



**FOR LEASE 717-564-0832**

**Location Description**

Address: Spring Creek Plaza  
651 East Park Drive  
Harrisburg, PA 17111

Cross Street: Penn Grant Road  
County: Dauphin  
Municipality: Lower PaxtonTwp  
Tax Parcel #: 35-074-059  
Directions: I-83 to Union Deposit Road exit, East Park Drive, property on left

Access: East Park Drive  
Annual Average Daily Traffic (AADT): Union Deposit Road 26,462; East Park Drive 7,489

**Building Description**

Build Out: "As Is"  
Class: A  
Construction: Brick masonry  
# of Units: 1  
Age: Built 1990  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Carpet/Vinyl  
Floors: 2  
Elevator: 1  
Ceiling Hgt min/max: 12' /12'  
Type: Acoustical tile  
Sprinklers: Yes  
Lighting: High grade parabolic  
HVAC Cooling: Two (2) sixty (60) ton self-contained, cooling only roof top units.

Heating: Variable Air Volume (VAV) boxes with electrical-resistance heating

Restrooms: Men's & Women's handicapped

Business ID Sign: Yes  
Parking Spaces:  
Handicap Access: Yes  
Parking Description: In Common

**Site Description:**

Frontage: Along East Park Drive; visible from I-83  
Zoning: C-3 Commercial Mixed  
Topography: Graded  
Public Transportation: Yes

**Utilities/Services Paid Directly By**

Water:	L	In Suite Janitorial:	T
Sewer:	L	Heat:	L
Trash:	L	HVAC Repairs:	L
Electricity:	L	Interior Repairs:	L
Air Conditioning:	L	Parking Maint.	L
Plumbing Repair:	L	Structure Repairs:	L
Lawn Maint:	L	Snow Removal:	L
Taxes:	L	Light Bulbs:	L
Insurance:	L	Common Janitorial	L

Utility	Provider	Location	Size/Capacity
Electricity:	PPL	On Site	
Gas:	UGI	None	N/A
Water:	Public	On Site	N/A
Sewer:	Public	On Site	N/A

T=Tenant; L=Landlord

**Comments**

Special Remarks: Lobby – Interior finishes feature polished Andes black granite and white Carrera marble with plush border carpets throughout. Full height solid core stain grade oak doors with levered hardware.

Features: Exterior – Features brick columns, high performance green reflective glass, and two-story curtain wall at entrance. Excellent location with high visibility and direct access to I-83.

**Lease Rate/Terms**

S.F.	Rate:	Term:	Comments:
4,179 1 <sup>st</sup> Flr		5 years	
1,033 1 <sup>st</sup> Flr		5 years	
2,713 1 <sup>st</sup> Flr		5 years	
2,714 1 <sup>st</sup> Flr		5 years	
24,687± 2 <sup>nd</sup> Flr		5 years	Contiguous

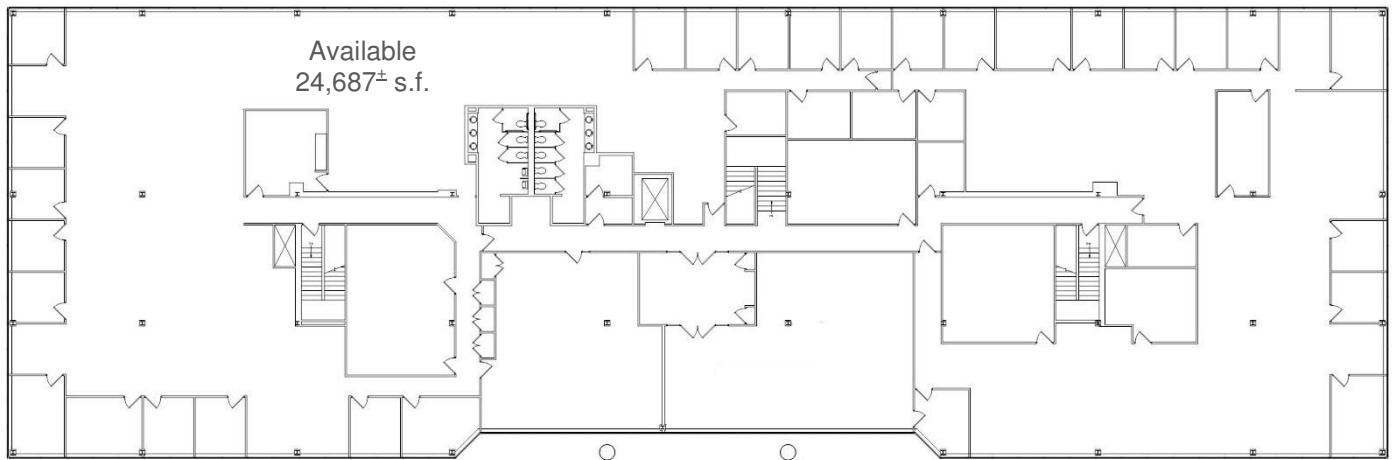


750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832 Telephone  
717-564-4759 Fax

Information deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

## FLOOR PLANS

Second Floor



First Floor



## LOCATION – SPRING CREEK PLAZA – 651 EAST PARK DRIVE, HARRISBURG, PA

