



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

**Location Description**

Address: Bonnydale Plaza  
989 East Park Drive  
Harrisburg, PA 17111

Cross Street: N/A  
County: Dauphin  
Municipality: Lower PaxtonTwp  
Tax Parcel #: 35-074-009  
Directions: I-83 to Union Deposit  
Road exit, East Park  
Drive, property on left  
East Park Drive

Access: East Park Drive

**Building Description**

Space Available: Up to 6,150 s.f.  
Build Out: "As Is"  
Class: B+  
Construction: Brick masonry  
# of Units: 4  
Age: Built 1979  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Carpet/Vinyl  
Floors: 1  
Elevator: 0  
Ceiling Hgt min/max: 10' /10'  
Type: Acoustical tile  
Sprinklers: No  
Lighting: Fluorescent  
HVAC/Source: Forced hot air; central  
AC / Gas and Electric

Restrooms: Men's & Women's  
handicapped

Business ID Sign: Yes  
Parking Spaces: 41  
Handicap Access: Yes  
Parking Description: In Common

**Site Description:**

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

**Utilities/Services Paid Directly By**

|                   |     |                        |     |
|-------------------|-----|------------------------|-----|
| Water:            | CAM | Janitorial:            | T   |
| Sewer:            | CAM | Heat:                  | T   |
| Trash:            | T   | HVAC Repairs:          | T   |
| Electricity:      | T   | In-Suite Repairs:      | T   |
| Air Conditioning: | T   | Parking Maint & Lights | CAM |
| Plumbing Repair:  | T   | Structure Repairs:     | L   |
| Lawn Maint:       | CAM | Snow Removal:          | CAM |
| Taxes:            | CAM | In Suite Light Bulbs:  | T   |
| Insurance:        | CAM | Roof                   | L   |

T Tenant pays directly  
TB Tenant responsible, LL pays & bills Tenant  
L Landlord's sole expense  
CAM Common Area Maintenance  
LL pays; charged to Tenant's pro rata share of CAM

| 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:  
Remarks: Ideal for retail, service oriented business, or office use.

**Lease Rate/Terms**

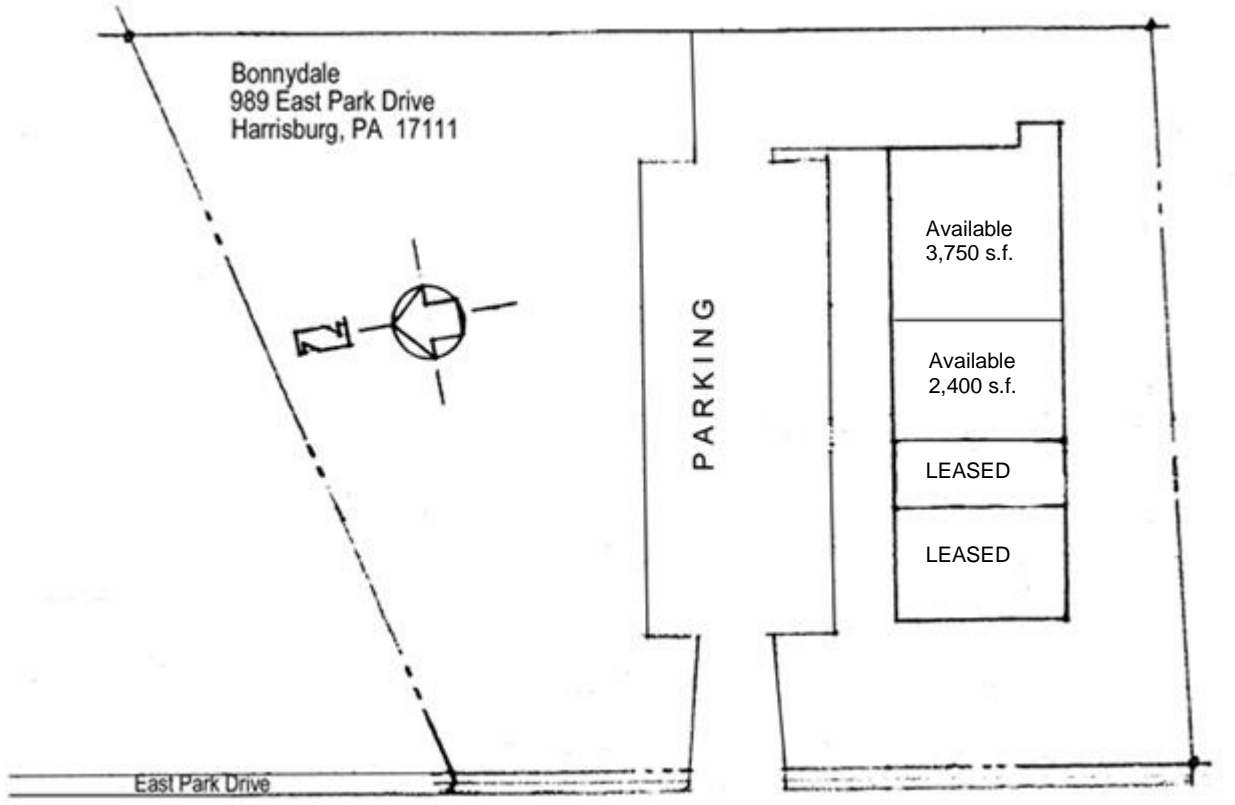
| S.F.          | Rate: | Term:   | Comments: |
|---------------|-------|---------|-----------|
| 3,750 Suite D |       | 5 years |           |
| 2,400 Suite C |       | 5 years |           |



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.

## SITE PLAN



LOCATION – BONNYDALE PLAZA – 989 EAST PARK DRIVE, HARRISBURG, PA

