

750 East Park Drive
Harrisburg, PA



FOR LEASE - 717-564-0832

Location Description

Address: East Park Office Ctr
750 East Park Drive
Harrisburg, PA 17111

Cross Street: N/A
County: Dauphin
Municipality: Lower PaxtonTwp
Tax Parcel #: 35-074-052
Directions: I-83 to Union Deposit
Road exit, East Park
Drive, property on right

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

Building Description

Space Available: 13,227 s.f. Flr3
4,828 s.f., 2,382 s.f. Flr2
2,360 Flr2; 1,429 s.f. Flr1
"As Is"

Build Out:
Class:
Construction: Brick masonry
of Units: 3
Age: Built 1987
Roof Type/Material: Flat/Rubber
Floor Type/Material: Carpet/Vinyl
Floors: 3
Elevator: 1
Ceiling Hgt min/max: 10' /10'
Type: Acoustical tile
Sprinklers: No
Lighting: Fluorescent
HVAC/Source: Forced hot air; central AC
/ Electric

Restrooms: Men's & Women's
handicapped

Business ID Sign: Yes
Parking Spaces: 177 parking spaces;
additional possible

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

T=Tenant; L=Landlord

Utility	Provider	Location	Size/Capacity
Electricity:	PPL	On Site	
Gas:	UGI	On Site	N/A
Water:	Public	On Site	N/A
Sewer:	Public	On Site	N/A

Comments

Special Features: Wrap-around windows;
perimeter offices w/large open
areas

Remarks: Access to I-83 is nearby
providing easy access to I-81,
the PA Turnpike (I-76), U.S.
Route 322, and the
Harrisburg International
Airport.

Lease Rate/Terms

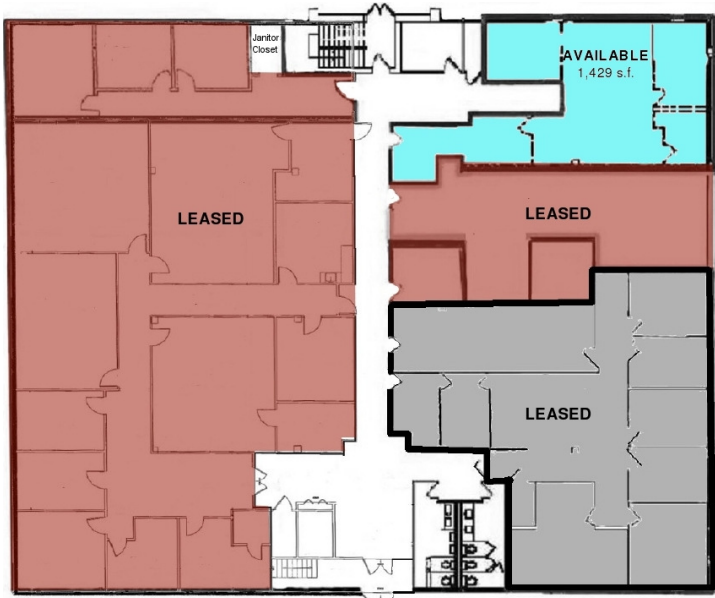
S.F.	Rate:	Term:	Comments:
13,277 s.f.		5 years	3 rd Floor
4,828 s.f.		5 years	2 nd Floor
2,382 s.f.		5 years	2 nd Floor
2,360 s.f.		5 years	2 nd Floor
1,429 s.f.		5 years	1 st Floor



