

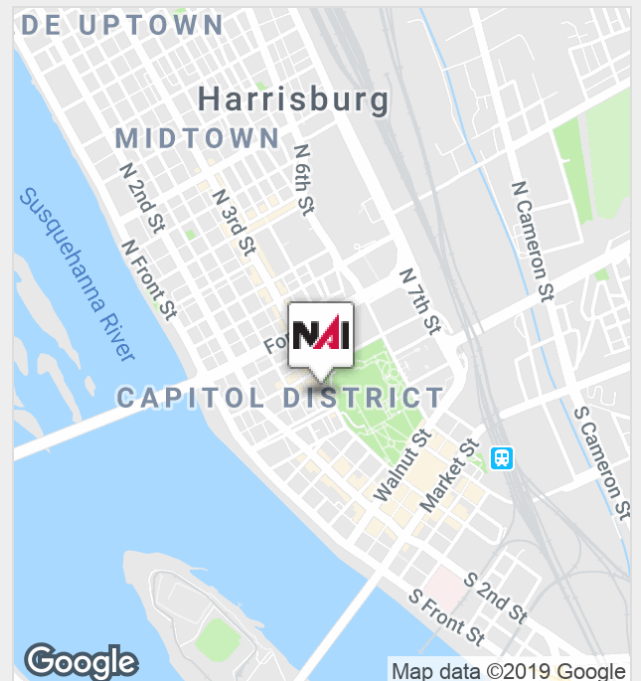


234 State Street

Harrisburg, Pennsylvania 17101

Property Features

- Three private offices available for lease, together or individually, located on the third floor
- Shared first floor conference room, kitchenette, copier and separate private WiFi network
- Close proximity to South Street Garage for parking
- Across the street from the Capital Complex



For more information:

Nathan Kranz

+1 717 761 5070 x175 • nkranz@naicir.com

For Lease

Office



Property Summary

Available SF:	800 SF
Lease Rate:	\$16.50 SF/yr (Gross)
Lot Size:	0.06 Acres
Building Size:	3,700 SF
Building Class:	B
Year Built:	1817
Renovated:	2017
Zoning:	Riverfront

Property Overview

Individual offices available for lease along State Street in Downtown Harrisburg. Office space includes, separate WiFi, first floor conference room and shared kitchenette and copier. The space has three private offices that are perfect for users that need permanent space or temporary space. Landlord willing to furnish the space for users looking for secondary space or meeting space while they are downtown.

Location Overview

Located on State Street in Downtown Harrisburg. Location is directly across the street from the South Street parking garage. The property is in close proximity to the Capital Complex, Strawberry Square, the river front and many other downtown amenities.

Site Information:

PROPERTY ADDRESS:	234 State Street, Harrisburg, PA 17101
APN:	04-004-011
ZONING DESCRIPTION:	Riverfront

Building Information:

