



201 N. 2nd Street Harrisburg, PA 17101 Dauphin County, Harrisburg City

Fresh space in Downtown Harrisburg, along restaurant row (Second Street). Three suites available, which could be leased separately or configured into one or two suites. Suites 201 and 300 are connected by a spiral staircase and feature a sleek, contemporary look (hardwood floors, exposed brick walls, exposed ceilings, etc.) - perfect for that modern office or commercial user. Suite 200 is more for that traditional office user, or could be updated to match the other suites.

Square Feet Available	9,708 SF
Lot Size	0.120 AC
Date Available	Immediately
Price	\$14.95 / SF

Zoning

Downtown Center (DC) which permits business services, essential services, medical/dental offices, offices, personal services and more.

Building Information

SF Available	9,708
Min Contiguous SF	2,252
Max Contiguous SF	7,167
Additional information	<ul style="list-style-type: none">• Suite 200: 2,540+/- RSF• Suite 201: 2,252+/- RSF• Suite 300: 4,915+/- RSF• Suites 201 and 300 could be rented together, as they are currently connected with a spiral staircase.
Total SF in Building	20,000
Construction	Brick
Year Constructed	1900
Elevator	Yes
Number of Floors	Four
Sprinklers	Yes
HVAC	Gas forced hot air and electric A/C
Ceiling Type	Suite 200: acoustic tile Suites 201 and 300: exposed
Floor Type	Suite 200: carpet Suites 201 and 300: hardwood
Business ID Sign	Lobby signage available
Basement	Yes
Restroom	Four: 2 on each floor
Electrical Capacity	200 Amp
Roof	Flat rubber
Walls	Suite 200: painted drywall Suites 201 and 300: exposed brick and some drywall
Lighting	Suite 200: fluorescent Suites 201 and 300: decorative

Leasing Information

Price Per SF	\$14.95
Monthly	Varies on amount of space leased
Annually	Varies on amount of space leased
Rentable Useable	Rentable
Real Estate Taxes	Included in the rental rate
Operating Expenses	Included in the rental rate
Insurance	Included in the rental rate (less contents liability insurance)
Finish Allowance	Negotiable
Lease Term	3+ years
Options	Negotiable

Escalation	3% annually
Possession	At lease commencement
Building Hours	Unlimited
Security Deposit	Amount equal to first 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	T
Taxes	L	Electric	L
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	*	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L
Other	*N/A		

Land Information

Acres	0.120 AC
Land SF	5,227
Fencing	None
Frontage	Nearly 100' along N. 2nd Street
Parking	On street, local parking garages or lots within a block
Topography	Level
Tax Parcel Number	04-021-010

