



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: 13,277 s.f. Flr3
2,632 s.f. Flr2,
3,751 s.f. Flr2
5,863 s.f. Flr2
2,924 s.f. Flr1

Build Out: "As Is"

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

Property Class: COM - Commercial

Topography: Graded

Public Transportation: Yes

Gross Lease Utilities/Services Paid Directly By L

Water:	L	Janitorial:	L
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		

T=Tenant; L=Landlord

Utility	Provider	Location
Electricity:	PPL	On Site
Gas:	UGI	On Site
Water:	Veolia	On Site
Sewer:	Lower Paxton Twp	On Site

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
2,632 s.f.		5 years	2 nd Floor
3,751 s.f.		5 years	2 nd Floor
5,863 s.f.		5 years	2 nd Floor
2,924 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



LOCATION – 750 EAST PARK DRIVE, HARRISBURG, PA

