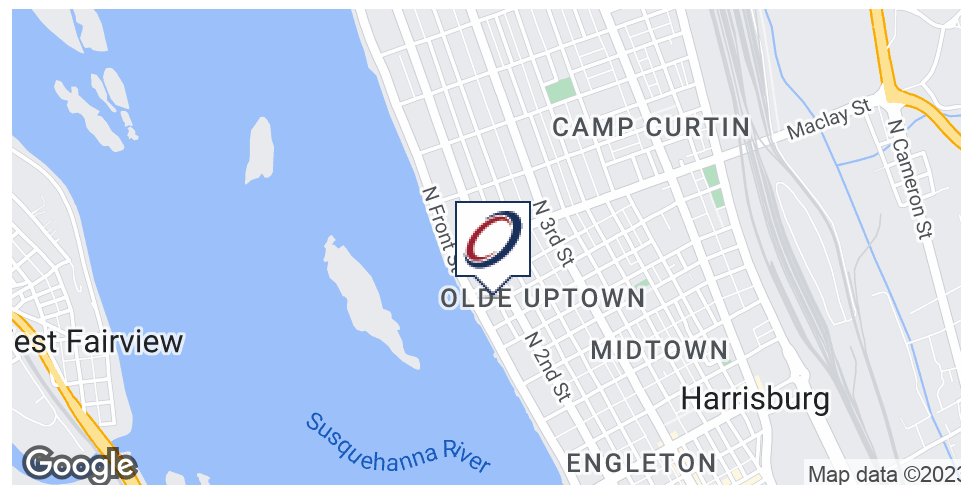


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$14.95 SF/yr (MG)
Building Size:	47,000 SF
Available SF:	336 - 2,359 SF
Lot Size:	1.22 Acres
Number of Units:	10
Year Built:	1975
Renovated:	2002
Zoning:	RF-River Front

### PROPERTY OVERVIEW

Well-located Class B office property located outside of the Harrisburg Central Business District (CBD). This property has open floor plates and great views of the Susquehanna River and Riverfront Park. The property offers ample, free parking on site.

### PROPERTY HIGHLIGHTS

- Ownership is offering 1 month of free rent for every year of commitment in the initial term.
- Recently renovated.
- This property is located next to the Governor's mansion on N. Front Street in Harrisburg, and directly across from Riverfront Park.
- This is a prominent B office space located on North Front Street in Harrisburg.
- This property offers beautiful views from each office space in any one of the three buildings.
- The large, updated windows face the Susquehanna River. Riverfront Park is a natural amenity for any office user who wishes to walk along Riverfront Park in the morning or over lunch.



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## PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Property Subtype	Office Building
APN	11-001-036
Building Size	47,000 SF
Lot Size	1.22 Acres
Building Class	B
Year Built	1975
Year Last Renovated	2002
Number of Floors	3
Parking Spaces	153
Roof	Flat
Free Standing	Yes
Number of Buildings	3

Well-located Class B office property located outside of the Harrisburg Central Business District (CBD). This property has open floor plates and great views of the Susquehanna River and Riverfront Park. The property offers ample, free parking on site.



- This is a prominent B office space located on North Front Street in Harrisburg.
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# 2001 N. Front St.

## OFFICE PROPERTY FOR LEASE

2001 N. Front St. Harrisburg, PA 17102

## AVAILABLE SUITES

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	336 - 2,359 SF	Lease Rate:	\$14.95 - \$14.95 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1, Suite 210	Available	2,030 SF	Modified Gross	\$14.95 SF/yr	-
Building 1, Suite 218	Available	336 SF	Modified Gross	\$14.95 SF/yr	-
Building 2, Suite 221	Available	2,359 SF	Modified Gross	\$14.95 SF/yr	-
Building 3, Suite 230	Available	1,740 SF	Modified Gross	\$14.95 SF/yr	-
Building 3, Suite 331	Available	411 SF	Modified Gross	\$14.95 SF/yr	-