Utilities

Water	Public
Sewer	Public
Gas	Yes



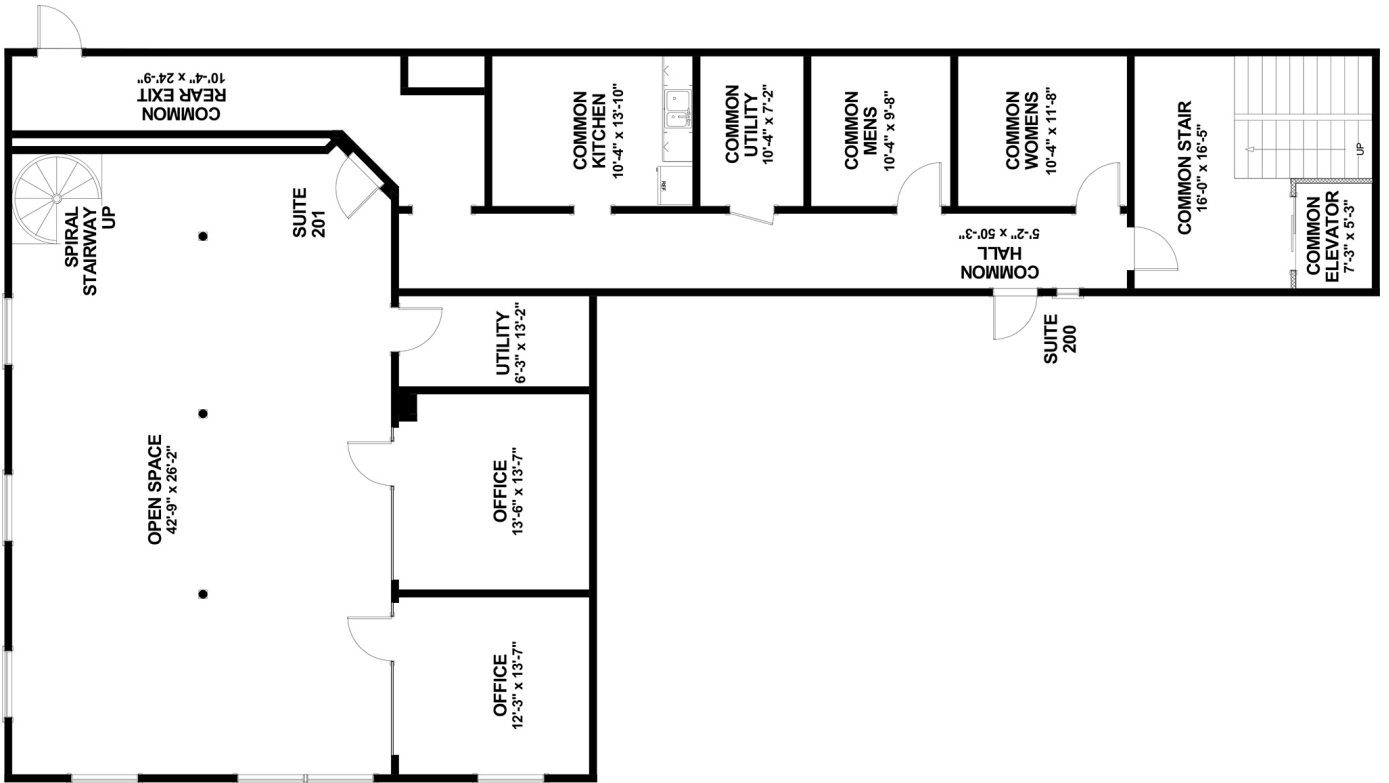


