



208 N. Third Street Harrisburg, PA 17110 Dauphin County, Harrisburg City

Office space in a prime central business district location. This historic building faces the Capitol Complex with the largest expanse of glass window lines in a privately owned building. All the downtown amenities are just a few steps away and parking is a block in every direction. Direct access to the Locust Street parking garage is in the works.

Square Feet Available	4,897 SF
Lot Size	0.120 AC
Price	\$15.75 / SF

Zoning

Downtown Center: permits Dormitory; Dwelling; Café; Day Care; Recreation/Entertainment Facility; Community or Conference Center; Convenience/Grocery Store; Business/Essential Services; Fitness Center; Hospital; Financial Institution etc.

Building Information

SF Available	4,897
Min Contiguous SF	355
Max Contiguous SF	4,542
Additional information	Barber Shop/Salon: 355 SF (first floor) Suite 400: 4,542 SF (entire floor)
Total SF in Building	20,000
Construction	Poured concrete and steel frame with limestone facade
Year Constructed	1932
Renovation Year	2016
Elevator	Yes; one Otis Elevator passenger car (rebuilt in 2009)
Elevator Capacity	2,000 lbs.
Number of Floors	Four
Sprinklers	None
HVAC	Electric heating and cooling forced air system; zoned at approximately 1 ton per 400 SF Fourth Floor HVAC system is separate from the rest of the building.
Ceiling Type	2 x 2 second look acoustic tiles and various decorative fixtures
Ceiling Height	8'
Floor Type	Carpet over concrete
Business ID Sign	Tenant directory in lobby and suite signage
Basement	1932
Restroom	- Suites 110 and 400 have private restrooms
Electrical Capacity	Approximately 200 amps of service per floor
Roof	Rubber
Walls	Drywall, paint and wall covering
Lighting	LED

Leasing Information

Price Per SF	\$15.75
Price Notes Leasing	First Floor: Barber Shop/Salon: \$1,100/month modified gross Fourth Floor: Suite 400: \$15.75/SF gross + janitorial* *Landlord provides in-suite janitorial two times per week at \$1.25/SF.
Rentable Useable	Rentable
Real Estate Taxes	Included in rent
Operating Expenses	Included in rent
Insurance	Included in rent
Finish Allowance	Not included

Lease Term	Negotiable
Options	Negotiable
Escalation	Pass thru on operating expenses and 3% annual escalation on base rent
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	An amount equal to at least one month's rent
CAM	Included in rate
Additional Leasing Information	Building has Verizon FIOS.

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	L	Trash Removal	L
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	T
Water and Sewer	L	Supplies	L
Taxes	L	Electric	L
Janitorial	*	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L
Other	*Landlord provides in-suite janitorial two times per week at \$1.25/SF.		

Demographics

Radii	Population	Households	Household Income
1	16,003	8,278	\$52,291
3	100,257	42,308	\$66,283
5	196,359	82,845	\$75,972
Traffic Count:			

Land Information

Acres	0.120 AC
Land SF	5,271
Frontage	56' along N. Third Street
Parking	None on site; close to all public garages and lots Plans are approved to construct a skywalk to connect the 2nd floor to the Locust Street Garage (reserved parking).
Topography	Flat
Tax Parcel Number	04-010-003

