

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Building Size	31,788 SF
Space Available	2,800 - 10,285 SF
Lease Rate	Negotiable
Lot Size	2.7 Acres
Building Class	A
Year Built	2002
Number of Floors	3
Parking Spaces	159
Free Standing	Yes

Up to 10,285 square feet of high-end Class A office space in plug-and-play condition with a great location in Sturbridge Business Park. Unparalleled access to new and future amenities on the Linglestown Road Corridor including Blue Ridge Village and Susquehanna Union Green.

Available space is excellent for any professional services user or non-profit featuring window lines on all sides with amazing views, a great mix of private offices and open space, conferencing facilities, production room, server room, and kitchenette/break room. 2,500-5,115 SF available immediately; an additional 4,950 SF of office space and 220 SF of storage may be leased in conjunction for a total of 10,285 SF.

Impeccably maintained building features top-of-class architectural details including a dramatic 3-story atrium lobby, as well as functional features like state-of-the-art security and broadband/voice connections, available secure storage units in the building with drive-in access, and a 5.0/1000 parking ratio. Located ½ mile from intersection of Linglestown Road and Progress Avenue, with easy access to Rt. 322, I-81 and I-83.



- Great mix of private offices and open space
- Up to a full floor of space available; 5,115 SF available immediately with an additional 4,950 SF of office and 220 SF of storage space available in conjunction
- Window lines on all sides of space with great views of wooded setting
- Production room, server room, and kitchenette/break room in suite
- Outstanding location with great access to amenities both current and future including Susquehanna Union Green and Blue Ridge Village projects
- Easily access Rt. 322, I-81 and I-83



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2805 Old Post Road

OFFICE PROPERTY FOR LEASE

2805 Old Post Road Harrisburg, PA 17110

ADDITIONAL PHOTOS



TCN
WORLDWIDE
REAL ESTATE SERVICES

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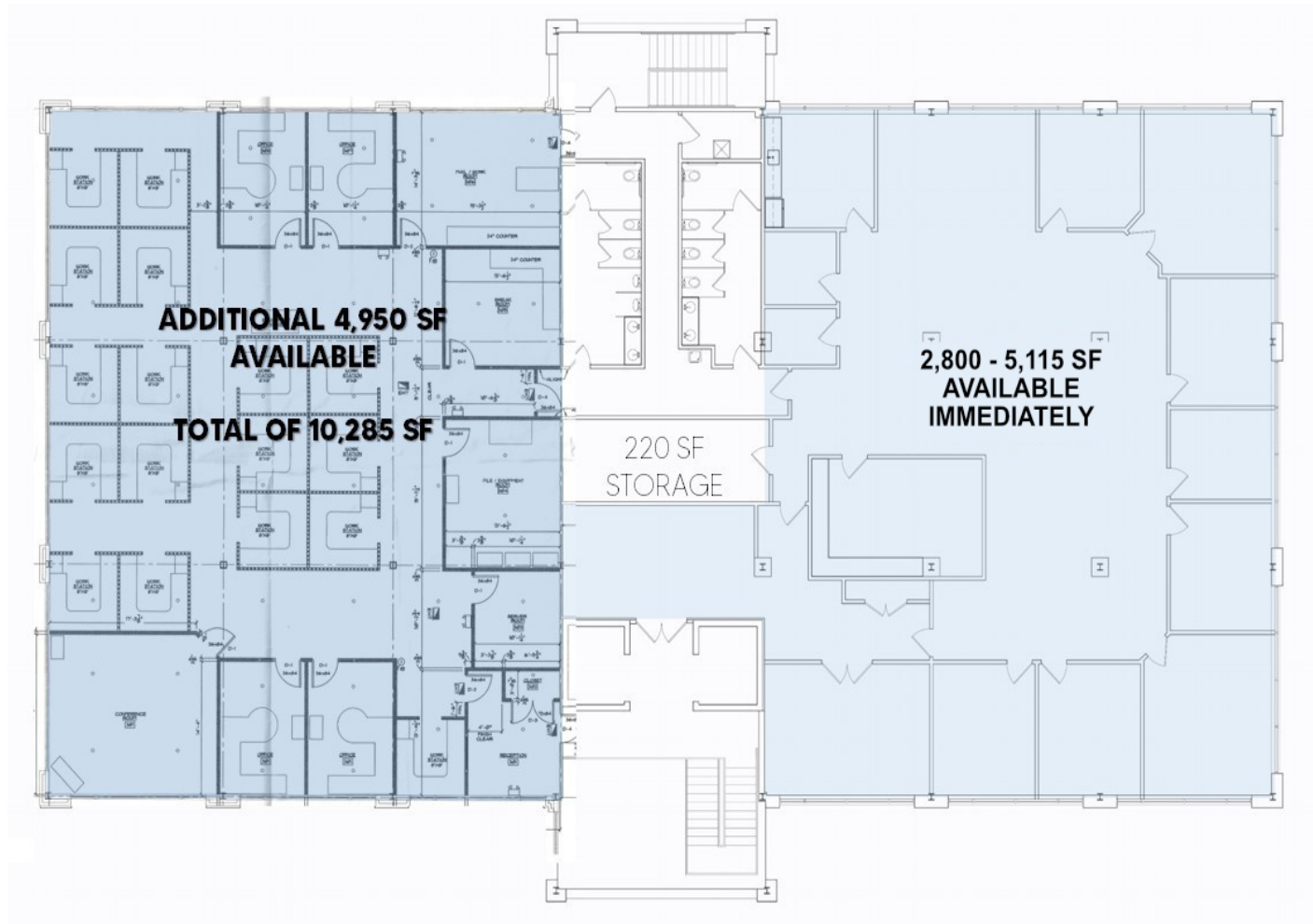
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FLOOR PLAN - THIRD FLOOR