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**2001 N. Front St.**

**OFFICE PROPERTY FOR LEASE**

2001 N. Front St. Harrisburg, PA 17102

## ADDITIONAL PHOTOS



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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**2001 N. Front St.**

**OFFICE PROPERTY FOR LEASE**

2001 N. Front St. Harrisburg, PA 17102

## ADDITIONAL PHOTOS



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## OFFICE PROPERTY FOR LEASE

2001 N. Front St. Harrisburg, PA 17102

### ADDITIONAL PHOTOS



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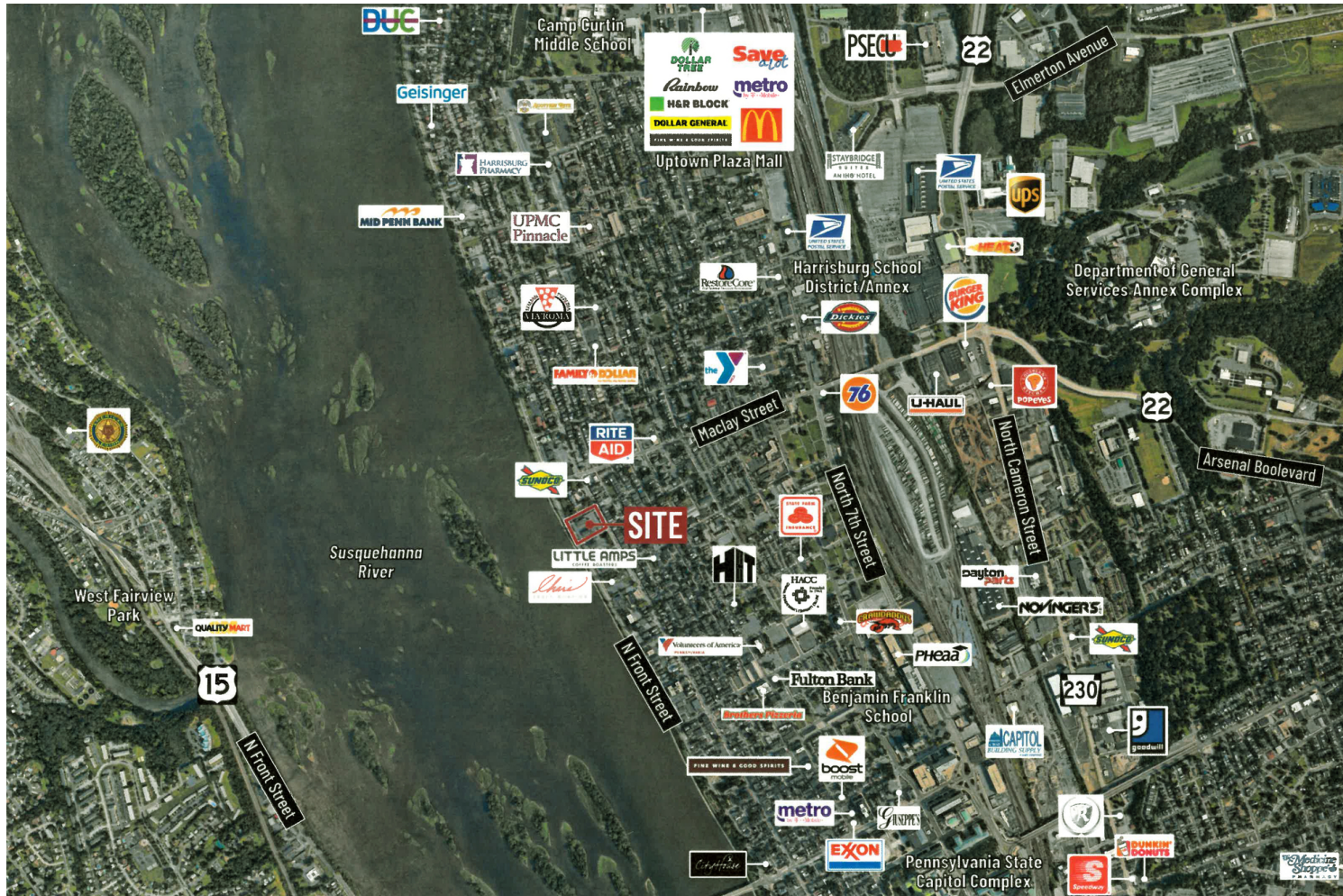
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# 2001 N. Front St.

