



PROFESSIONAL EAST SHORE
OFFICE SUITES

FOR LEASE

499 EISENHOWER BOULEVARD
HARRISBURG PA



425 N 21ST STREET, SUITE 302, CAMP HILL, PA 17011
P : 717.731.1990 | W : LANDMARKCR.COM

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PROPERTY SUMMARY

Position your business for success with this premier leasing opportunity in the heart of Harrisburg's thriving East Shore corridor. Offering flexible office configurations ranging from approximately 5,400 to 16,800 square feet, this property is ideally suited for growing companies, regional headquarters, or established firms seeking a highly visible and accessible location. Strategically situated at the convergence of I-83, I-283, Route 322, Paxton Street, and Eisenhower Boulevard—and just steps from the renowned TecPort Business Center—this site delivers exceptional connectivity to the greater Central Pennsylvania market and beyond. Tenants will enjoy the convenience of abundant on-site parking, adaptable lease terms tailored to meet evolving business needs, and prominent signage opportunities designed to elevate brand visibility along one of the region's most heavily traveled corridors. Surrounded by a dynamic mix of commercial activity, retail amenities, and professional services, this location offers both prestige and practicality. Elevate your company's presence and position your team for continued growth in one of the area's most strategic business hubs—contact us today to explore this outstanding opportunity.

PROPERTY HIGHLIGHTS

- **Prime Location:** At the crossroads of I-83, I-283 & Route 322 in Harrisburg
- **Flexible Space:** ±5,400–16,800 SF with adaptable lease terms
- **High Visibility:** Ample parking and signage near TecPort Business Center

LOCATION HIGHLIGHTS

- **Strong Connectivity:** Easy access to I-83, I-283 & Route 322
- **Prime Location:** In the heart of Harrisburg's East Shore corridor
- **Established Hub:** Near TecPort Business Center with strong surrounding commercial activity



OFFERING SUMMARY

Available SF for Lease	4,652 SF
Lease Rate	\$15.95 per SF/yr + Janitorial
Lease Type	Full Service
CAM	None
Zoning	Manufacturing Limited
Municipality	Swatara Township
County	Dauphin County

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THOMAS POSAVEC, SIOR
EXECUTIVE VP, CORPORATE SERVICES
✉ TPOSAVEC@LandmarkCR.com
☎ 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
✉ NMARTIN@LandmarkCR.com
☎ 717.317.8481

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PROPERTY DETAILS

Number of Buildings	1
Building Size	90,000 SF
Lot Size	8.54 Ac
Building Class	B
Tenancy	Multi
Number of Floors	3
Restrooms	In-Common
Parking	Surface 415 spaces
Year Built Renovated	1950 2007

BUILDING SPECIFICATIONS

Construction	Masonry Glass
Roof Type	Flat
Power	120V
HVAC	Multi-zone
Sprinklers	Yes
Signage	Monument & Pylon

MARKET DETAILS

Cross Streets	Paxton St & Eisenhower St
Traffic Count at Intersection	11,084 ADT
Municipality	Swatara Township
County	Dauphin County
Zoning	Manufacturing Limited

