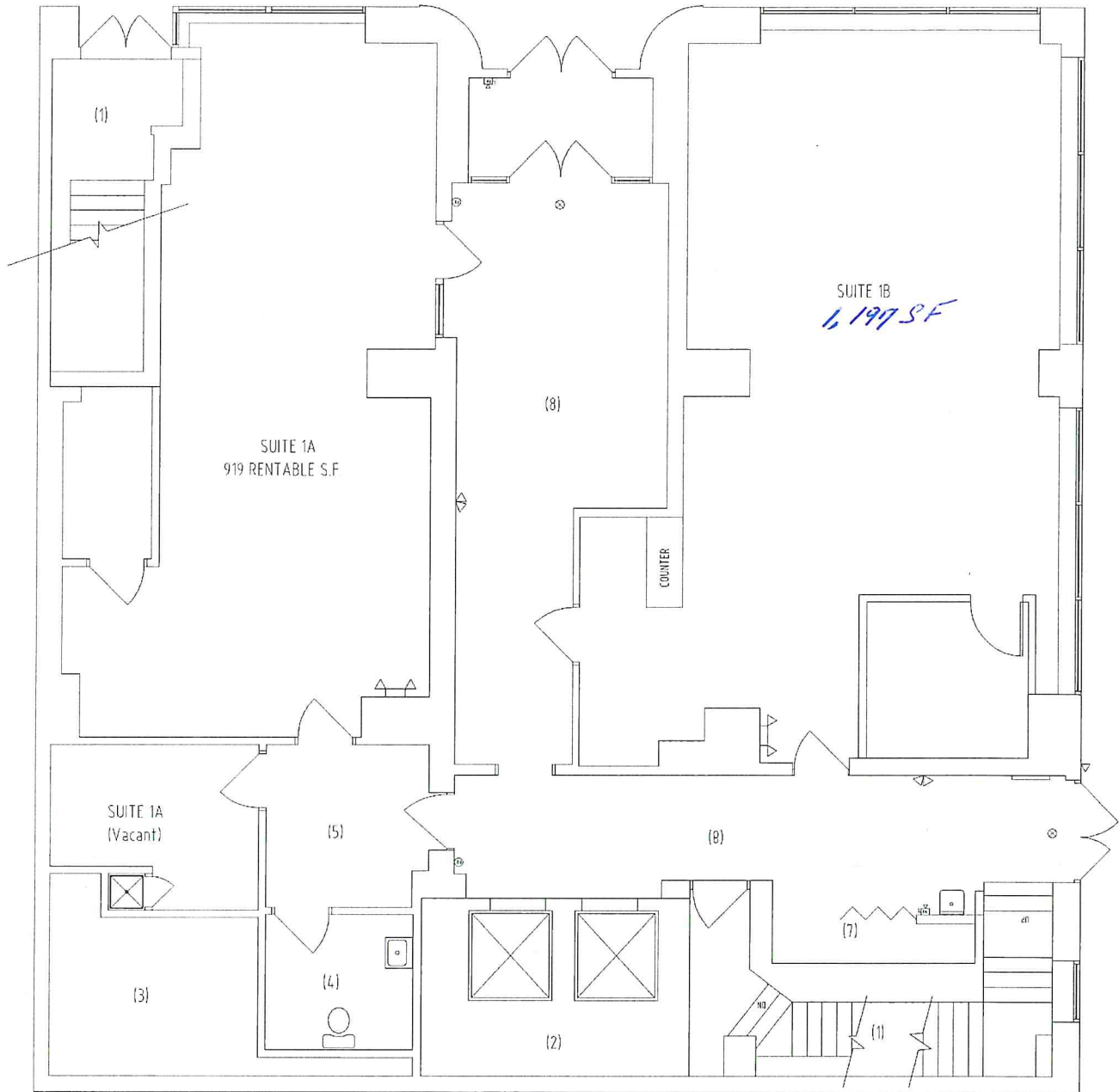


PROPERTY HIGHLIGHTS

- Historic, first class Downtown office property for Lease.
- Beautiful views of the State Capital Complex and surrounding City scapes.
- Perfect suite for attorneys, lobbyists, money managers or professional associations.
- Tenant pays pro-rata increase over base year operating expense.