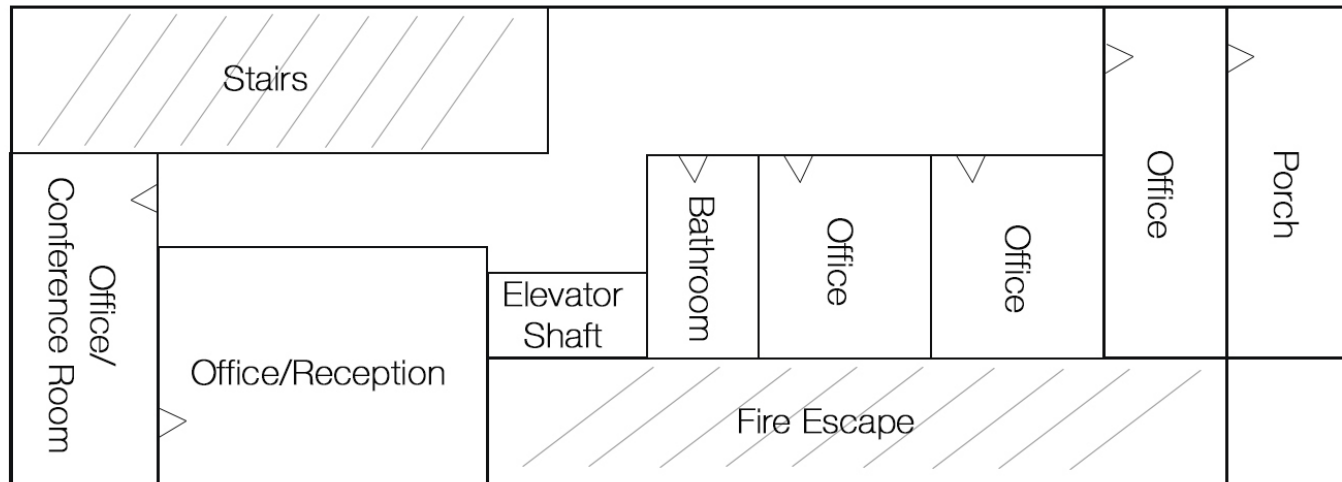
CEILING:	Drywall
WALLS:	Drywall
FLOOR COVERINGS:	Hardwood
RESTROOMS:	One per floor in common
HVAC:	Electric
UTILITIES DESCRIPTION:	Water: Public Sewer: Public Electric: Available
LOAD FACTOR:	Yes
HANDICAP ACCESS:	No
NO. FLOORS:	3
BUILDING CLASS:	B

Lease Information:

SPACE SIZE:	800 SF
MIN DIVISIBLE:	800 SF
MAX DIVISIBLE:	800 SF
LEASE RATE:	\$16.50 SF/yr
LEASE TYPE:	Gross
LEASE TERMS:	Negotiable
SECURITY DEPOSIT:	One month's rent
TENANT RESPONSIBILITIES:	In suite janitorial
LANDLORD RESPONSIBILITIES:	Heat, Trash Removal, Insurance, Air Conditioning, HVAC Repairs, Interior Repairs, Water & Sewer, Taxes, Electric, Structural Repairs, Plumbing Repairs, Roof Repairs