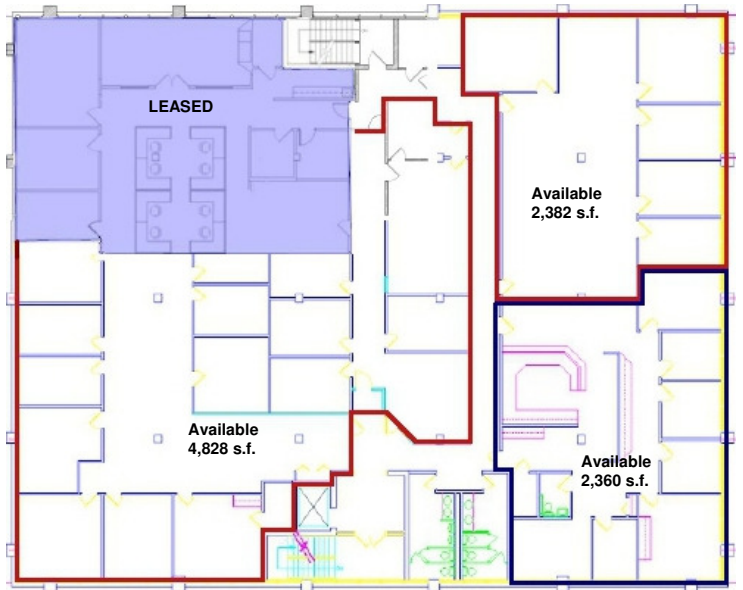
750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Telephone
717-564-4759 Fax

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.

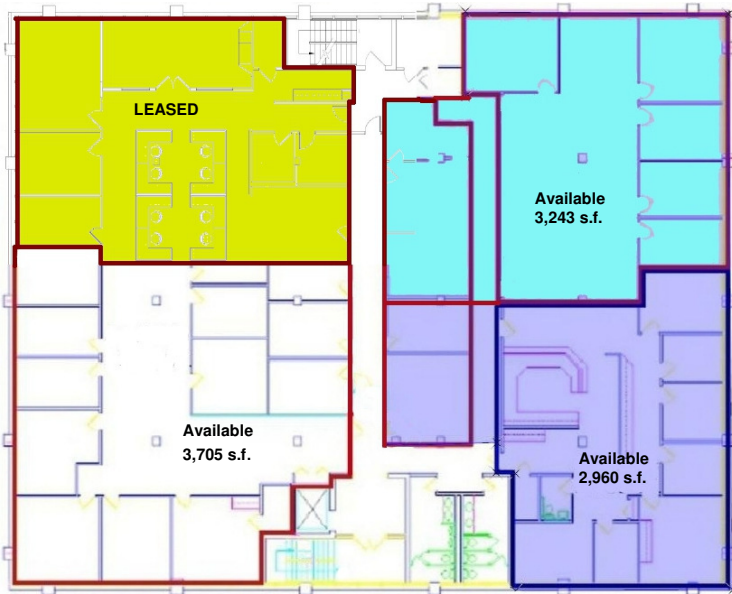
FLOOR PLANS



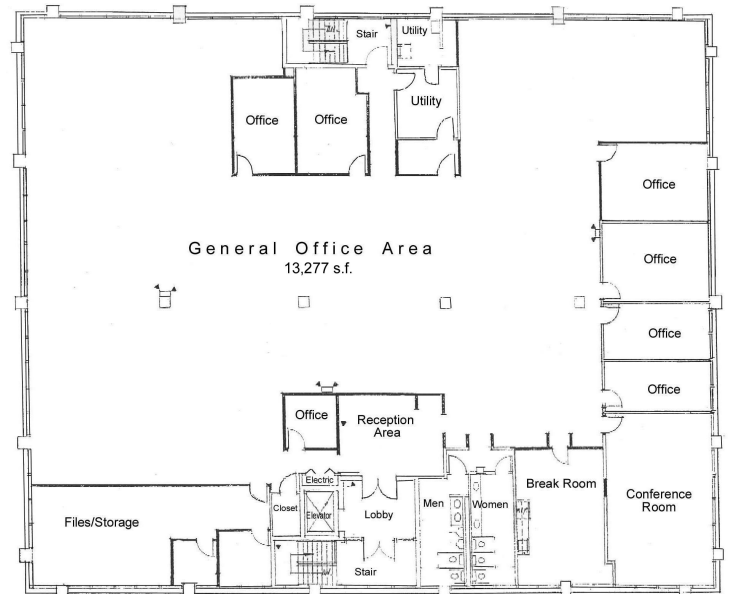
1st Floor



2nd Floor – Existing Layout



2nd Floor – Changing Corridor to Center



3rd Floor

LOCATION – 750 EAST PARK DRIVE, HARRISBURG, PA