## OFFICE PROPERTY FOR LEASE

2001 N. Front St. Harrisburg, PA 17102

### RETAIL AERIAL



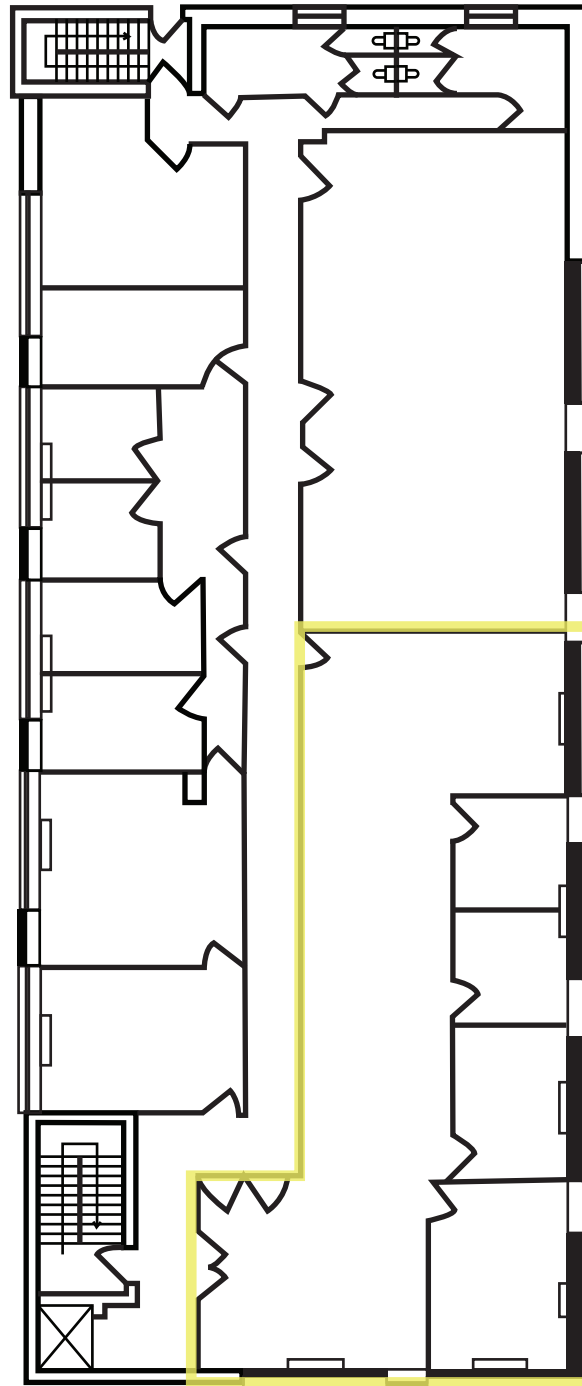
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Suite 210