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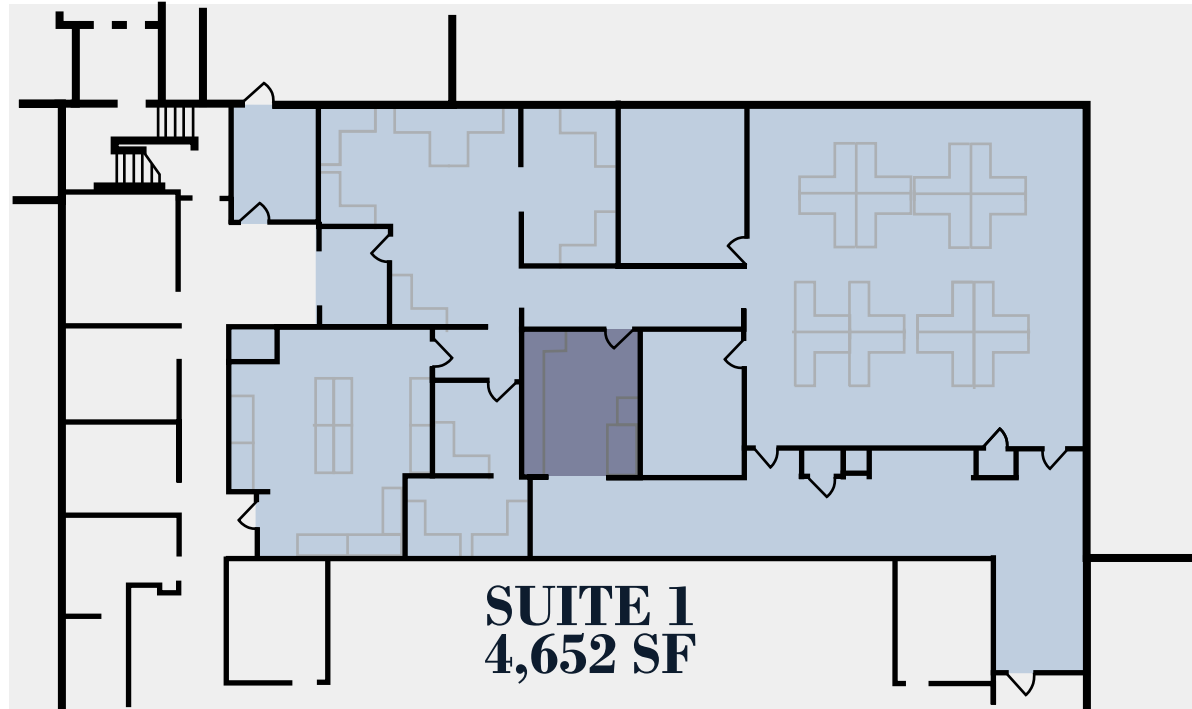


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FIRST FLOOR AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
1	4,652 SF	Full Service	\$15.95 per SF/yr	Can I get a small description for this space?

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ADDITIONAL IMAGES



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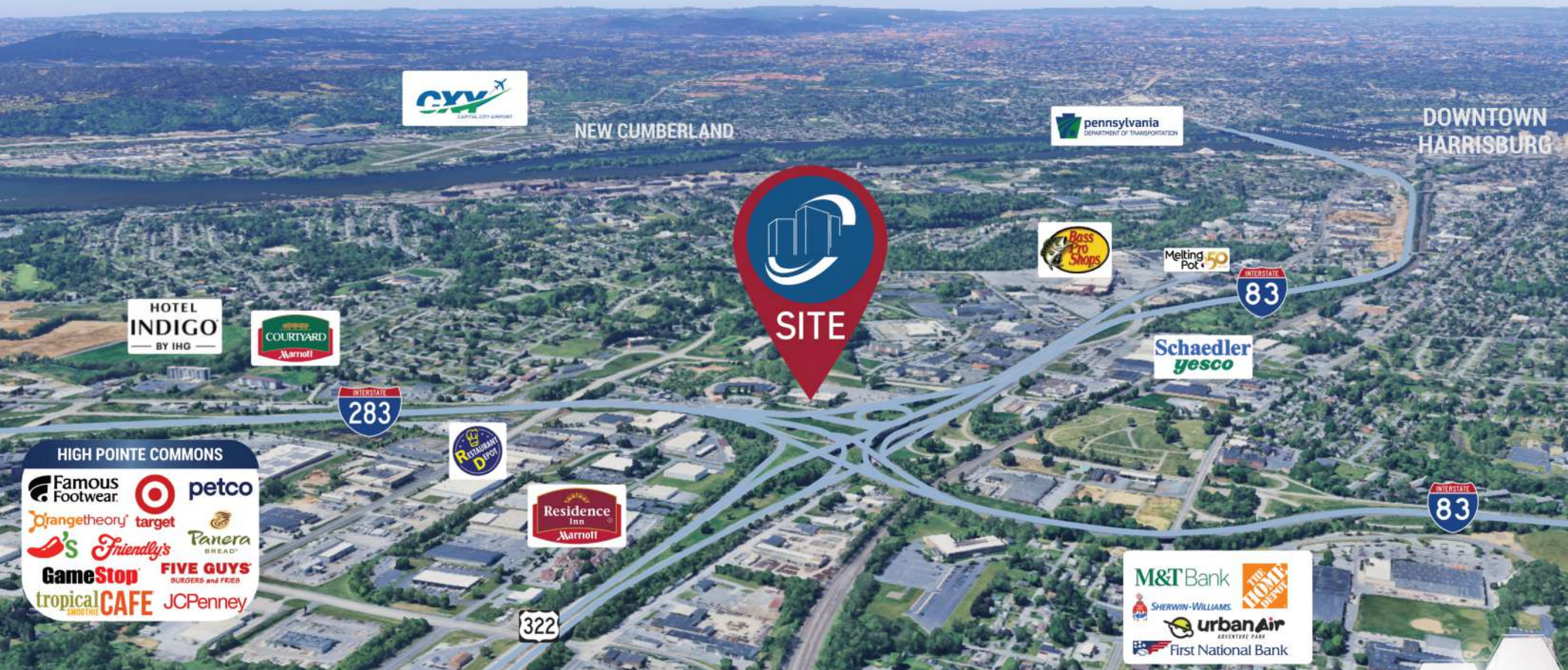
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AREA



