

OFFICE LEASE OPPORTUNITY
3621 N. FRONT STREET
Harrisburg, PA 17110

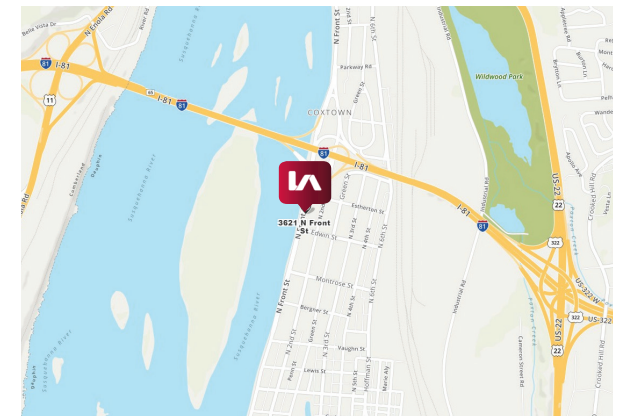


DIVISIBLE UP TO 1,500 SF | +/- 3,750 SF OFFICE

Conveniently located just off the Front Street exit of I-81 in Susquehanna Township. This free standing office building offers riverfront views and proximity to downtown CBD.

HIGHLIGHTS:

- Divisible up to 1,500 SF
- Freestanding with river views
- Signature location
- Full or partial building
- BOR zoning
- Flexible leasing options
- Close proximity to I-81
- Immediate occupancy



Bradley Swidler
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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APN	62-016-023
County	Dauphin
Zoning	BOR
Year Built	2003
Office	3,750 SF +/-
Parking	24 spaces
Handicap Accessible	Yes
Floors	Carpet
Ceiling Type	2x2' Acoustical tile
Frontage	100'
Electric	200 Amp
HVAC	Gas fired forced hot air

Demographics

Radius	Population	Households	Households Income
1	3,315	1,350	\$59,532
3	53,144	22,067	\$57,474
5	153,004	66,961	\$55,576

Utilities

Water	Public
Sewer	Public
Gas	Natural

Lease

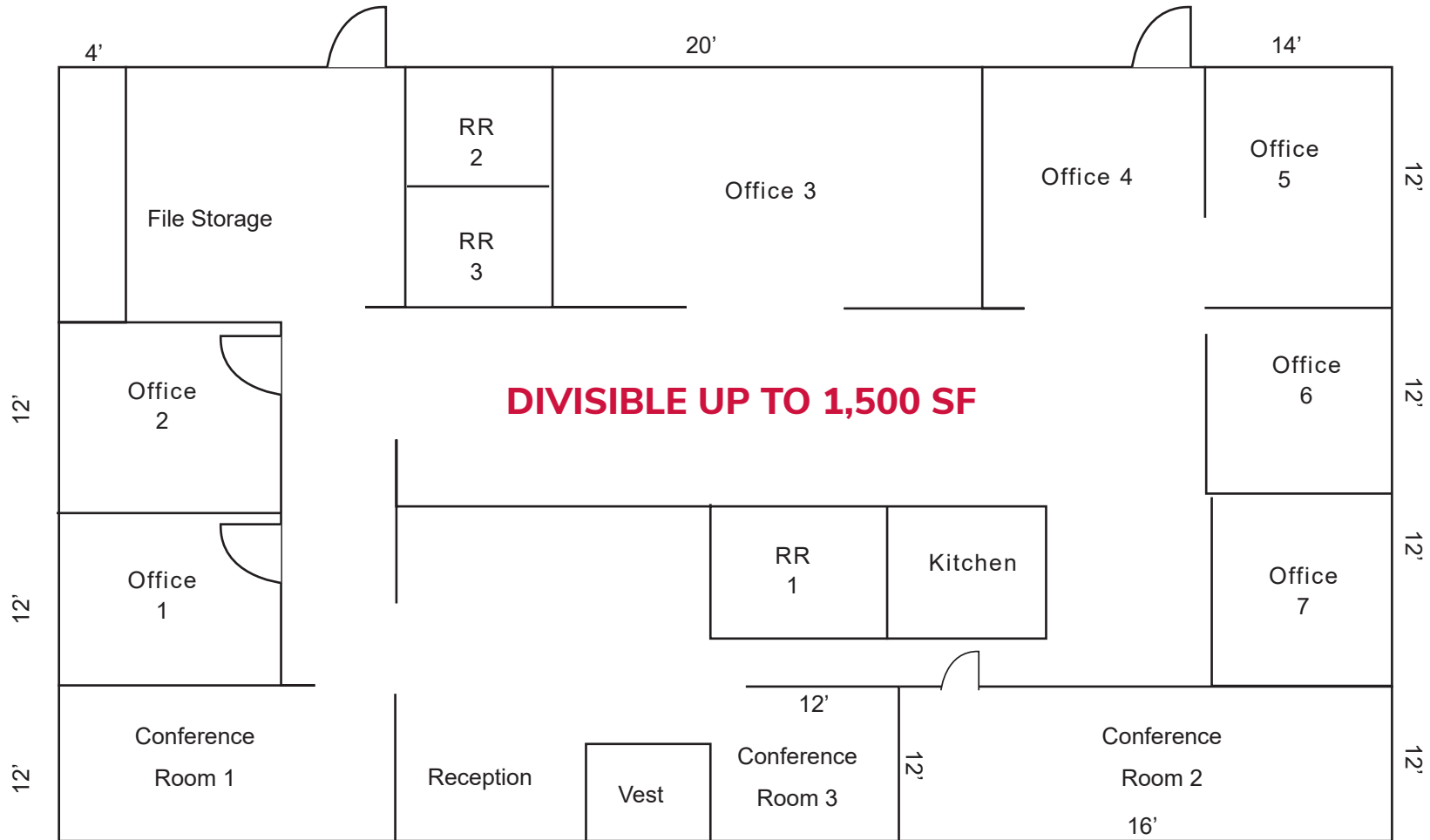
Lease rate	Call for details
Term	3-5 Years
OPEX	Call for details



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*Floor Plan Drawing Not to Scale

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