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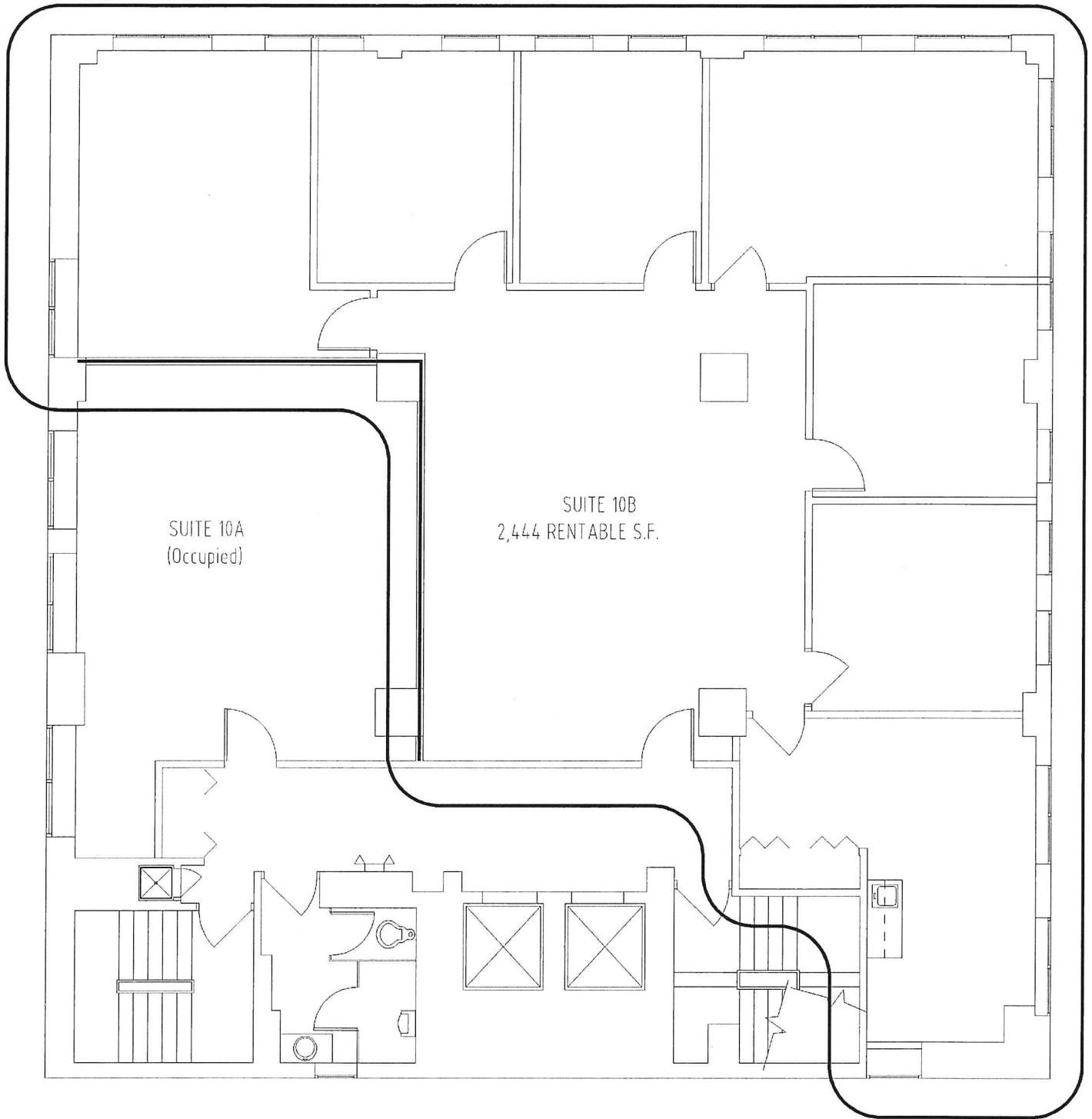


