

OFFICE SUITE FOR LEASE

939 E PARK DR |
HARRISBURG, PA 17111

Presented By:

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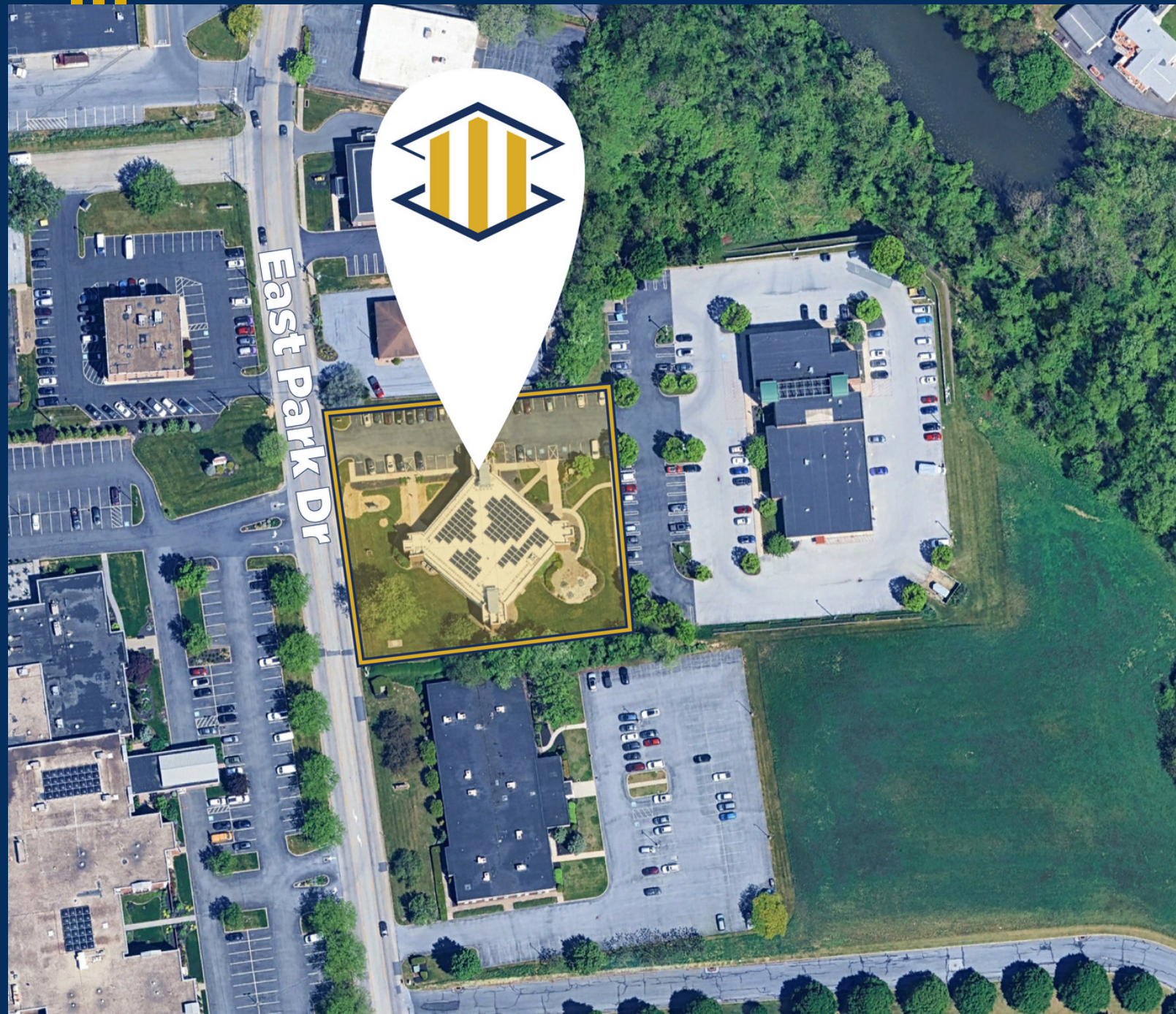
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CAPSTONE
COMMERCIAL

205 W Caracas Ave | Hershey, PA 17033

PROPERTY OVERVIEW

939 E Park Dr | Harrisburg, PA 17111

PROPERTY DESCRIPTION

Located at 939 East Park Drive in Harrisburg, Suite #200 offers a 3,430 square foot second-floor office opportunity within a fully occupied, multi-tenant building. The suite is built out with a functional mix of private offices, conference space, kitchenette, and an open bullpen area, making it well-suited for a range of office users. Existing furniture and equipment—including cubicles and standing desks—can remain in place, providing a turnkey option for an incoming tenant. The property features updated finishes throughout, and will be available for occupancy in January 2027. With limited availability of mid-size office suites in the Harrisburg market, this offering presents a practical leasing opportunity at a competitive rate.