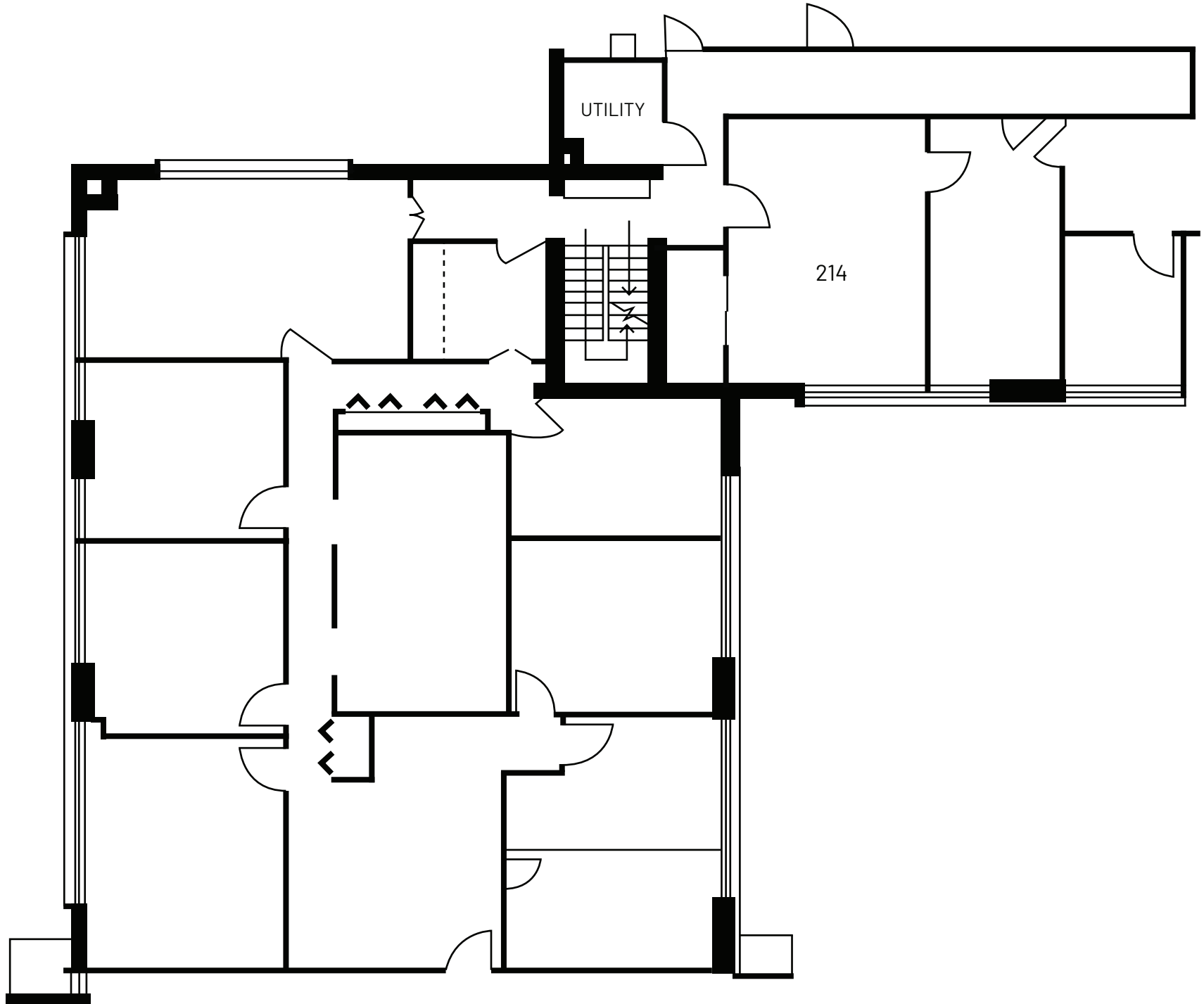


Existing 2nd Floorplan