1ST FLOOR PLAN

NO SCALE

| SUITE AREA INFORMATION | SYMBOLS |
|------------------------|---------|
| | |

| | |
|--|---------|
| <p>STATE STREET BUILDING 500 NORTH THIRD STREET HARRISBURG, PA</p> | |
| DRAWING NO. | |
| DATE: | 8/21/15 |



SUITE 10B FLOOR LOCATION PLAN
 NOT TO SCALE

SUITE AREA INFORMATION

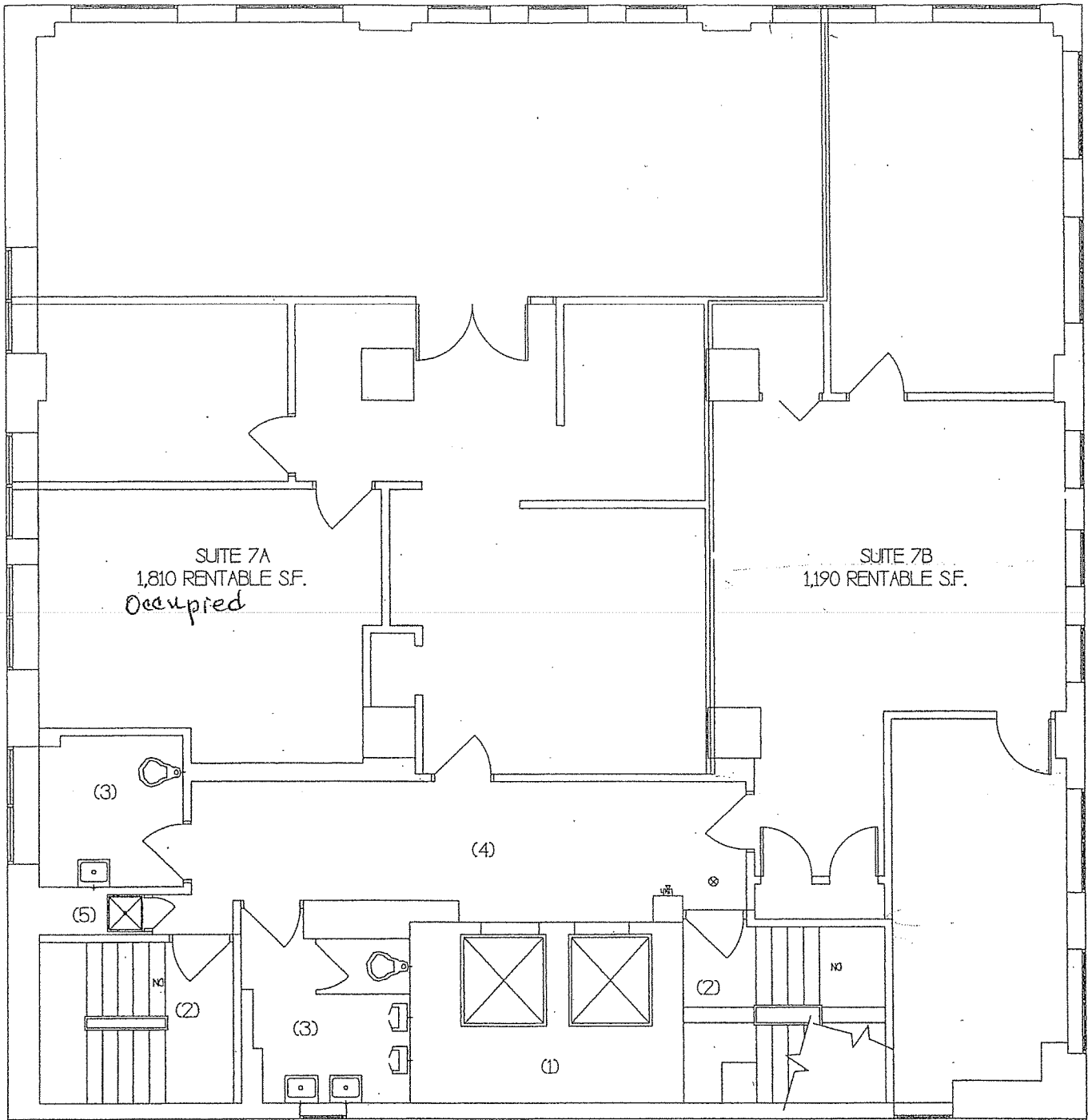
SUITE 10B RENTABLE AREA

2,444 SF

STATE STREET BUILDING
 500 NORTH THIRD STREET
 HARRISBURG, PA

DRAWING NO. 10B

DATE 8/28/18



7TH FLOOR PLAN

NO SCALE

| SUITE AREA INFORMATION | | SYMBOLS | |
|------------------------|-----------|---------|--|
| SUITE 7A RENTABLE AREA | 1,810 SF. | | |
| SUITE 7B RENTABLE AREA | 1,190 SF. | | |