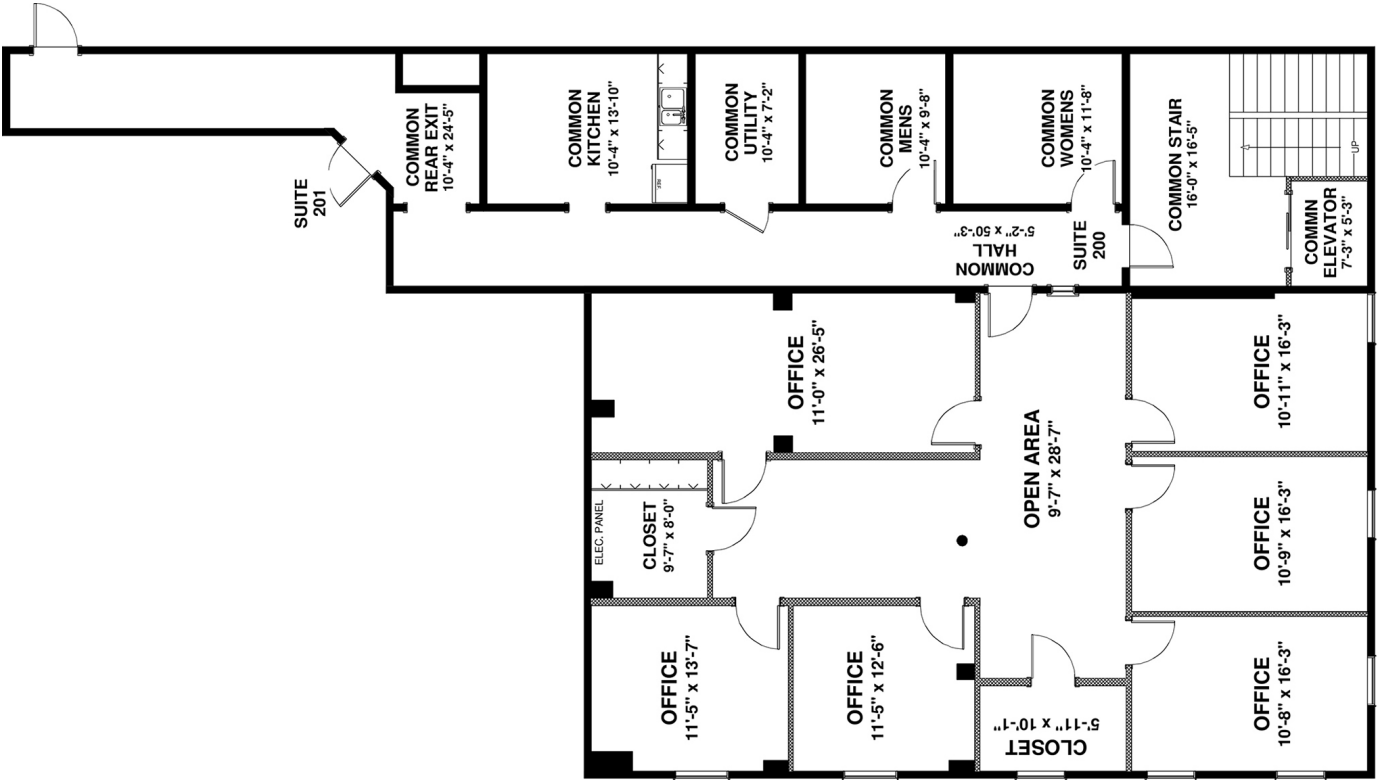
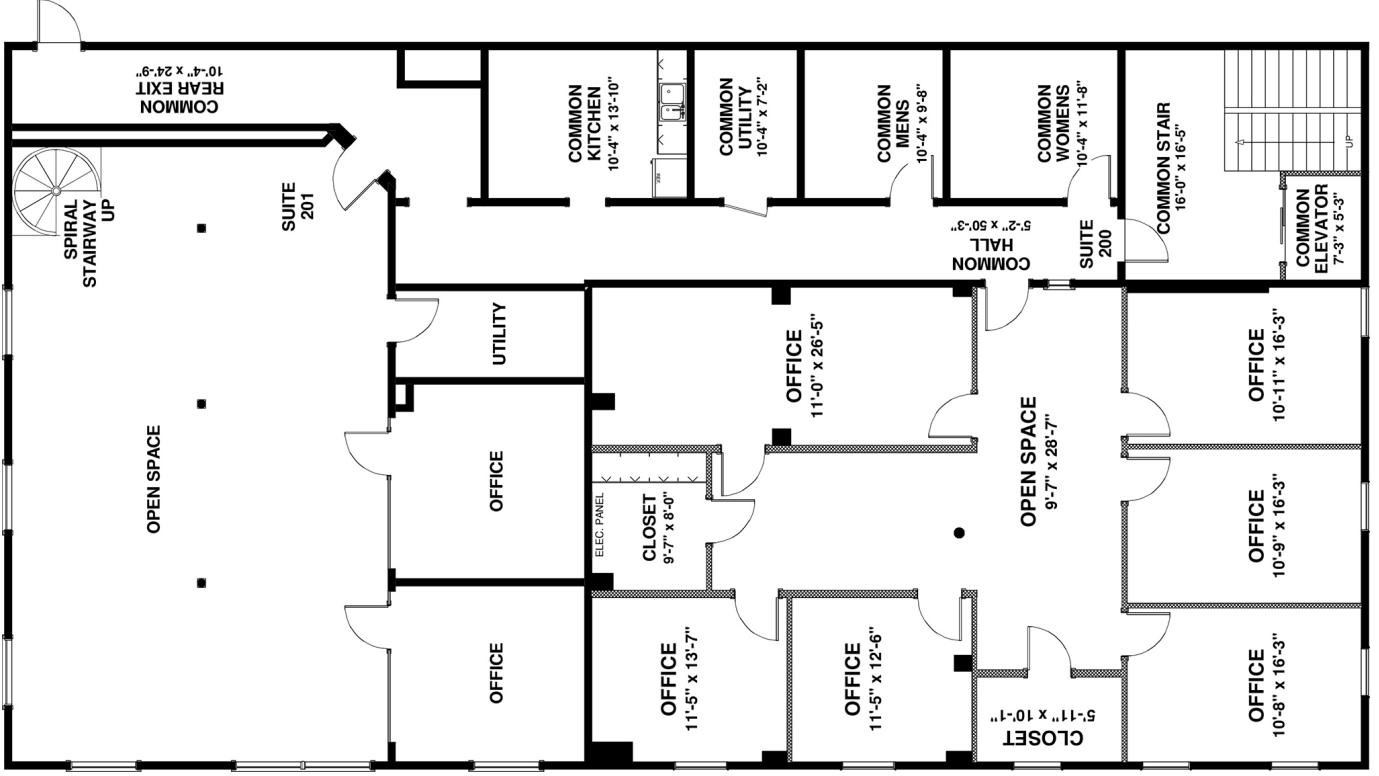