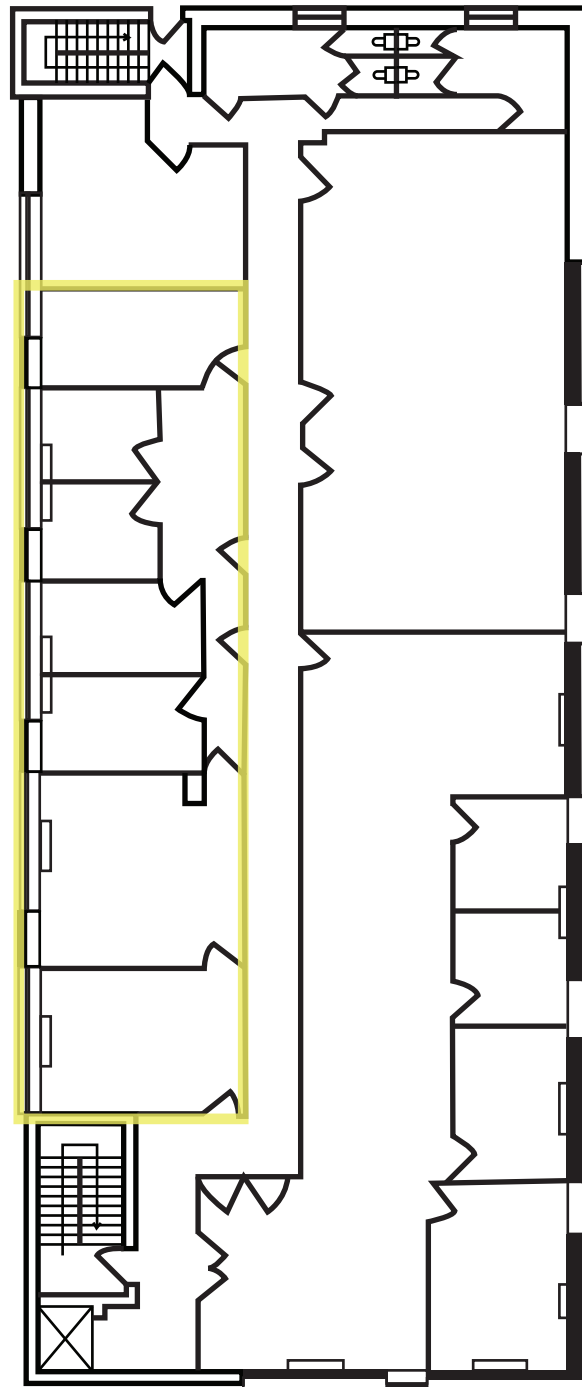
SUITE 211

UTILITY

214

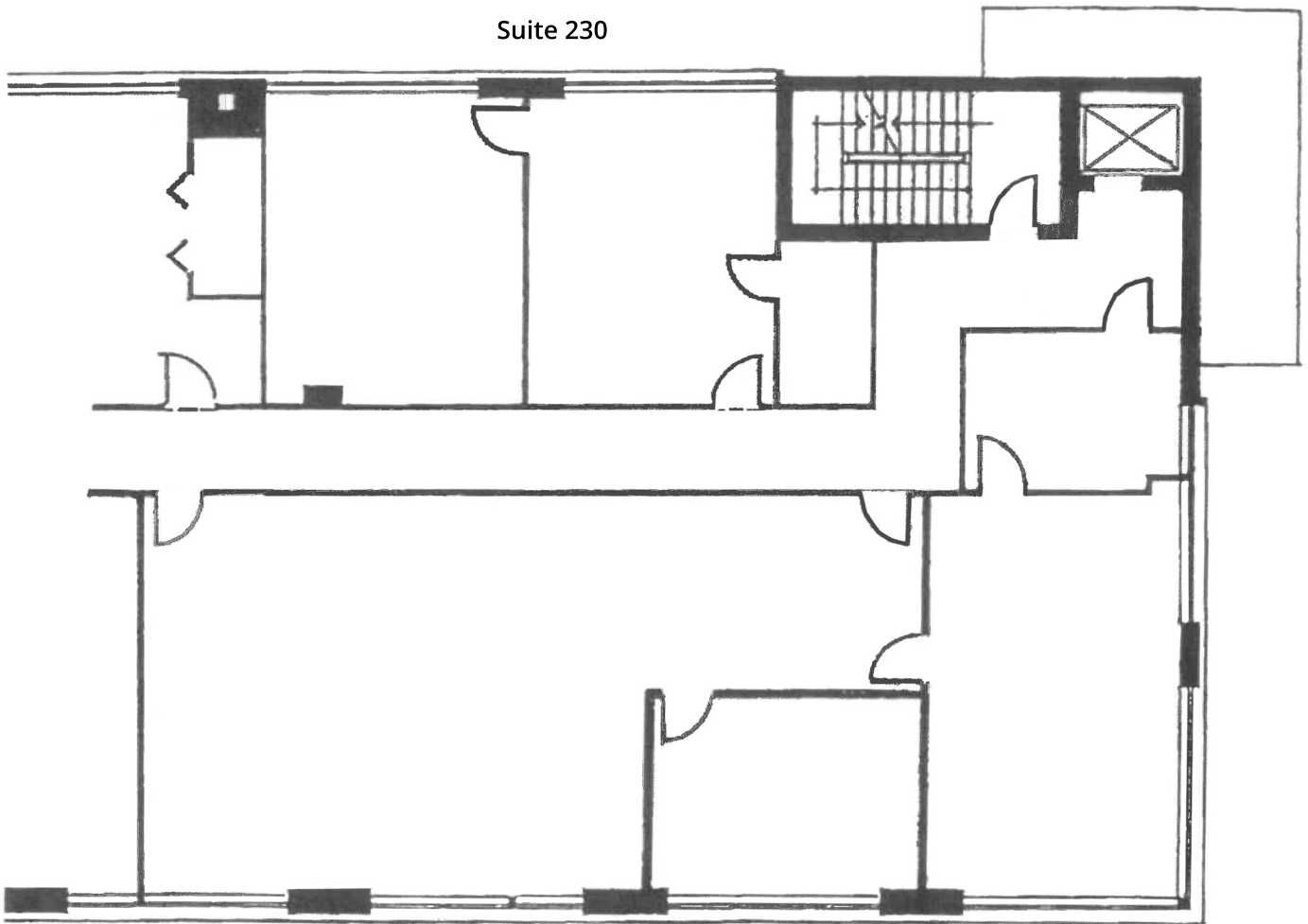