| | |
|---|---------|
| STATE STREET BUILDING 500 NORTH THIRD STREET HARRISBURG, PA | |
| DRAWING NO. | 7TH |
| DATE | 9/12/13 |

AVAILABLE SPACES

Lease Rate: \$18.50 - 19.95 SF/YR (NNN; FULL SERVICE)

Lease Type: NNN; Full Service

Total Space 4,553 SF

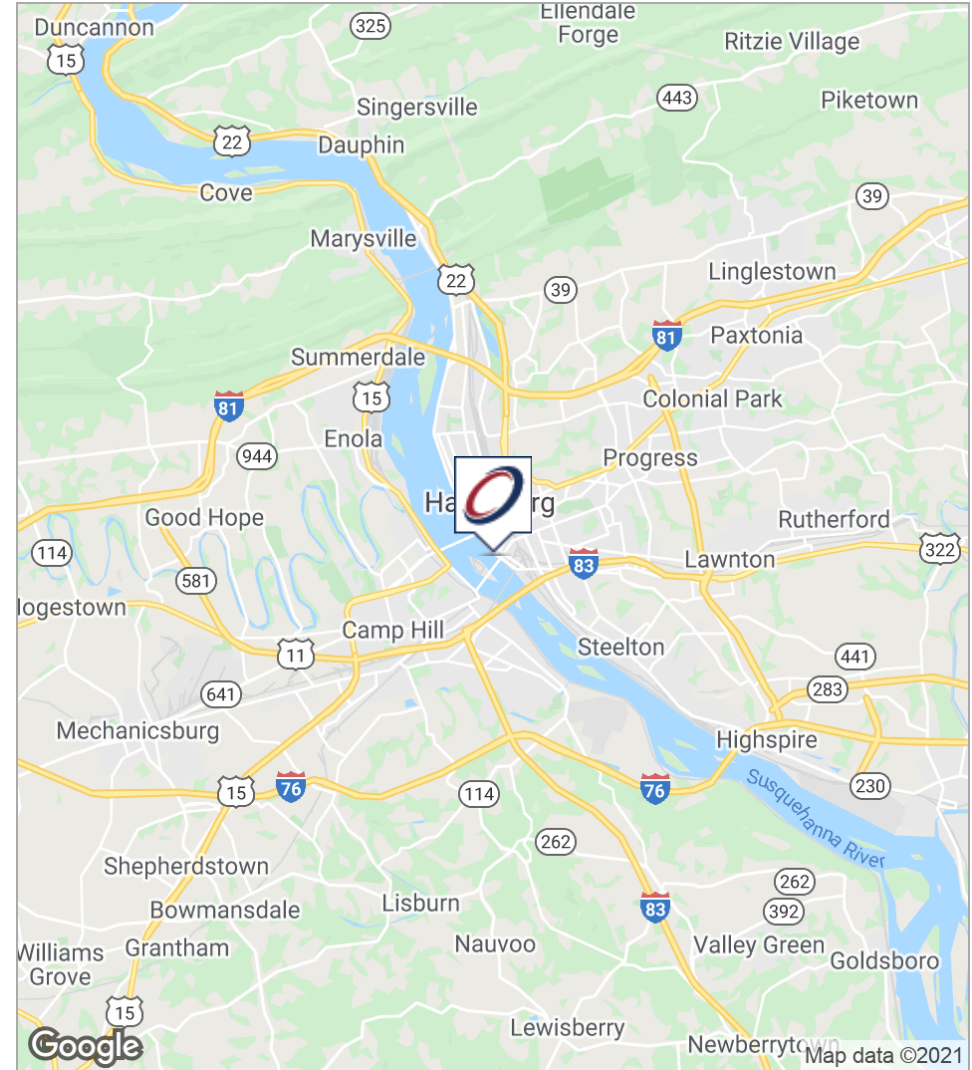
Lease Term: Negotiable

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|----------|-----------------|---------------|--------------|-----------|------------|--|
| Suite 1A | Street Retail | \$19.95 SF/YR | NNN | 919 SF | Negotiable | |
| suite 7B | Office Building | \$18.50 SF/YR | Full Service | 1,190 SF | Negotiable | Includes all utilities and janitorial. |
| Suite10B | Office Building | \$18.50 SF/YR | Full Service | 2,444 SF | Negotiable | Includes all utilities and janitorial |



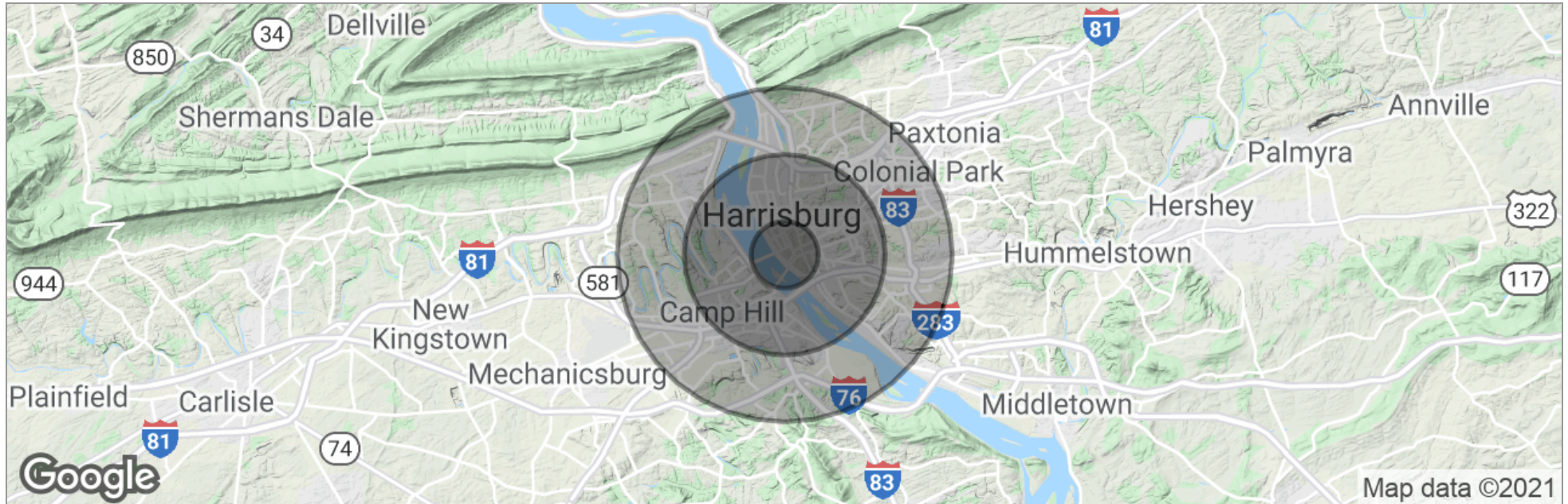
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LOCATION MAPS



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DEMOGRAPHICS MAP



| | | | |
|---------------------|-----------|-----------|-----------|
| Total Population | 11,372 | 102,819 | 196,432 |
| Population Density | 3,620 | 3,636 | 2,501 |
| Median Age | 38.4 | 35.7 | 37.5 |
| Median Age (Male) | 36.6 | 33.2 | 35.5 |
| Median Age (Female) | 40.9 | 37.5 | 38.3 |
| Total Households | 6,275 | 44,361 | 81,909 |
| # of Persons Per HH | 1.8 | 2.3 | 2.4 |
| Average HH Income | \$39,603 | \$50,443 | \$58,900 |
| Average House Value | \$106,228 | \$136,884 | \$157,798 |

* Demographic data derived from 2010 US Census



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CUSTOM PAGE

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