



**800 N. 3rd Street  
Harrisburg, PA 17102  
Dauphin County, Harrisburg City**

Prominent downtown office building across from the State Museum. One block from the Capitol Complex; perfect location for attorneys and associations. On-site parking available to Tenants at below-market rates. Single furnished office suites available.

Square Feet Available	1,081 SF
Lot Size	0.530 AC
Price	\$20.95 / SF

## Zoning

CN Commercial Neighborhood\*: permits Dwellings; Day Care; Café; Business/Essential Services; Artisan's Studio; Convenience/Grocery Store; Community or Conference Center; Financial Institution; Greenhouse; Emergency Medical Center etc. \*Zoning formerly (CCL) Community Commercial Limited Zone.

## Building Information

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SF Available	1,081
Min Contiguous SF	315
Max Contiguous SF	451
Additional information	<ul style="list-style-type: none"><li>• Suite 406: 451 RSF*</li><li>• Suite 408-A: 315 RSF*</li><li>• Suite 501: 315 RSF</li></ul> <p>*Office is furnished and comes with access to a waiting area.</p>
Total SF in Building	39,050
Construction	Poured concrete with glazed brick facade
Year Constructed	1970
Elevator	Two
Elevator Capacity	2,000 lbs
Number of Floors	Five
Sprinklers	In basement and garage
HVAC	Separate electric heat; central air
Ceiling Type	Dropped accoustical ceiling
Ceiling Height	9'
Floor Type	Concrete with carpet
Business ID Sign	Directory in lobby; on suite
Basement	Yes; storage space available for rent
Restroom	Two per floor. Handicap restroom at basement level (available via elevator).
Electrical Capacity	Varies
Roof	Rubber (installed in 2012)
Walls	Painted drywall and demountable partions
Lighting	Fluorescent

## Leasing Information

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Price Per SF	\$20.95
Price Notes Leasing	Individual suites are furnished and leased as follows: <ul style="list-style-type: none"><li>• Suite 406: \$650/month</li><li>• Suite 408-A: \$550/month</li><li>• Suite 501: \$550/month</li></ul>
Monthly	Varies upon amount of space leased
Annually	Varies upon amount of space leased
Rentable Useable	Rentable
Real Estate Taxes	Included in rent
Operating Expenses	Included in rent

Insurance	Included in rent
Finish Allowance	Negotiable
Lease Term	Three to five years
Options	Negotiable
Escalation	3% annually
Possession	At lease commencement
Building Hours	7:45am - 5:00pm (Monday-Friday); 24/7 access cards for Tenants
Security Deposit	Amount equal to first month's rent
CAM	Included in rent
Additional Leasing Information	Office furniture can be provided for an additional cost. Standard furniture fit-out for single offices would include a desk, chair and credenza.

## 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	L
Taxes	L	Electric	L
Janitorial	L	Structural Repairs	L
Parking Lot Maintenance	L	Light Bulbs	L
Plumbing Repairs	L	Roof Repairs	L

## Demographics

Radii	Population	Households	Household Income
1	15,938	8,259	\$52,324
3	100,238	42,299	\$66,288
5	196,448	82,873	\$75,990

Traffic Count:

## Land Information

Acres	0.530 AC
Land SF	23,087
Fencing	None
Frontage	167' on 3rd St.
Dimensions	167' 3rd X 155' Forster
Parking	Surface pad \$110 per space/month
Topography	Level

