

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |  |
|----------------|--|
| Lease Rate:    | \$500/per Suite<br>(Full Service) + Janitorial |
| Building Size: | 19,693 SF                                      |
| Available SF:  | 250 -1,000 SF Executive<br>Suites              |
| Lot Size:      | 3 Acres  |
| Zoning:        | Commercial Office Limited                      |
| Township:      | Susquehanna Township                           |
| County:        | Dauphin County                                 |

### PROPERTY OVERVIEW

Individual executive office suites with shared amenities, including conference room, kitchenette, and restrooms, available at newly renovated, historic mansion located on Front Street in Harrisburg. Property boasts beautiful views of the river and exceptional access to Rt. 322, I-81, and I-83 corridors.

### PROPERTY HIGHLIGHTS

- Furnished office suites available
- Hardwood floors throughout
- Suite 201 includes private entrance to rooftop terrace
- Free on-site parking



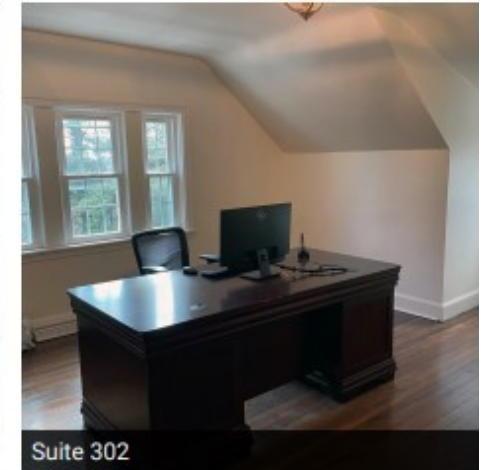
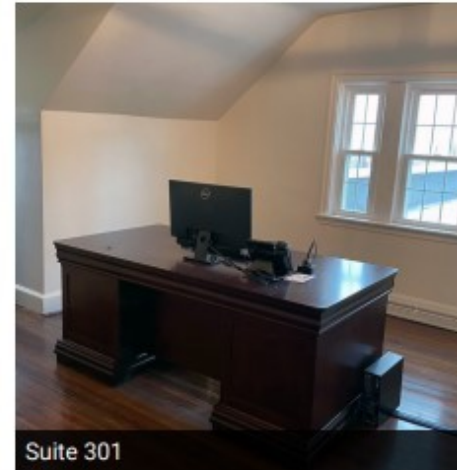
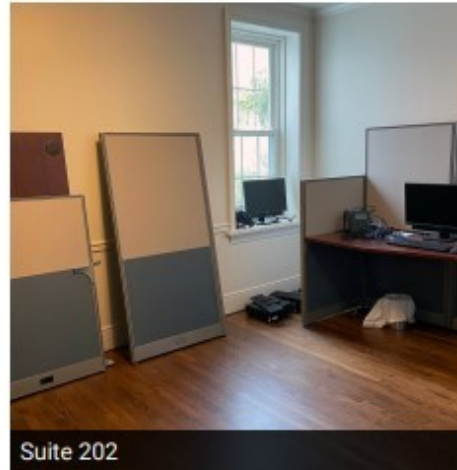
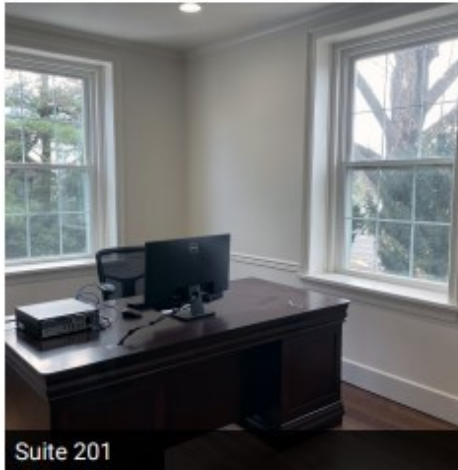
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## LEASE SPACES



### AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE                  | LEASE RATE      | DESCRIPTION   |
|-------|--------|-----------|-----------------------------|-----------------|---|
| 201   | -      | 250 SF    | Full Service (+ Janitorial) | \$500 per month | Suite offers private access to Rooftop Terrace. Tenant pays in-suite janitorial & insurance |
| 202   | -      | 250 SF    | Full Service (+ Janitorial) | \$500 per month | Tenant pays in-suite janitorial & insurance   |
| 301   | -      | 250 SF    | Full Service (+ Janitorial) | \$500 per month | Tenant pays in-suite janitorial & insurance   |
| 302   | -      | 250 SF    | Full Service (+ Janitorial) | \$500 per month | Tenant pays in-suite janitorial & insurance   |



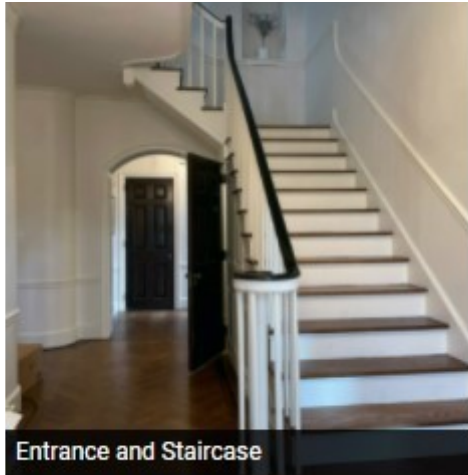
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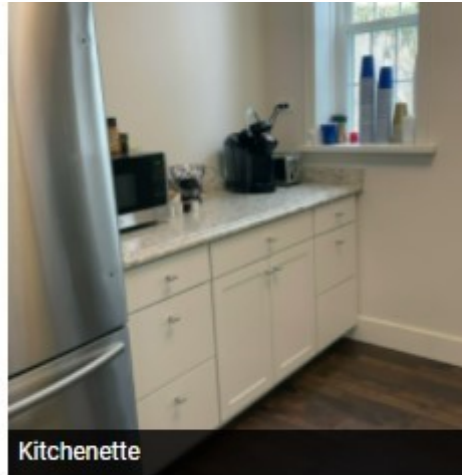
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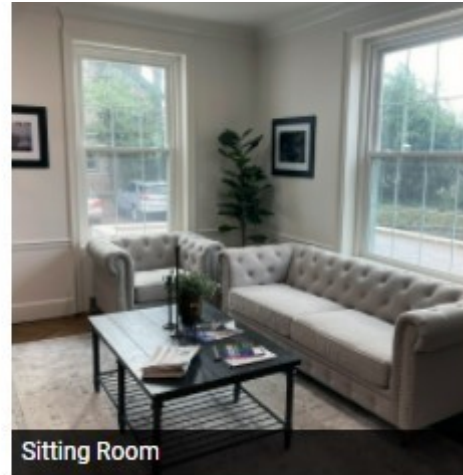
## SHARED AMENITIES



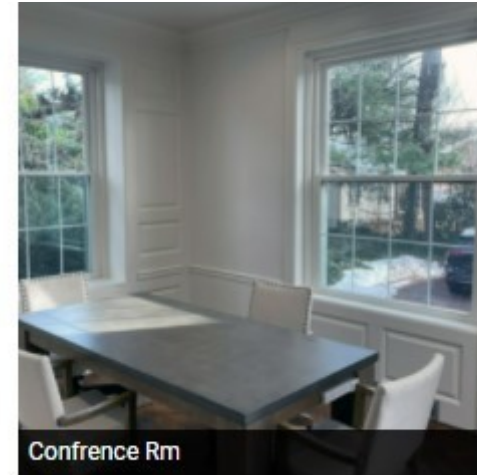
Entrance and Staircase



Kitchenette



Sitting Room



Confrence Rm

Individual office suites enjoy the luxury of full corporate living with shared amenities including, a corporate conference room, kitchenette, restrooms, and more.



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