PROPERTY HIGHLIGHTS

- On-site parking with 74 spaces
- Built-out space with private offices, conference room, cubicle area, and kitchenette.
- Recently renovated office space



OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Gross)
Total Number of Units:	5
Available SF:	3,430 SF
Lot Size:	1.41 Acres
Building Size:	16,328 SF
APN:	35-074-038
Municipality:	Lower Paxton Twp
County:	Dauphin
Zoning:	Business Campus



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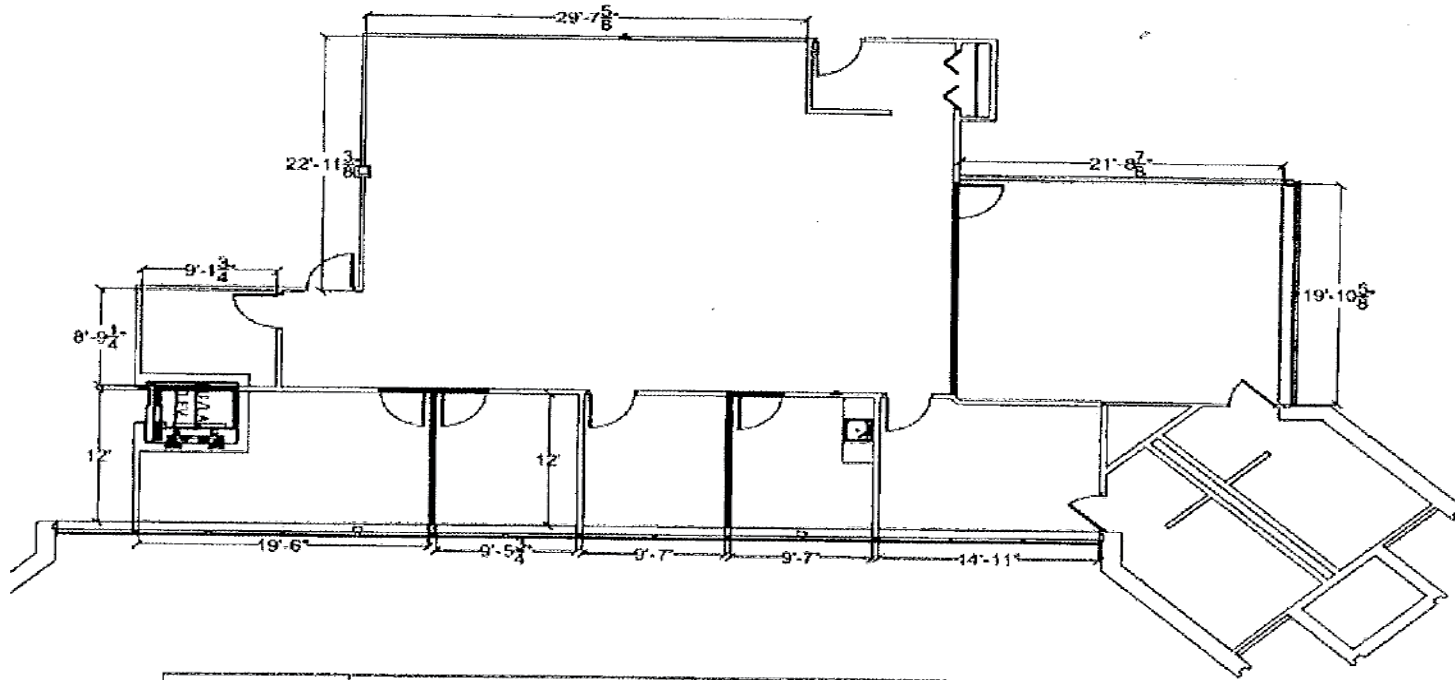
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FLOOR PLAN

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OneMain Financial	BRANCH HARRISBURG RCC	EXISTING CONDITIONS	REVISIONS
TYPE: RCC	ADDRESS: 939 EAST PARK DRIVE	NOT TO SCALE	11/17/21
	NO. OF EMPLOYEES: 15	DESIGNED BY: CS	
	50 FT x 21 FT		
		NOTES: PLEASE VERIFY ALL DIMENSIONS. ALL INTERIOR DOORS MUST BE 3'	