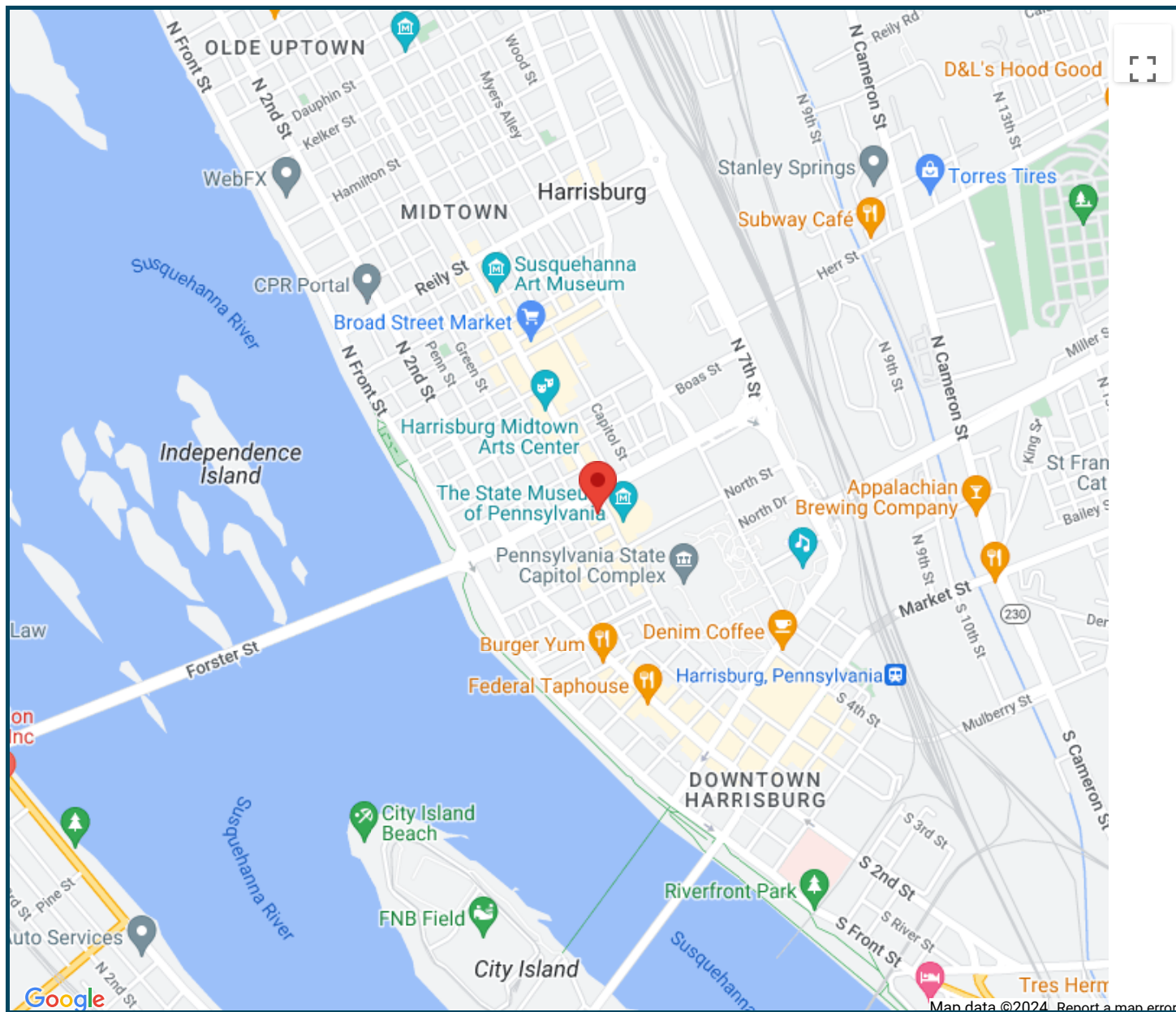
Historic District	Yes
Flood Zone	No
Tax Parcel Number	04-001-029

Utilities

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Water	Public
Sewer	Public
Gas	No