HIGH POINTE COMMONS

- Famous Footwear
- petco
- Orangetheory
- target
- Panera BREAD
- GameStop
- FIVE GUYS BURGERS and FRIES
- JCPenney
- tropical CAFE SMOOTHIE

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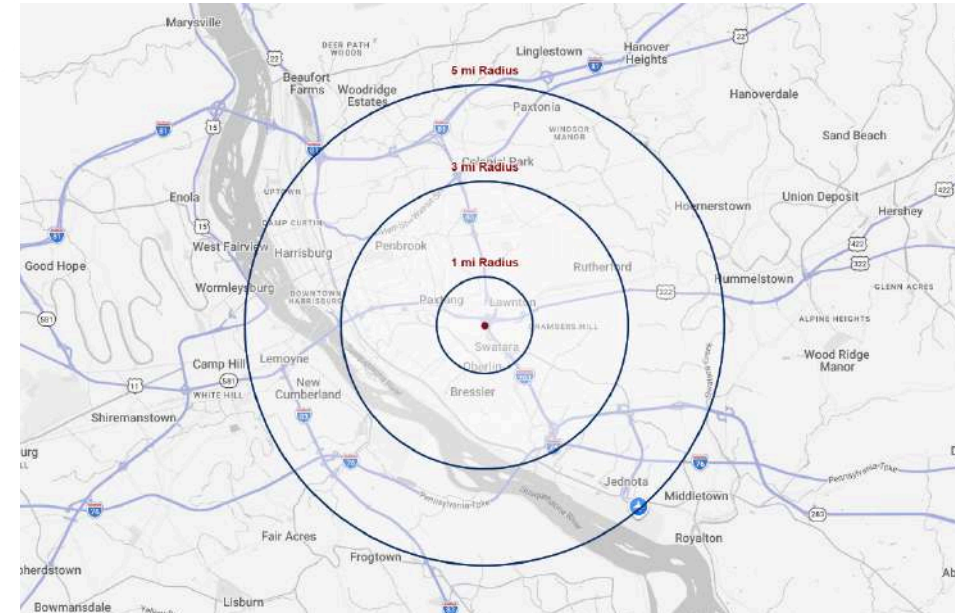
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DEMOGRAPHICS & LOCATION OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,139	80,143	177,015
Households	2,452	31,486	73,239
Average Household Income	\$94,561	\$85,798	\$93,406
Businesses	537	2,938	7,444
Employees	11,157	44,509	112,911

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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