For Lease

Office

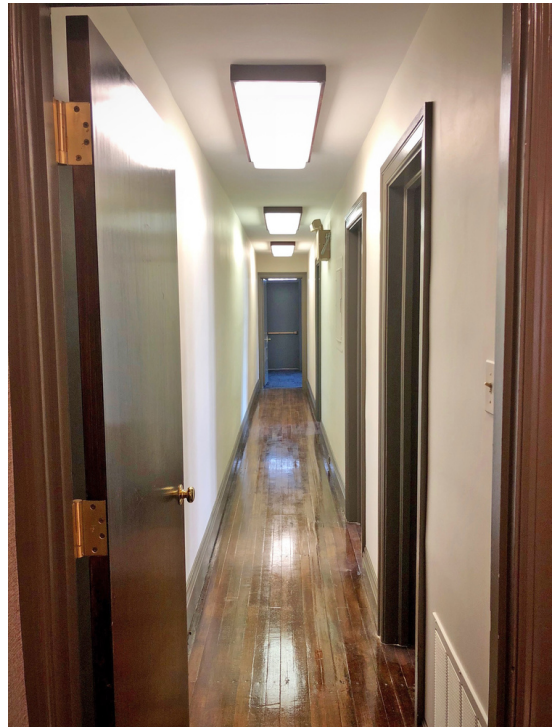


234 State Street
Harrisburg, PA

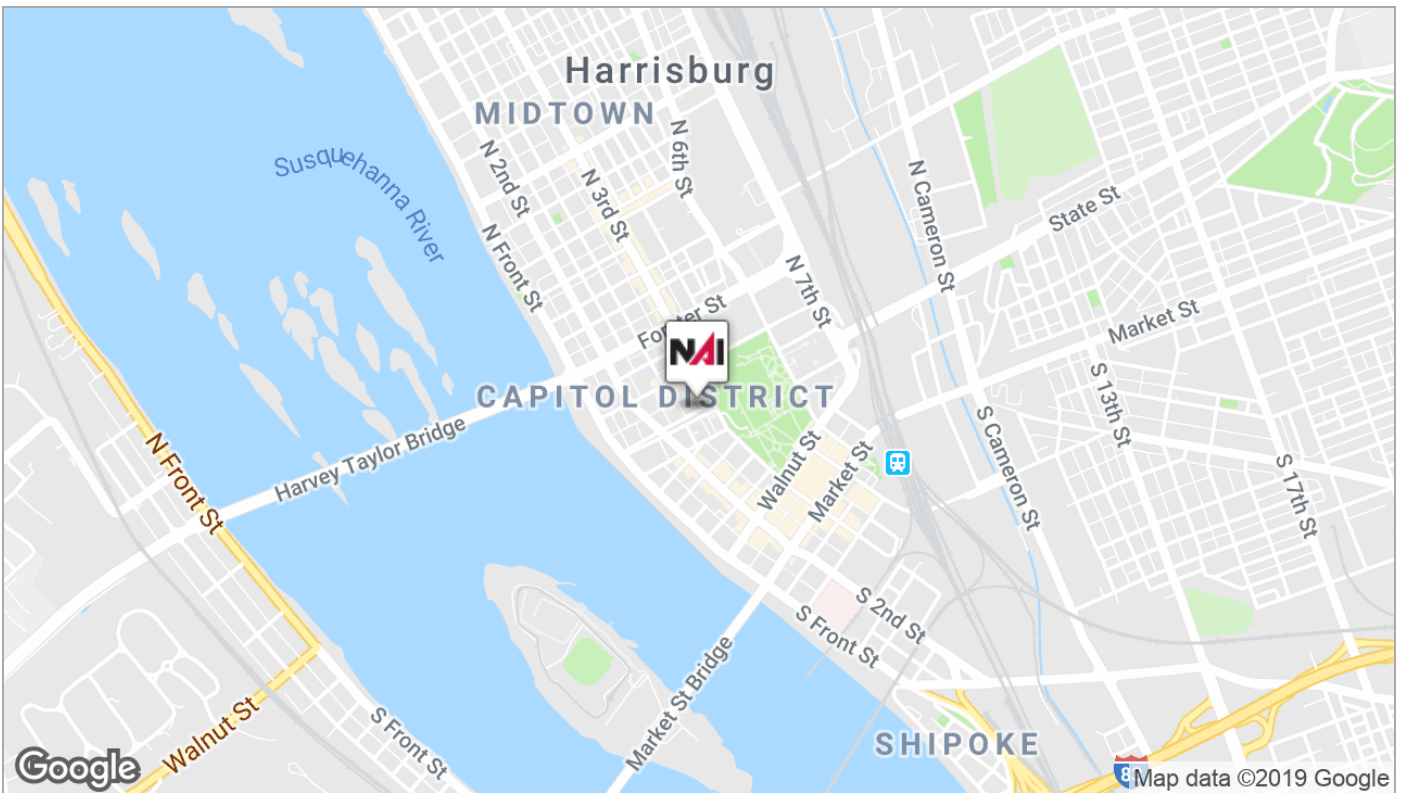
*Not to Scale

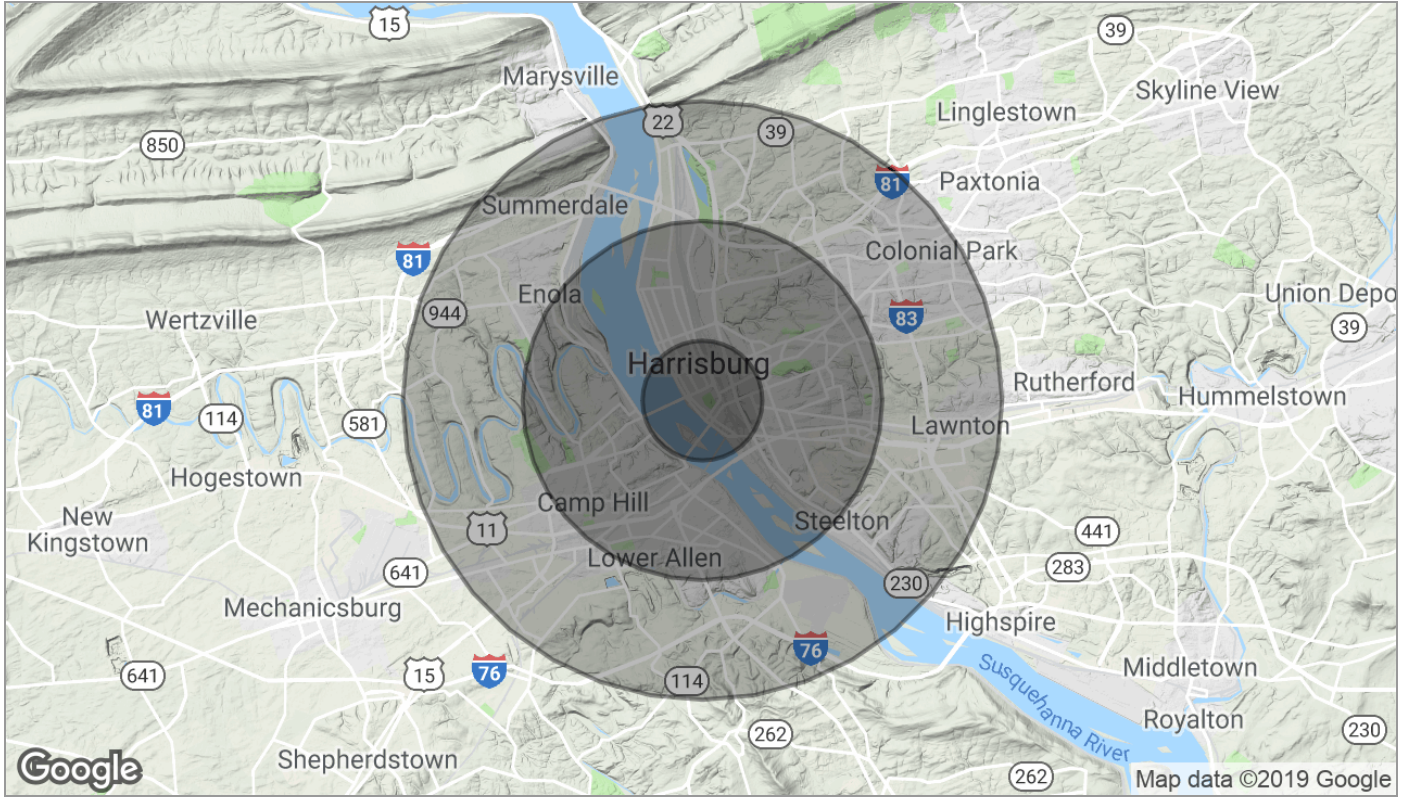
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Rear Offices	\$16.50 SF/YR	Gross	800 SF	VACANT

For Lease
Office



For Lease
Office





	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	11,295	102,672	196,041
MEDIAN AGE	38.6	35.7	37.6
MEDIAN AGE (MALE)	36.8	33.2	35.5
MEDIAN AGE (FEMALE)	41.1	37.5	38.4
Households & Income			
TOTAL HOUSEHOLDS	6,255	44,331	81,725
# OF PERSONS PER HH	1.8	2.3	2.4
AVERAGE HH INCOME	\$39,684	\$50,468	\$58,978
AVERAGE HOUSE VALUE	\$107,218	\$136,759	\$157,910
Race			
% WHITE	50.8%	54.4%	64.8%
% BLACK	42.4%	35.7%	26.6%
% ASIAN	1.6%	2.6%	2.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.2%	0.1%
% OTHER	2.1%	3.2%	2.5%
Ethnicity			
% HISPANIC	11.6%	10.4%	8.2%

* Demographic data derived from 2010 US Census