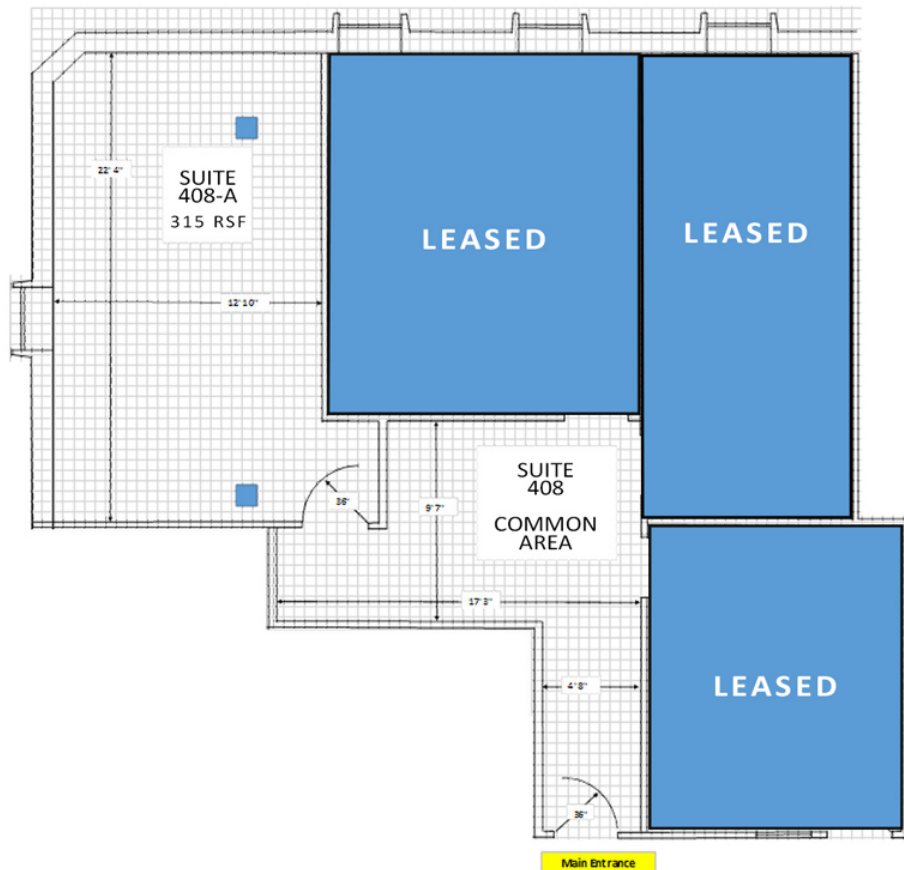
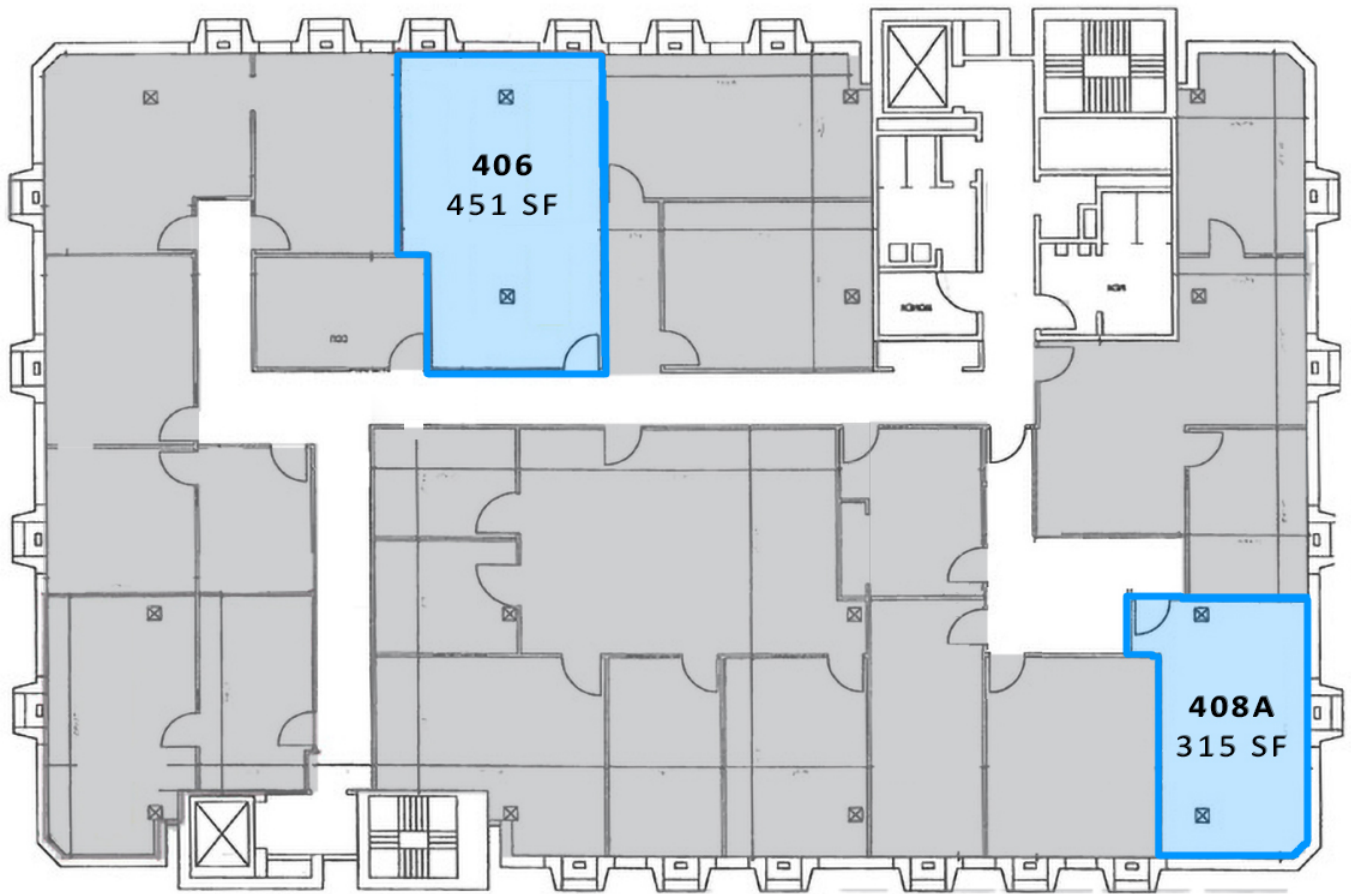


