



**FOR LEASE - 717-564-0832**

**Location Description**

Address: 1069 East Park Drive  
Harrisburg, PA 17111  
Cross Street: N/A  
County: Dauphin  
Municipality: Lower Paxton Twp  
Tax Parcel #: 35-074-031  
Directions: I-83 to Union Deposit  
Road exit, East Park  
Drive, property on left  
East Park Drive  
Access:

**Building Description**

Space Available: 9,900 s.f.  
Build Out: Drywall and partitioning  
walls  
Class: 1 story flex office  
Construction: Brick masonry  
# of Units: 1  
Age: Built 1971  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Carpet/cement  
Floors: 1  
Elevator: 0  
Ceiling Hgt min/max: 8' in office; 14' in rear  
storage  
Type: 2'x4' acoustical tiles  
Sprinklers: Fully sprinkled  
Lighting: Fluorescent  
HVAC/Source: Electric front; gas  
blowers rear  
Restrooms: Men's & Women's  
handicapped  
Business ID Sign: Yes  
Parking Spaces: 6/1,000 s.f.  
Handicap Access: Yes  
Parking Description: Parking side of  
building and fenced  
rear parking

**Site Description:**

Frontage: Along East Park Drive  
Zoning: C-3 Commercial Mixed  
Topography: Level  
Public Transportation: Yes

**Utilities/Services Paid Directly By**

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

T=Tenant; L=Landlord

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

**Comments**

Special Features:  
Remarks: Superior location, flex  
office/retail building with  
great visibility and easy  
access to major  
interstates.

**Lease Rate/Terms**

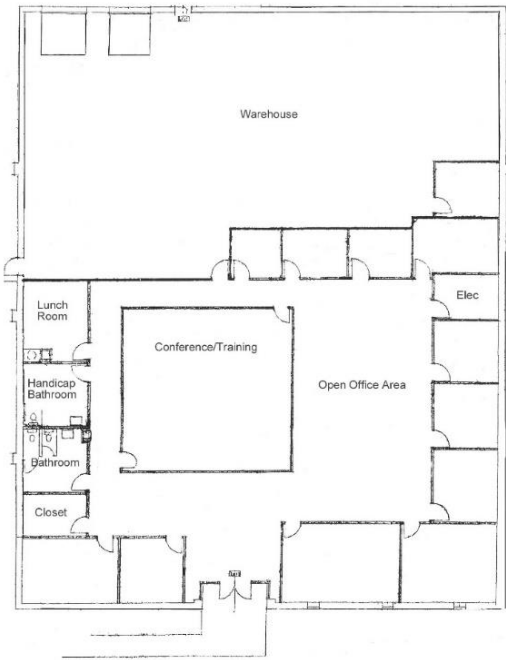
S.F.	Rate:	Term:	Comments:
9,900		5 years	



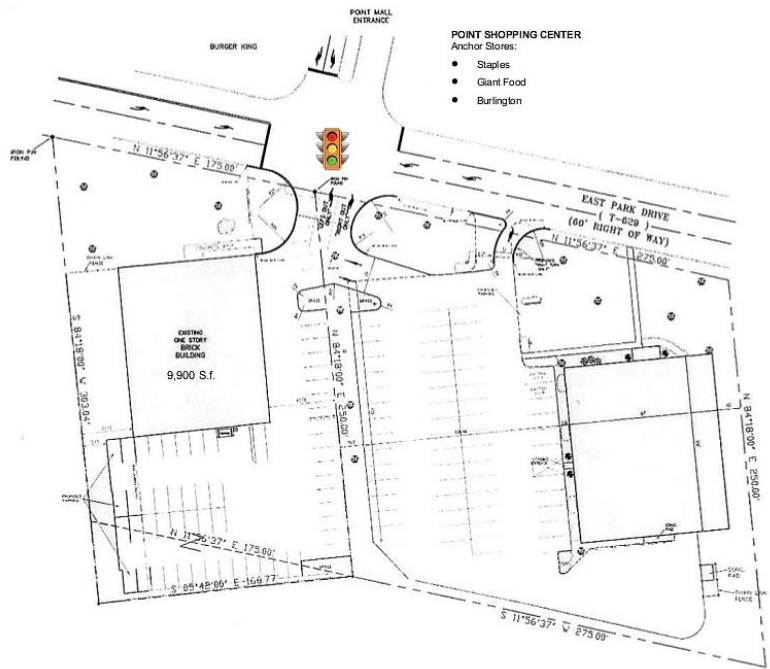
750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832 Telephone  
717-564-4759 Fax

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 Plan



## Site Plan



## LOCATION – 979 EAST PARK DRIVE, HARRISBURG, PA