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AREA AND AMENITIES



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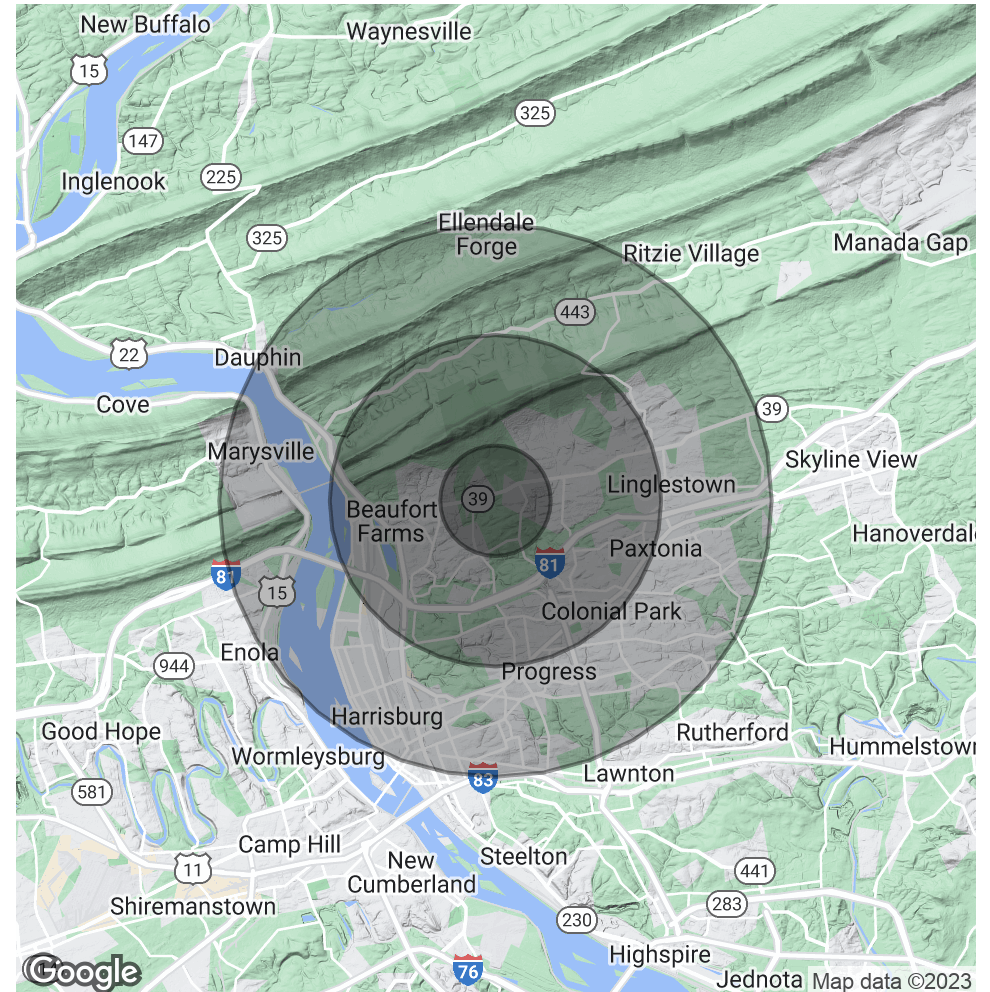
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,206	33,716	122,526
Average age	44.9	42.5	39.0
Average age (Male)	43.5	41.4	37.0
Average age (Female)	45.9	42.9	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,757	14,430	51,400
# of persons per HH	2.4	2.3	2.4
Average HH income	\$99,573	\$82,746	\$64,087
Average house value	\$235,927	\$206,570	\$175,743

* Demographic data derived from 2020 ACS - US Census



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