

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Excellent opportunity to lease a stand alone office building, or 2nd floor office space along the Susquehanna River. Property offers rare on-site parking and amazing views. Exceptional visibility along North Front Street and the easy access to all major transportation corridors make this the ideal location for any professional user.

PROPERTY HIGHLIGHTS

- 1515 N Front offers 3,941 SF as the entire building, with multi-tenant options
- 1511 N Front offers 1,840 SF of office space on the 2nd floor
- Extremely well located a few blocks from the State Capitol Complex
- Near immediate access to the Harvey Taylor Bridge Bypass

OFFERING SUMMARY

Lease Rate:	\$14.95 SF/yr (MG)
1511 - 2nd Floor	1,840 SF
1515 - Entire Building	1,527 - 3,941 SF
Lot Size:	0.23 Acres
Municipality:	City of Harrisburg
County:	Dauphin
Zoning:	RIVERFRONT



LOCATION DESCRIPTION

Located in the Midtown area of Harrisburg, on N. Front Street, this two building parcel offers superior visibility and stunning river views, with easy access to I-81 and I-83.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,250	25,472	44,356
Total Population	13,088	49,457	91,513
Average HH Income	\$51,318	\$51,934	\$59,348



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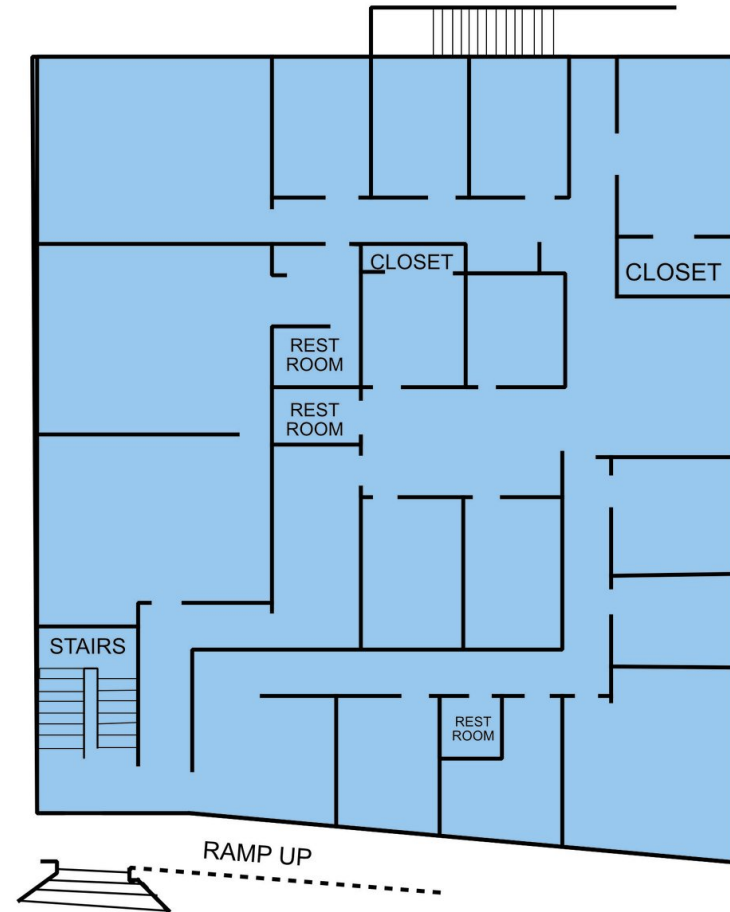
LEASE SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,527 - 3,914 SF	Lease Rate:	\$14.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1511 - 2nd Floor	Available	1,840 SF	Modified Gross	\$14.95 SF/yr	2nd floor office available
1515 - Entire Building	Available	1,527 - 3,914 SF	Modified Gross	\$14.95 SF/yr	Excellent opportunity to lease entire or partial building



