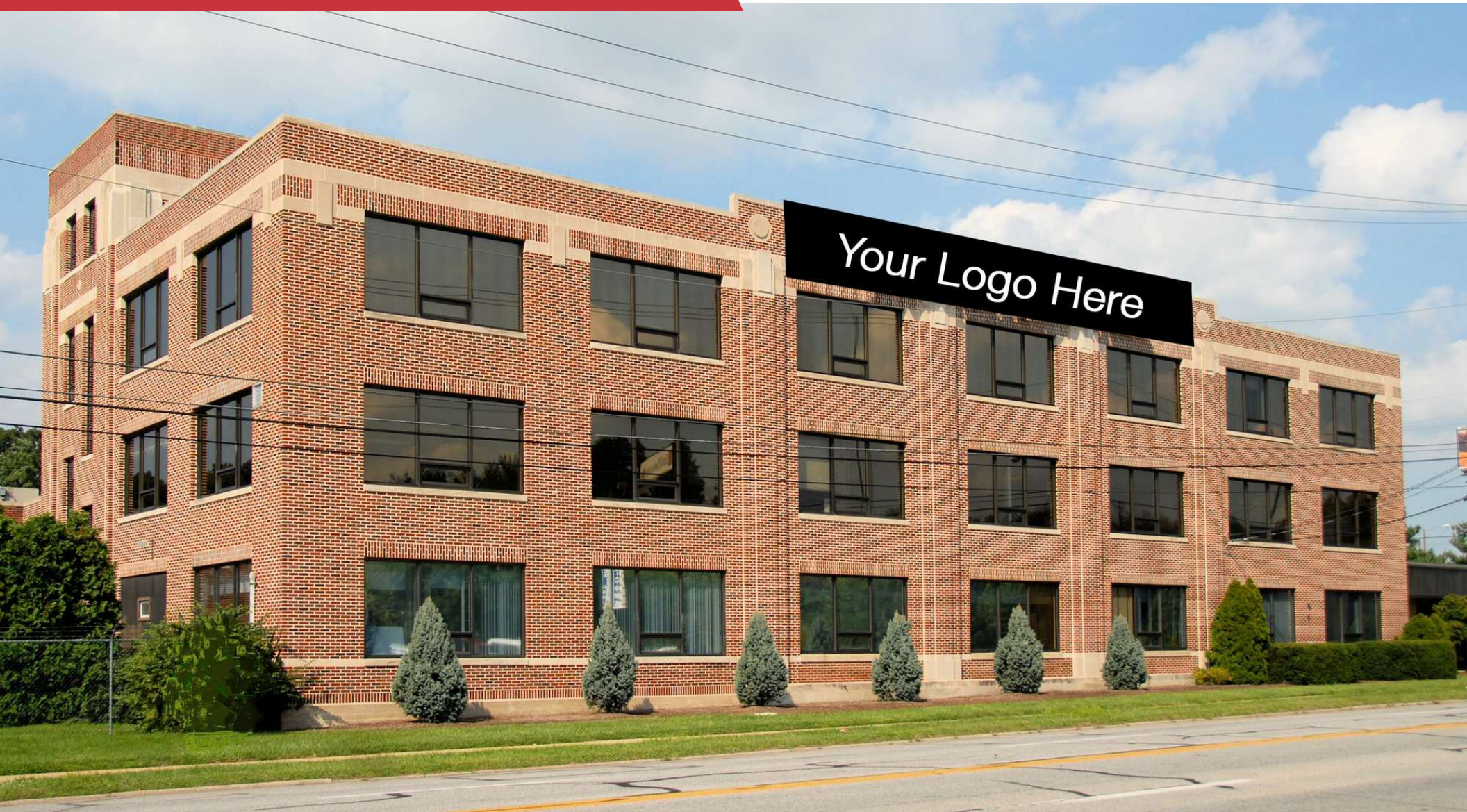


OFFICE BUILDING
FOR LEASE

1500 PAXTON STREET
HARRISBURG, PA 17104



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
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NAICIR

Information concerning this offering comes from sources 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. PA License #RB024320A

1500 PAXTON STREET

PROPERTY DETAILS

FOR LEASE

\$11.25 SF/YR (MG)

OFFERING SUMMARY

Lease Rate	\$11.25 SF/yr (MG)
Available SF	8,460 SF
Lot Size	2.9 Acres

PROPERTY SUMMARY

Address	1500 Paxton Street Harrisburg, PA 17104
Municipality	City of Harrisburg
County	Dauphin
Tax Parcel #	02-056-001
Building Size	54,569 SF
Year Built	1929

PROPERTY HIGHLIGHTS

- Marquee signage potential
- One suite available on the second floor
- Open floor plan with lots of windows
- Ample onsite parking
- Located in Harrisburg City in close proximity to I-83

PROPERTY DESCRIPTION

Offered for lease is 8,460 square feet of office space located on the second floor of an art deco style building. This office space provides excellent visibility from I-83, making it an ideal location for businesses looking to increase their exposure. The property is currently occupied by a mix of office and flex tenants.

