30 North Third Street
Harrisburg, PA 17101
Dauphin County, City of Harrisburg

Class A office building with many desirable features including a marble lobby and a skywalk to Strawberry Square, Walnut Street garage, Harrisburg Hilton, Whitaker Center, etc. The building is Energy Star Certified and utilizes the latest energy management systems for optimal energy efficiency. The building offers a 24 hour security system with on-site management. Located directly across from the Capital Complex and Federal Building and a few blocks from the City and County Administrative Offices/Courthouses.

Square Feet Available	35,542 SF
Lot Size	0.49 AC
Price	$20.95 / SF

Zoning

DC Downtown Center*: permits Professional Offices; Business/Essential Services; Fitness Center; Hospital/Medical; Financial Institution etc.

*Zoning formerly PB-2 Planned Business Zone No. 2.

Building Information

SF Available	35,542
Min Contiguous SF	1,449
Max Contiguous SF	20,193
Additional information	Suite 240 (2nd): 5,367 RSF Suite 250 (2nd): 4,041 RSF (can be combined = 9,408 RSF) --- Suite 670 (6th): 1,449 RSF --- Suite 700 (7th): 6,526 RSF Suite 750 (7th): 8,359 SF Suite 770 (7th): 3,331 RSF Suite 780 (7th): 1,977 RSF (can be combined = 20,193 RSF) --- Suite 900 (9th): 4,492 RSF (full service, plus electric - 7/20)
Total SF in Building	213,150
Construction	Granite, steel and glass
Year Constructed	1990
Elevator	Four oak, glass, granite and stainless steel Dover elevators
Elevator Capacity	3,500 pounds each
Number of Floors	10
Sprinklers	Yes
HVAC	Electric heat pump units with 40 zones per floor (zone - 500 SF)
Ceiling Type	Second look acoustic tile
Ceiling Height	9'
Floor Type	Carpet and tile over concrete
Business ID Sign	Lobby directory, skywalk entrance, corridor and suite entrance
Basement	One level underground; not available for use
Restroom	One men's and one women's per floor in common
Reinforcement Method	Reinforced concrete with live load potential up to 100 pounds per SF
Electrical Capacity	4,000 amps, 400 amps per floor
Roof	Flat rubber
Walls	Vinyl covered and painted drywall
Lighting	Parabolic and recessed fluorescent using T8 25W bulbs for efficiency

Leasing Information

Price Per SF	$20.95
Price Notes Leasing	Full Service Lease, plus electric

Monthly	Varies upon amount of space leased
Annually	Varies upon amount of space leased
Rentable Usable	Rentable
Real Estate Taxes	Included in lease rate; $3.01/SF
Operating Expenses	Included in lease rate; $6.36/SF
Finish Allowance	Negotiable
Lease Term	Negotiable
Options	Negotiable
Escalation	Negotiable
Possession	At lease commencement
Building Hours	Unlimited, security guard on duty from M-F: 7AM to 11PM Saturday: ; 7AM to 12PM
Security Deposit	Equal to one month's rent

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	L	Trash Removal	L
Insurance	L	Air Conditioning	L
HVAC Repairs	L	Interior Repairs	L
Water and Sewer	L	Supplies	L
Taxes	L	Electric	T
Janitorial	L	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L

Demographics

Radii	Population	Households	Household Income
1 mile	15,005	7,212	$39,993
3 mile	94,493	40,193	$55,648
5 mile	178,935	75,002	$63,773
Traffic Count:		N/A	

Land Information

Acres	0.49 AC
Land SF	21,335
Fencing	None
Frontage	203' on Third Street 105' on Walnut Street
Dimensions	203' x 105.10'
Parking	One space per 700 SF in Walnut Street and Locust Street garages at market rates
Topography	Level

Industrial Information

Warehouse Size	N/A
Office Size	N/A
Dock Doors	N/A
Drive-in Doors	N/A
Additional Information	N/A

Utilities

Water	Public
Sewer	Public

Millworks
Broad Street Market
Paxton Creek
N Cameron St
N 2nd St
Penn St
Green St
Verbeke St
Capital St
Boas St
N 7th St
Pennsylvania Department of Transportation...
The State Museum of Pennsylvania
North St
North Dr
South Dr
Appalachian Brewing Company
Briggs St
N 3rd St
CAPITOL DISTRICT
Riverfront Park
N 2nd St
Pennsylvania Wine Association
N 5th St
N Front St
Harrisburg University of Science and Technology
S 4th St
Mulberry St
S Cameron St
DOWNTOWN HARRISBURG
UPMC Pinnacle Harrisburg
S 2nd St
S Front St
S River St
Enterprise Rent
Market St Bridge
Susquehanna
Passage to India
City Island
Market St
N 9th St
N 10th St
S 10th St
230
S 3rd St
Vine St
Linden St
Balm St
N Summit St
N 12th St
King St
Miller St
Google

30 North Third
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30
North
Third

WALK

EXISTING FLOOR PLAN: 2ND FLOOR
30 North Third Street Harrisburg, Pennsylvania
Updated 11/ 2019

EXISTING FLOOR PLAN: 6TH FLOOR
30 North Third Street Harrisburg, Pennsylvania
Updated 11/2019

EXISTING FLOOR PLAN: 7th FLOOR
30 North Third Street Harrisburg, Pennsylvania
Updated 11/2019

EXISTING FLOOR PLAN: 9th FLOOR
30 North Third Street Harrisburg, Pennsylvania
Updated 11/2019

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