CONCEPTUAL FLOOR PLAN - 1515 N FRONT STREET



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1511-1515 N Front Street

OFFICE PROPERTY FOR LEASE

1511-1515 N Front Street Harrisburg, PA 17102

ADDITIONAL PHOTOS



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1511-1515 N Front Street

OFFICE PROPERTY FOR LEASE

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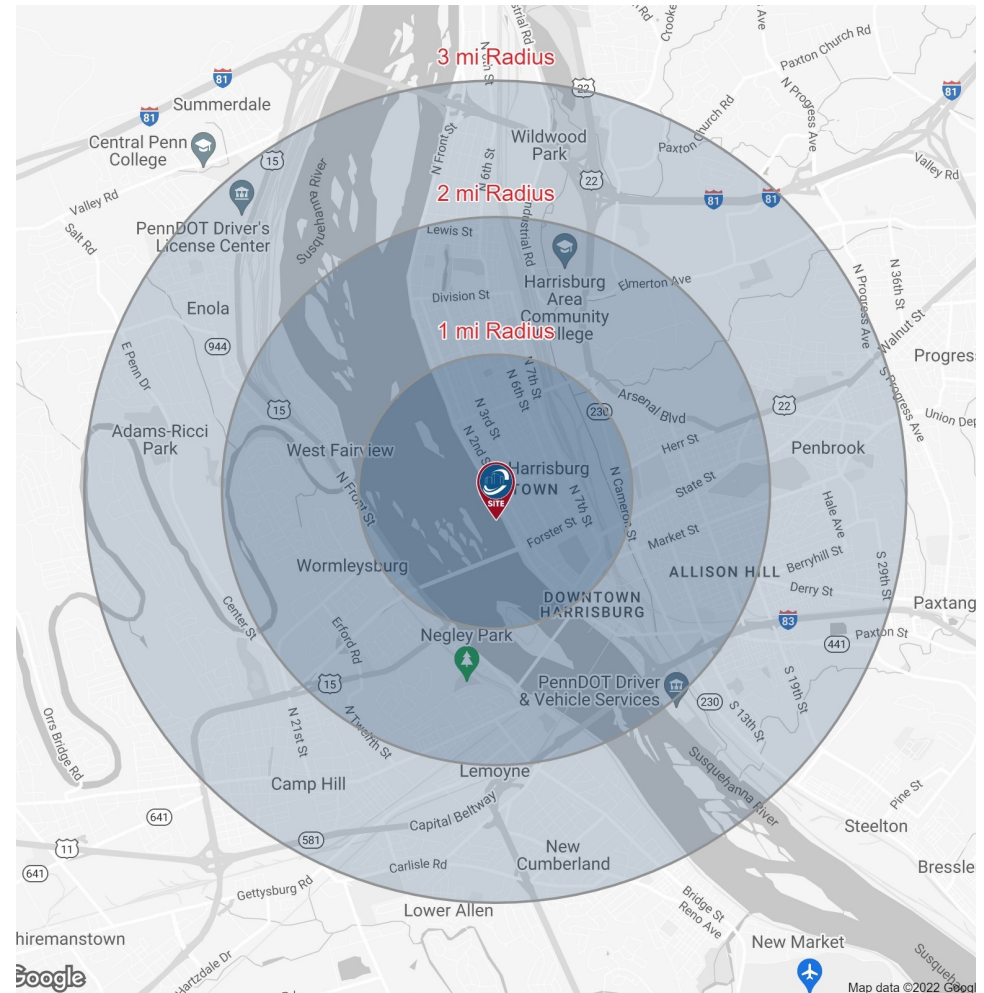
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,088	49,457	91,513
Average Age	35.4	33.4	35.3
Average Age (Male)	34.6	31.5	34.0
Average Age (Female)	38.7	35.9	36.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,250	25,472	44,356
# of Persons per HH	1.6	1.9	2.1
Average HH Income	\$51,318	\$51,934	\$59,348
Average House Value	\$132,258	\$116,912	\$130,199

* Demographic data derived from 2020 ACS - US Census



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