UTILITIES & ZONING

Gas	Available
Water & Sewer	Public
Zoning	IND - Industrial; permits offices, medical or dental offices, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.

BUILDING INFORMATION

Construction	Masonry
# of Floors	3
Restrooms	In common areas
HVAC	Gas and electric
Electrical Capacity	1200 amps; 3 phase
Lighting	Fluorescent
Roof	Rubber
Ceilings	8'+
Ceiling Description	Suspended
Sprinklers	Yes
Walls	Drywall
Floor Type	Concrete
Basement	Yes
Elevators	2; one passenger and one service
Business ID Sign	Yes

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LEASE SPACES

FOR LEASE

\$11.25 SF/YR (MG)

LEASE INFORMATION

Lease Type:	MG	Lease Term:	12 months
Total Space:	8,460 SF	Lease Rate:	\$11.25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor	Available	8,460 SF	Modified Gross	\$11.25 SF/yr	Second floor - see attached floor plan

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LEASE INFORMATION

FOR LEASE

\$11.25 SF/YR (MG)

LEASE INFORMATION

Monthly Payments	\$7,931.25
Annual Rent	\$95,175.00
Real Estate Taxes	Included in rent
Finish Allowance	As is
Lease Term	12 months
Options	Negotiable
Escalation	Negotiable
Possession	Upon execution of lease contract
Security Deposit	Negotiable

LANDLORD/TENANT RESPONSIBILITIES

Heat	T
Trash Removal	T
Insurance	L
Air Conditioning	L
HVAC Repairs	L
Interior Repairs	T
Water & Sewer	L
Supplies	T

Taxes	L
Electric	T
Janitorial	T
Structure Repairs	L
Parking Lot Maintenance	L
Light Bulbs	T
Plumbing Repairs	L
Roof Repairs	L

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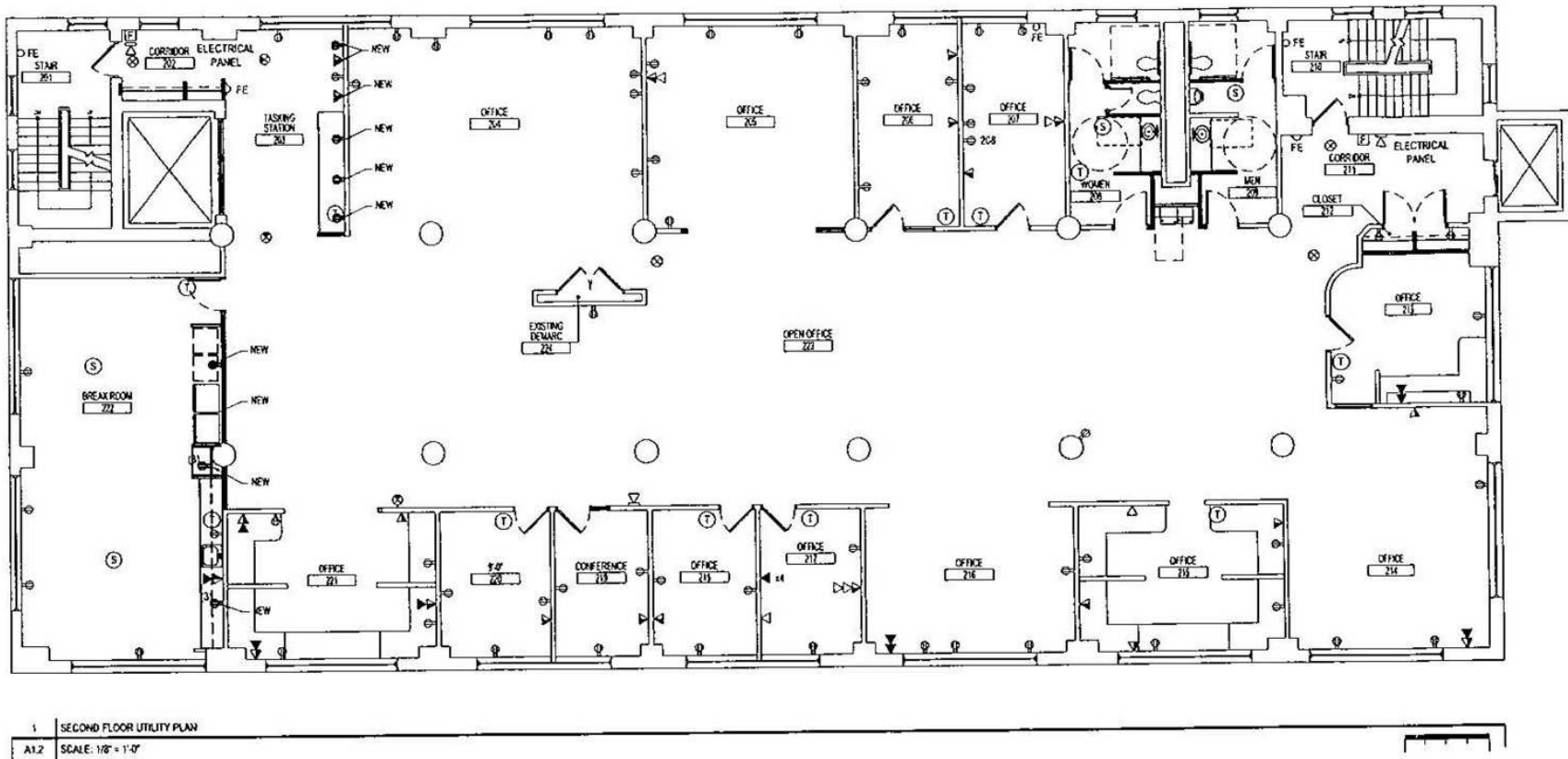
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1500 PAXTON STREET

