



FOR LEASE 717-564-0832

Location Description

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 East Park Drive

Access:
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: 166
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:	T	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:	T
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

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.

T=Tenant;
L=Landlord

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:
994 1 st Flr		5 years	
2,760 1 st Flr		5 years	Contiguous
5,804 1 st Flr		5 years	Contiguous
24,804 2 nd Flr		5 years	Contiguous

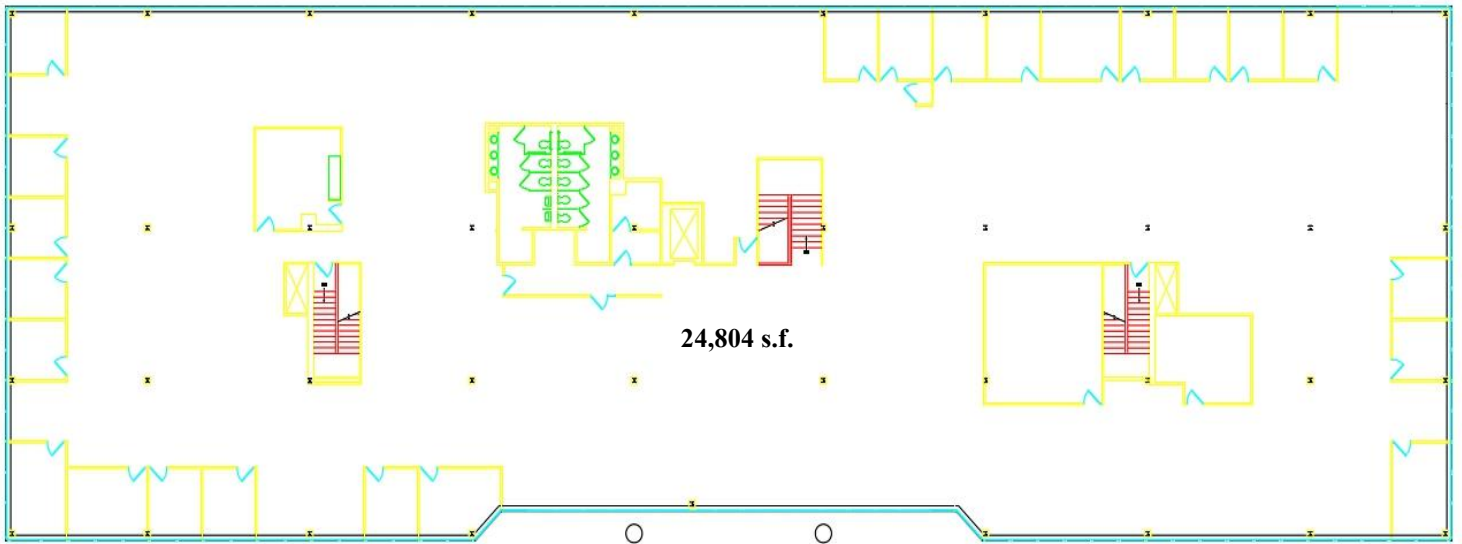


750 East Park Drive
Harrisburg, PA 17111
717-564-0832 Telephone
717-564-4759 Fax

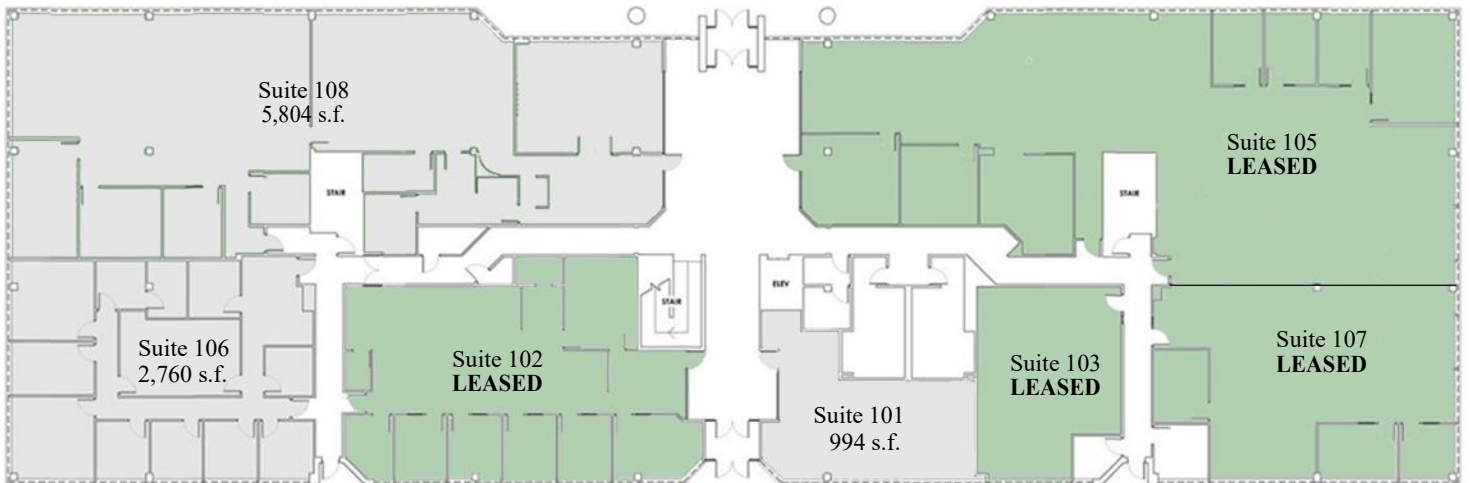
Information deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

FLOOR PLANS

Second Floor



First Floor



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