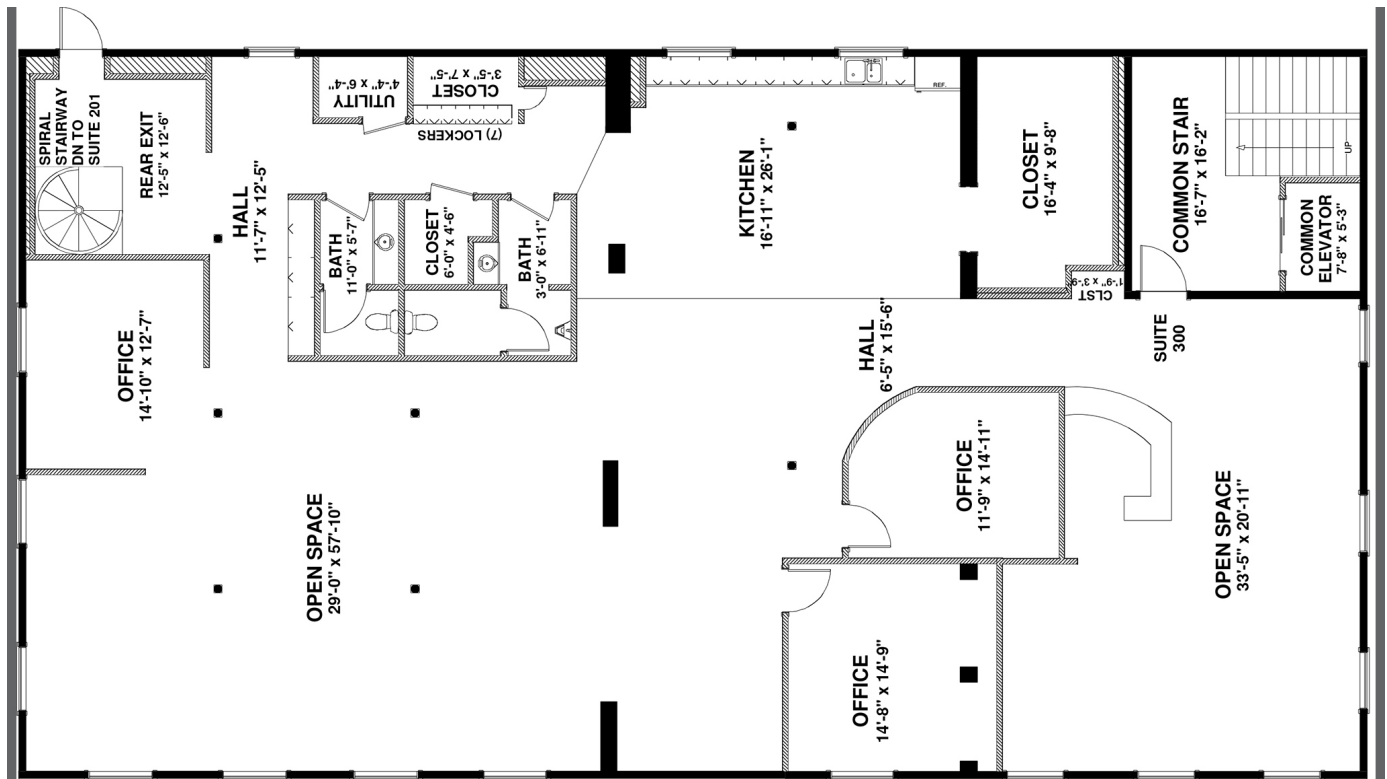












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