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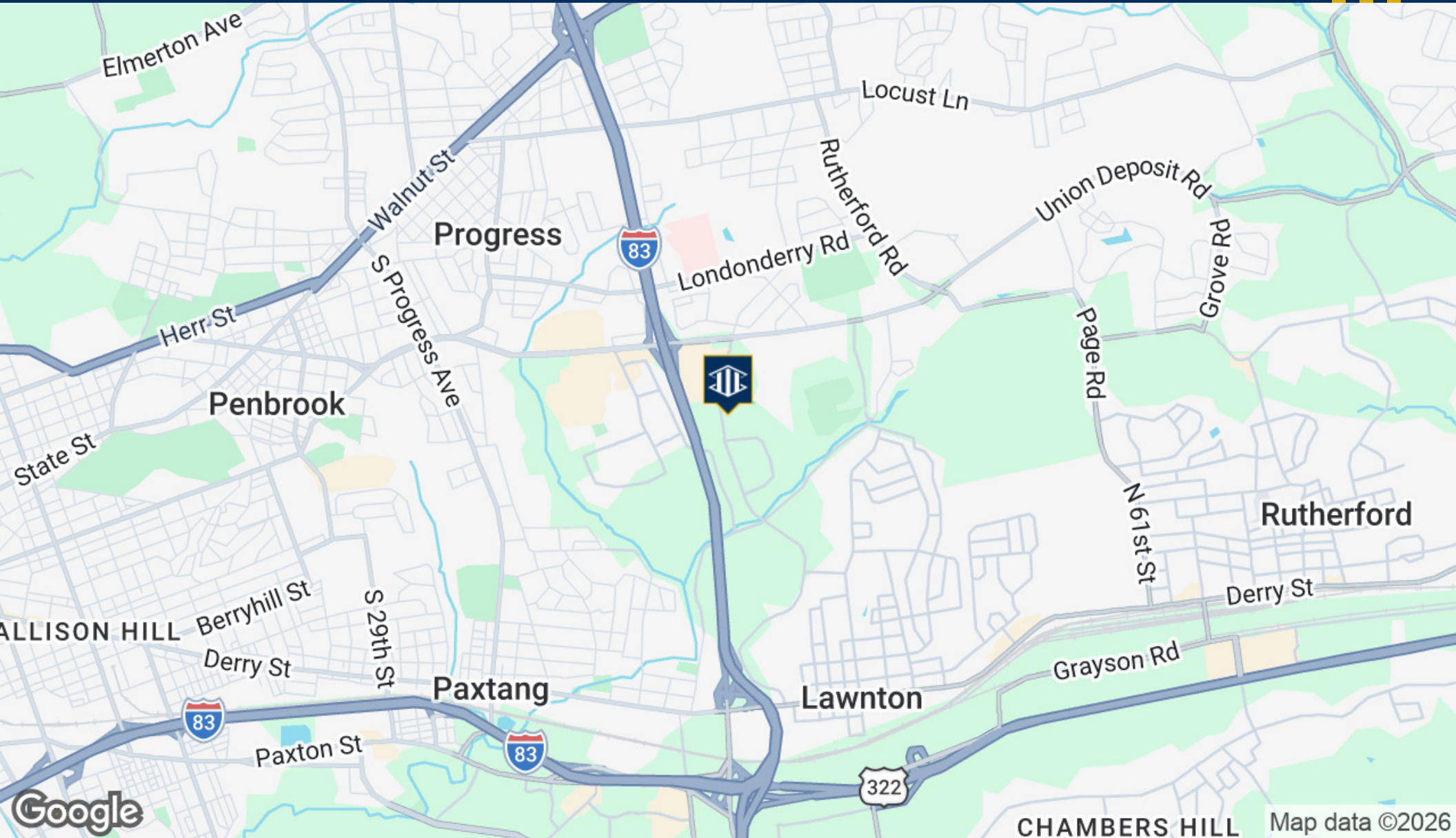
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GREATER AREA

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CHAMBERS HILL Map data ©2026