FLOOR PLAN

FOR LEASE
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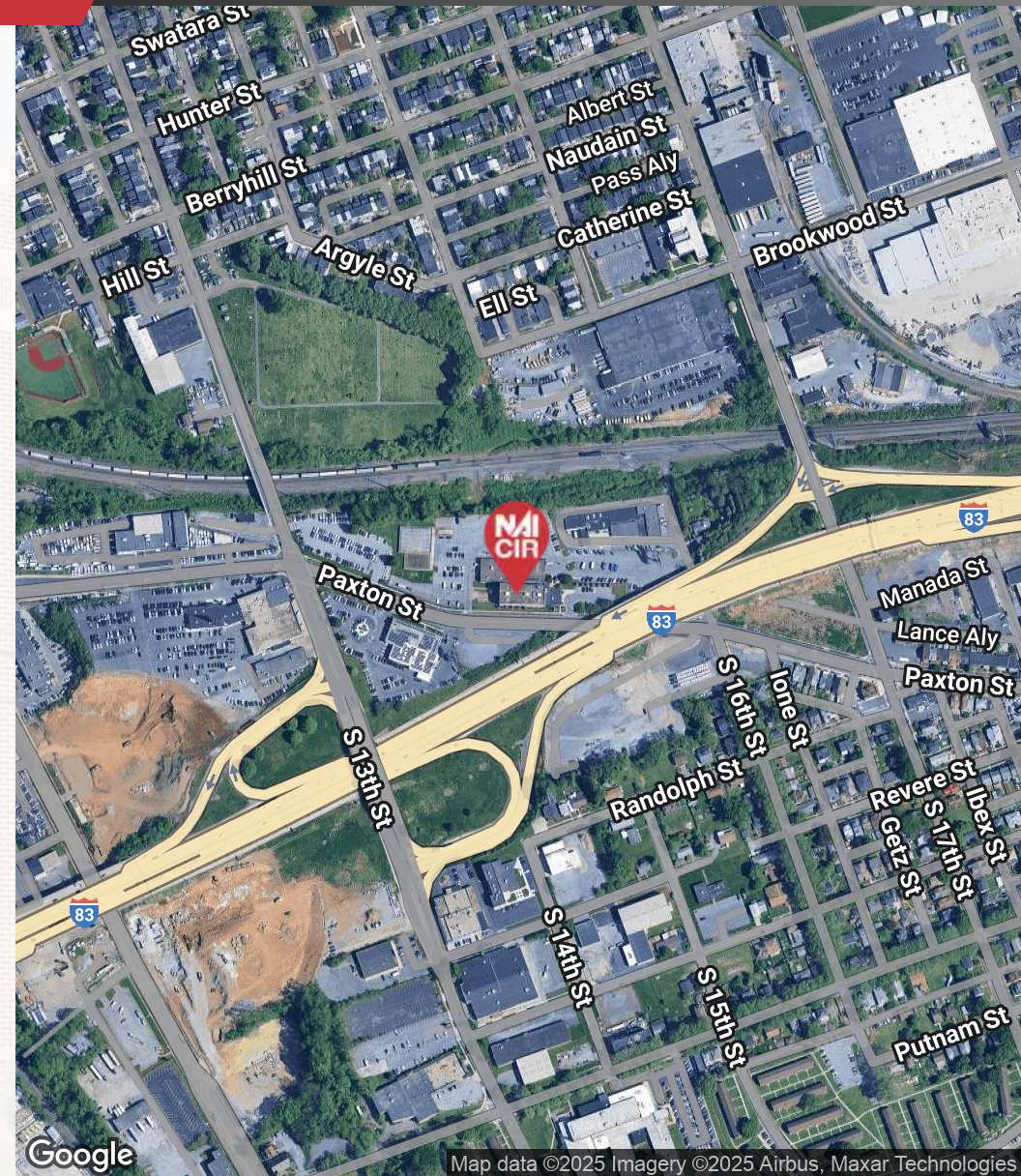