Suite 212



Existing 2nd Floorplan

Suite 230

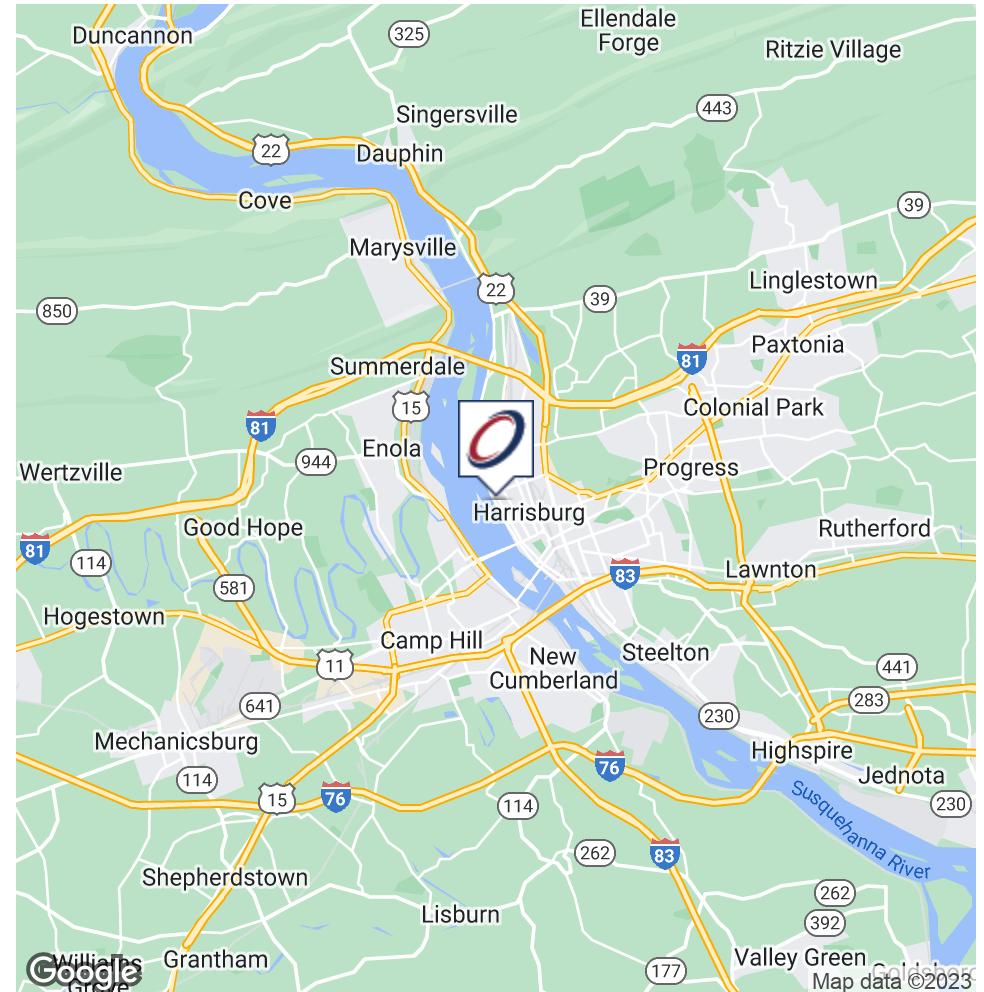
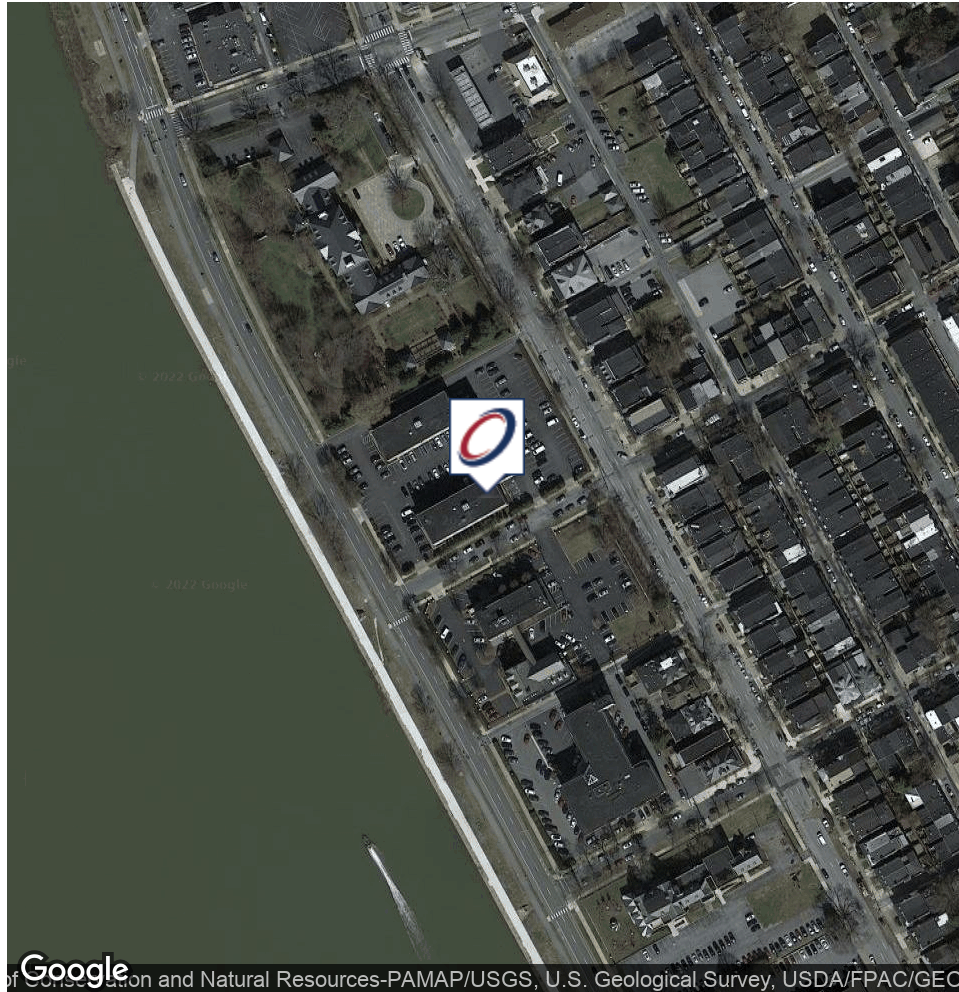