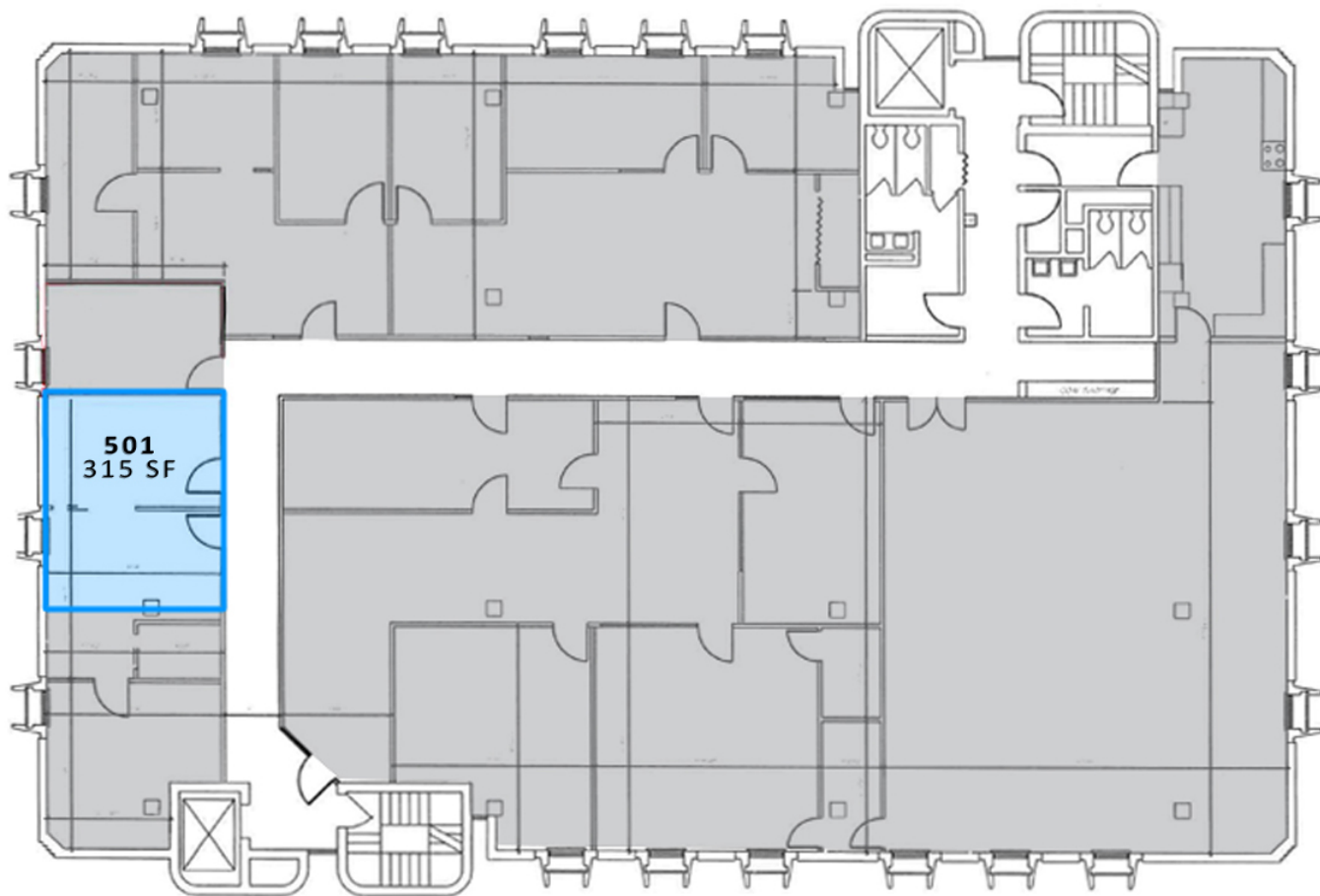


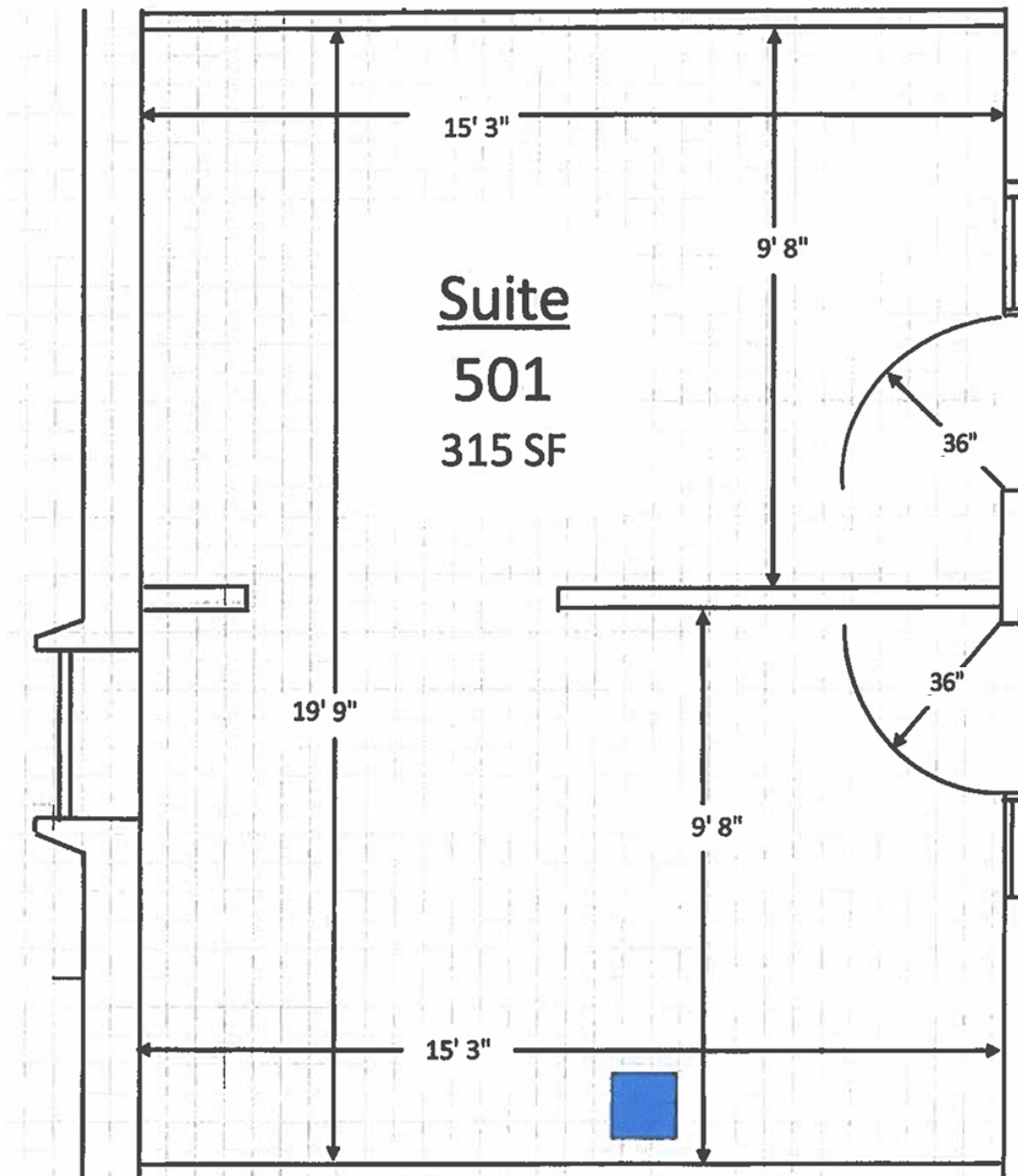












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