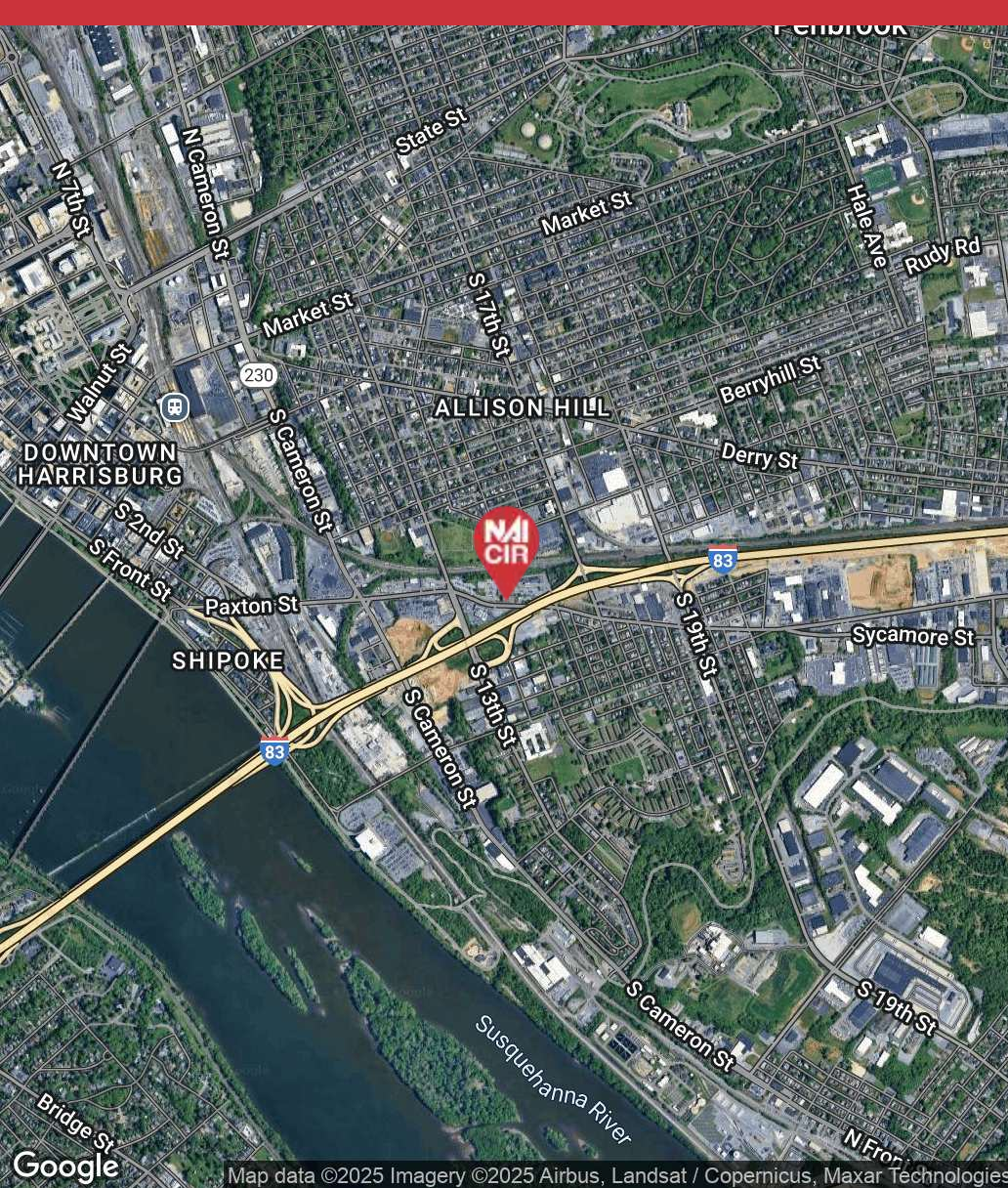
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LOCATION MAP