# 2001 N. Front St.

## OFFICE PROPERTY FOR LEASE

2001 N. Front St. Harrisburg, PA 17102

### AERIAL MAP



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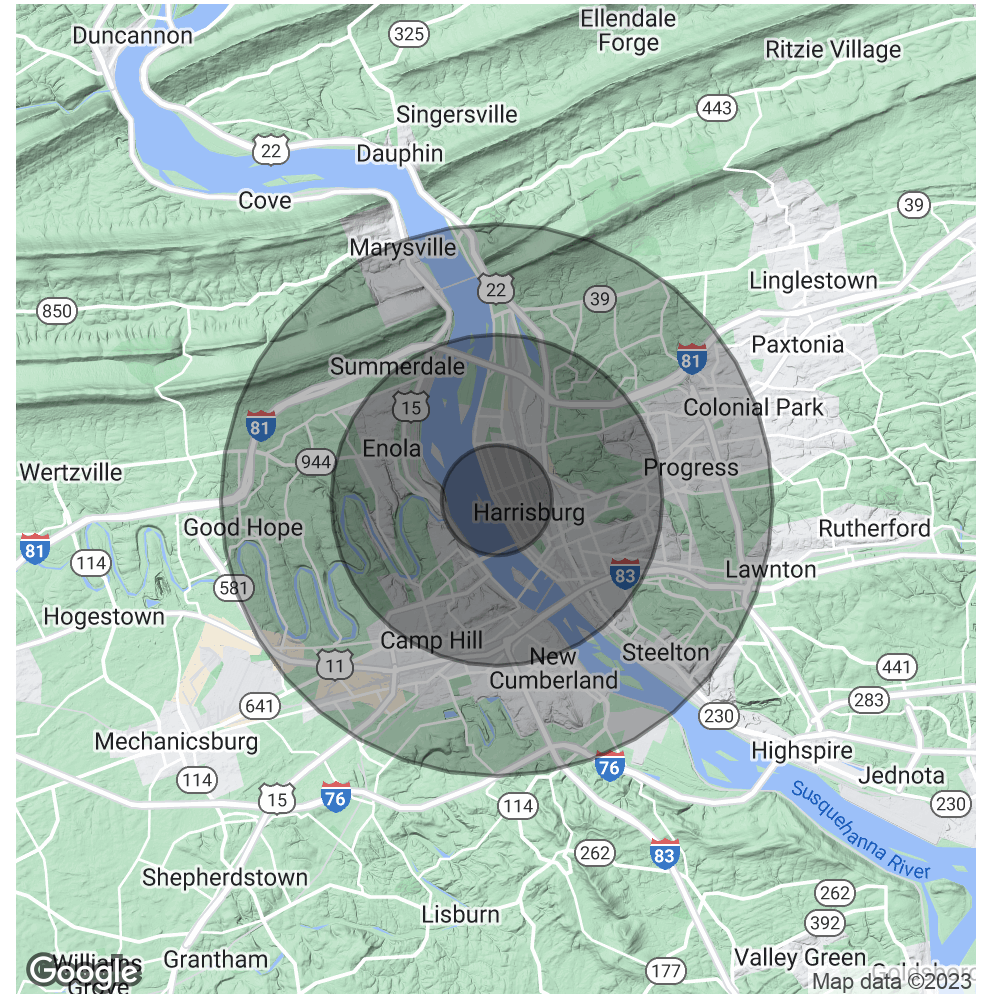
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### DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,352	85,297	190,589
Average age	35.2	35.3	37.7
Average age (Male)	33.3	33.3	35.6
Average age (Female)	37.5	36.7	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,271	37,050	79,937
# of persons per HH	2.2	2.3	2.4
Average HH income	\$43,395	\$51,592	\$60,954
Average house value	\$100,374	\$143,492	\$159,259

\* Demographic data derived from 2020 ACS - US Census



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