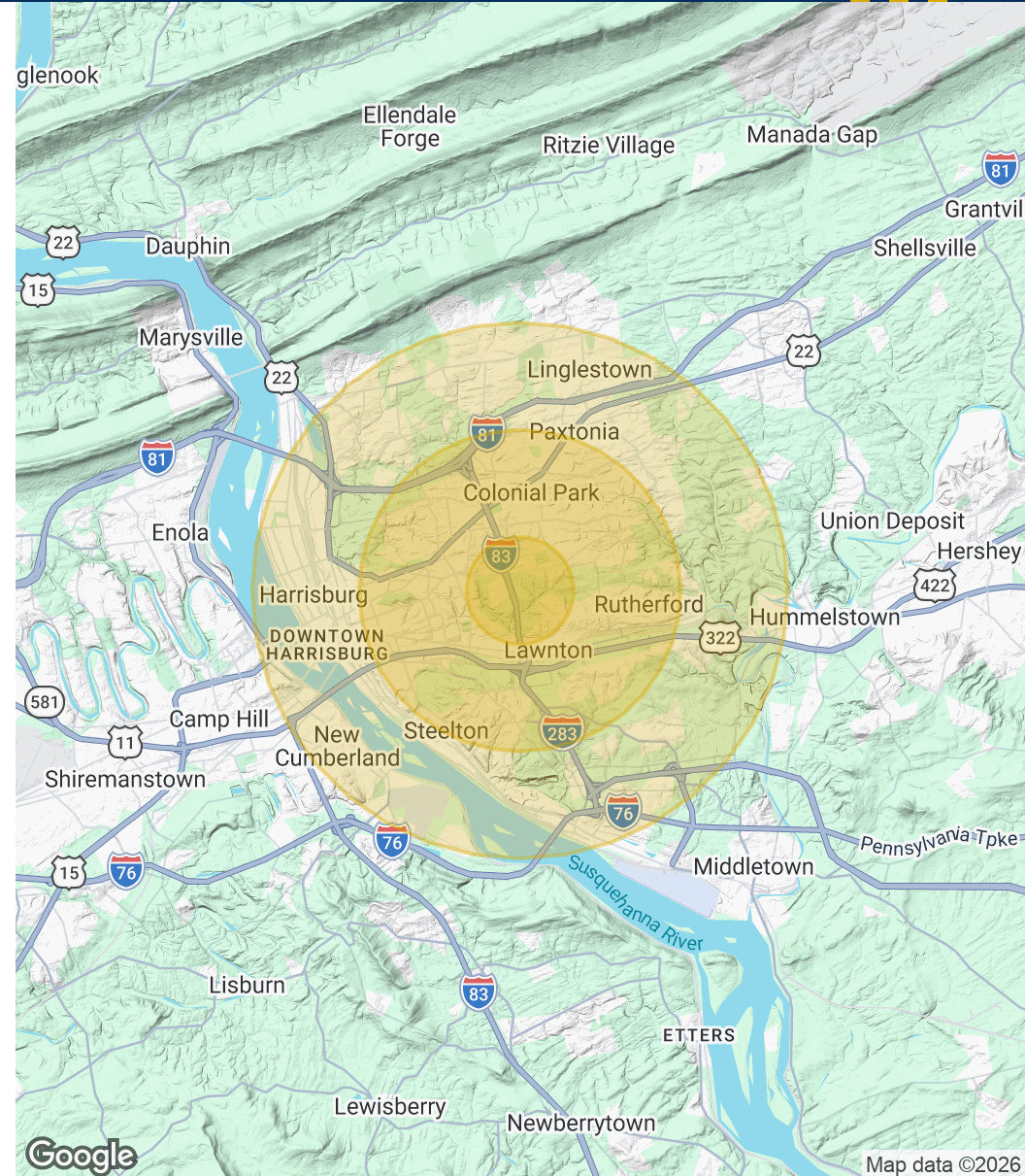
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,859	92,722	180,466
Average Age	40.2	36.5	38.4
Average Age (Male)	36.5	34.3	36.5
Average Age (Female)	43.4	38.2	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,978	36,625	75,560
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$77,669	\$79,863	\$89,924
Average House Value	\$207,893	\$199,678	\$225,029

2023 American Community Survey (ACS)



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Map data ©2026

ADVISOR BIO

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Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle.

Originally from Lancaster, Matt graduated from Messiah College with a degree in International Relations and was part of the International Business Institute Economics Program.

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Joining the team in 2025 as a Brokerage Advisor, Rachel brings a strong foundation in marketing and communications to her client relationships. She began her commercial real estate career in Boston with Marcus & Millichap, where she specialized in retail and earned an early promotion after completing the firm's rigorous training program. A Penn State graduate with a Bachelors in Public Relations, Rachel has six years of public relations and marketing experience across nonprofit and private sectors, including her role as Director of Marketing & Community Outreach for Creative York. Rachel's entrepreneurial drive led her to found Magical Moments at age 15 and, later, RachelReh Custom Embroidery.

Born and raised in York, PA, Rachel is an artist and musician who enjoys journaling, dancing, and spending time in nature. Her enthusiasm, curiosity, and ability to form meaningful connections guide her approach as she helps clients navigate their commercial real estate goals with clarity and care.

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LEGAL

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