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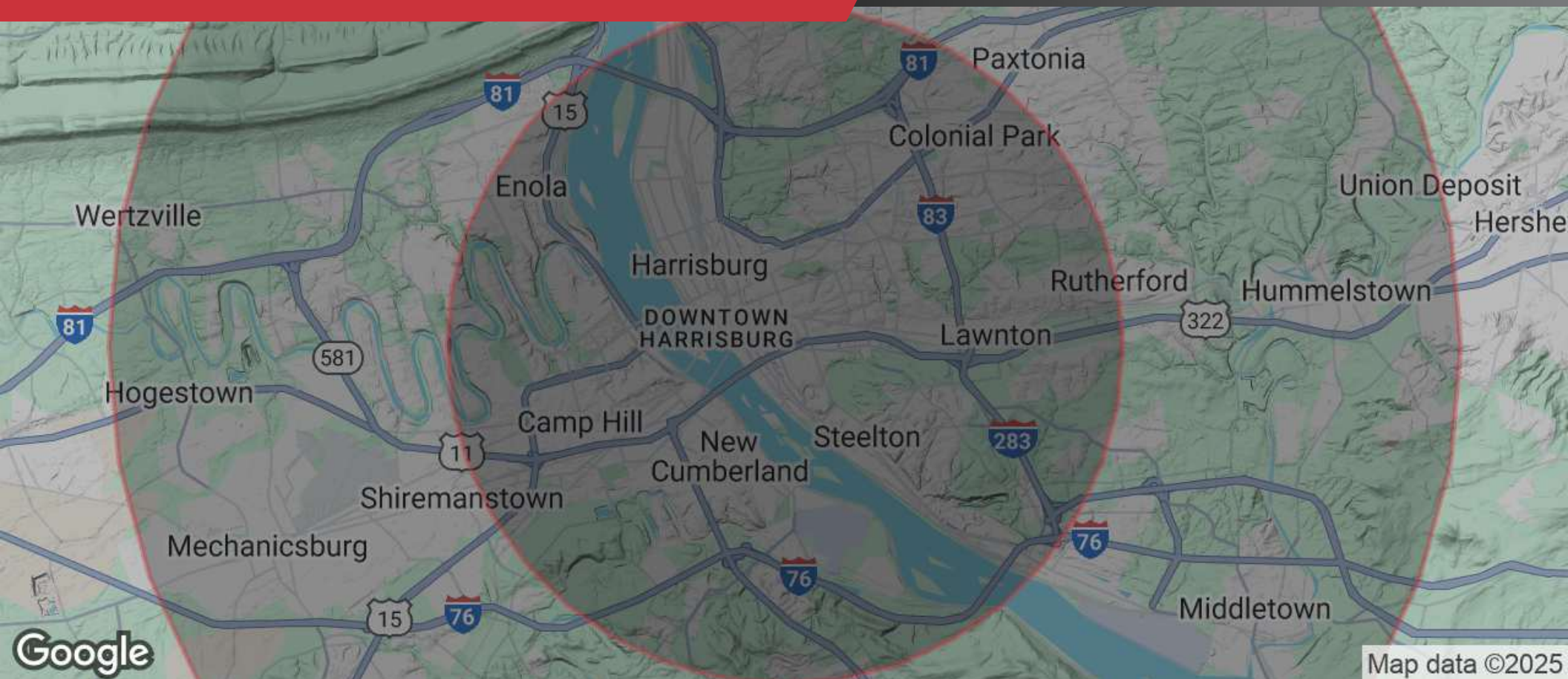
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1500 PAXTON STREET

DEMOGRAPHICS

FOR LEASE
\$11.25 SF/YR (MG)



POPULATION

5 MILES	10 MILES	15 MILES
199,894	407,841	520,563



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
81,989	166,363	209,143



INCOME

5 MILES	10 MILES	15 MILES
\$91,453	\$105,634	\$108,647

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