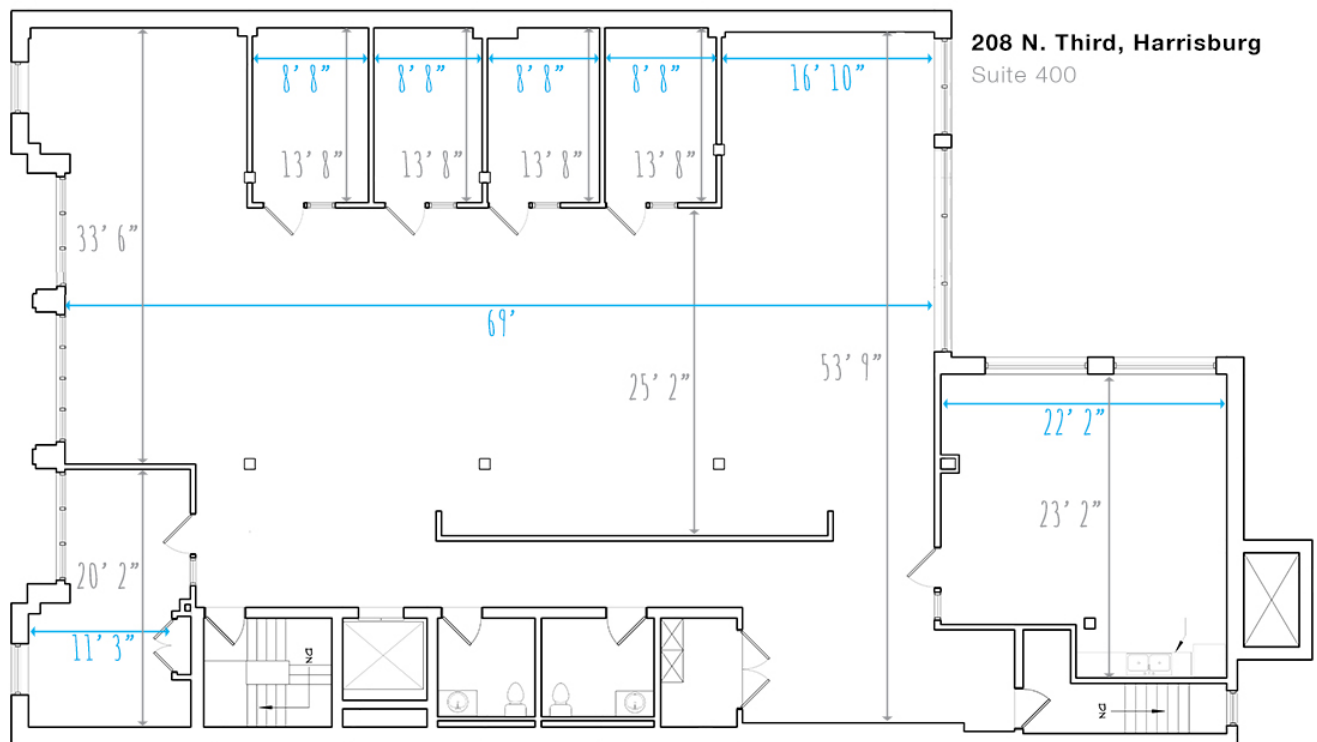


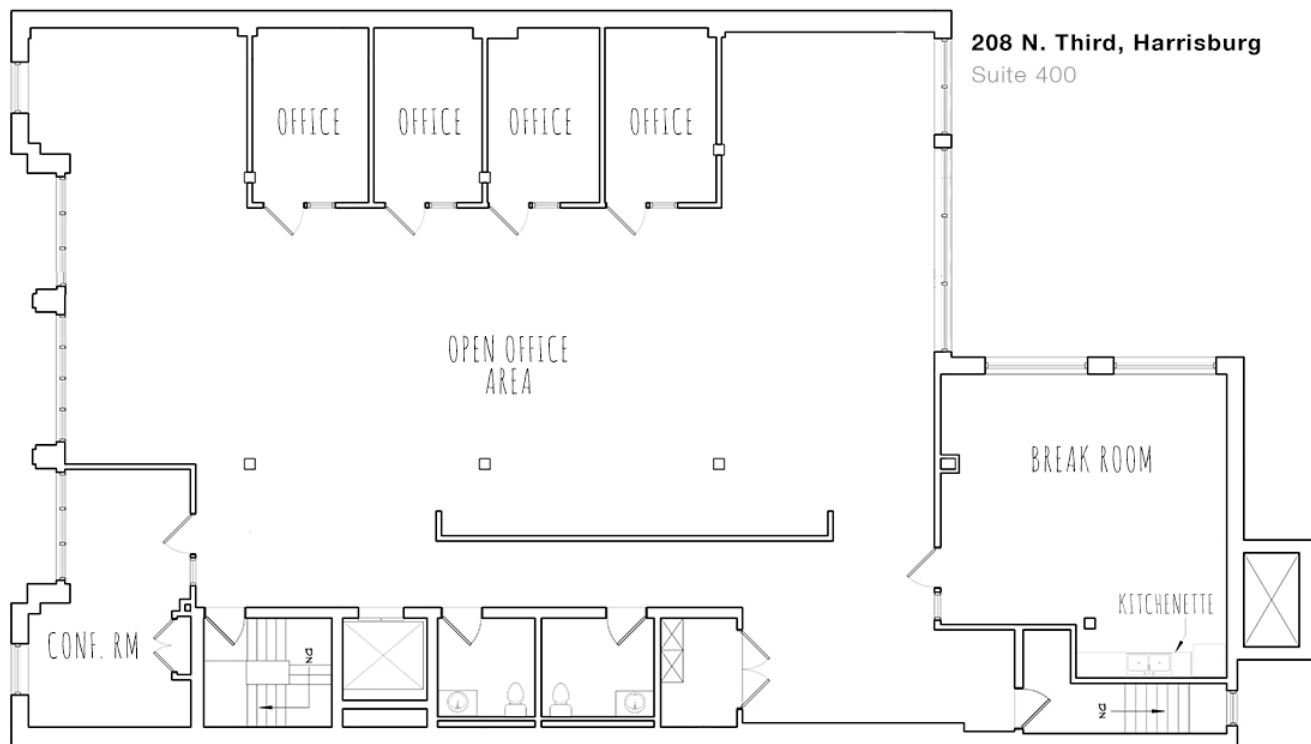












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