



208 N. Third Street  
 Mary Sachs  
 Harrisburg, PA 17101  
 Dauphin County, Harrisburg City

**After over 50 years, now is your opportunity to own a true Harrisburg landmark. Originally constructed in 1932, the iconic Mary Sachs building has been thoughtfully maintained and updated by its current owner, preserving its historic character while enhancing its modern appeal. Positioned in the heart of downtown, the building offers both investment and occupancy potential, with available leasing opportunities including the entire third floor—featuring the largest window line facing the Capitol in any privately owned building. Surrounded by Harrisburg’s vibrant amenities including convenient parking within a block in every direction, 208 N. Third combines timeless architecture with an unmatched location.**

Square Feet Available	6,417 SF
Lot Size	0.120 AC
Date Available	Immediately
Price	\$1,750,000

## Zoning

**Downtown Center (DC) which permits office uses, café, day care, recreation/entertainment facility, community or conference center, business/essential services, financial institution, and more.**

## Building Information

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<b>SF Available</b>	<b>6,417</b>
<b>Min Contiguous SF</b>	<b>355</b>
<b>Max Contiguous SF</b>	<b>4,235</b>
<b>Additional information</b>	<b>First Floor</b> <ul style="list-style-type: none"><li>• Suite 100: 355 RSF (office/retail with large front window)</li></ul> <b>Second Floor</b> <ul style="list-style-type: none"><li>• Suite 205: 197 RSF (newly renovated)</li></ul> <b>Third Floor</b> <ul style="list-style-type: none"><li>• Suite 310: 605 - 4,235 RSF (entire third floor)</li></ul> <b>Fourth Floor</b> <ul style="list-style-type: none"><li>• Suite 400: 1,630 RSF (front window line)</li></ul>
<b>Total SF in Building</b>	<b>20,640</b>
<b>Construction</b>	<b>Poured concrete and steel frame with limestone facade</b>
<b>Year Constructed</b>	<b>1932</b>
<b>Renovation Year</b>	<b>2026</b>
<b>Elevator</b>	<b>Yes; one Otis Elevator passenger car (updated in 2025)</b>
<b>Elevator Capacity</b>	<b>2,000 lbs</b>
<b>Number of Floors</b>	<b>Four</b>
<b>Sprinklers</b>	<b>In the basement only</b>
<b>HVAC</b>	<b>First and second floors: high efficiency electric heat pump</b> <b>Third and fourth floors: rooftop gas fired heat and electric A/C</b>
<b>Ceiling Type</b>	<b>Varies throughout: 2x2 and 2x4 acoustic tiles</b>
<b>Ceiling Height</b>	<b>8' - 9'</b>
<b>Floor Type</b>	<b>Varies throughout</b>
<b>Business ID Sign</b>	<b>Tenant directory in lobby and suite signage</b>
<b>Basement</b>	<b>Yes; occupied by Verizon</b>
<b>Restroom</b>	<b>Mostly common area restrooms</b> <b>All first floor suites and the hospitality suite have private restrooms</b>
<b>Electrical Capacity</b>	<b>Approximately 200 amps of service per floor</b>
<b>Roof</b>	<b>Flat rubber</b>
<b>Walls</b>	<b>Varies throughout: mostly painted drywall</b>
<b>Lighting</b>	<b>LED and various decorative fixtures</b>

## Leasing Information

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<b>Price Per SF</b>	<b>\$16.50</b>
<b>Price Notes Leasing</b>	<ul style="list-style-type: none"> <li>• Suite 100: \$1,100/month + electric + janitorial*</li> <li>• Suite 205: \$500/month gross + janitorial*</li> <li>• Suite 310: \$16.50/SF gross + janitorial*</li> <li>• 310A (If subdivided: 605 RSF) \$800/month</li> <li>• Suite 400: \$16.50/SF gross + janitorial*</li> </ul>
<b>Monthly</b>	<b>Varies on amount of space leased</b>
<b>Annually</b>	<b>Varies on amount of space leased</b>
<b>Rentable Useable</b>	<b>Rentable</b>
<b>Real Estate Taxes</b>	<b>Included in rent</b>
<b>Operating Expenses</b>	<b>Included in rent</b>
<b>Insurance</b>	<b>Included in rent</b>
<b>Finish Allowance</b>	<b>Not included</b>
<b>Lease Term</b>	<b>Negotiable</b>
<b>Options</b>	<b>Negotiable</b>
<b>Escalation</b>	<b>3% annual escalation on base rent</b>
<b>Possession</b>	<b>At lease commencement</b>
<b>Building Hours</b>	<b>Unlimited</b>
<b>Security Deposit</b>	<b>An amount equal to at least one month's rent</b>
<b>CAM</b>	<b>Included in rate</b>
<b>Additional Leasing Information</b>	<b>Building has Verizon FIOS and Comcast</b>

## Utilities And Services

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**(T= By Tenant, L= By Landlord)**

<b>Heat</b>	<b>L</b>	<b>Trash Removal</b>	<b>L</b>
<b>Insurance</b>	<b>L</b>	<b>Air Conditioning</b>	<b>L</b>
<b>HVAC Repairs</b>	<b>L</b>	<b>Interior Repairs</b>	<b>T</b>
<b>Water and Sewer</b>	<b>L</b>	<b>Supplies</b>	<b>L</b>
<b>Taxes</b>	<b>L</b>	<b>Electric</b>	<b>L</b>
<b>Janitorial</b>	<b>*</b>	<b>Structural Repairs</b>	<b>L</b>
<b>Plumbing Repairs</b>	<b>L</b>	<b>Roof Repairs</b>	<b>L</b>
<b>Other</b>	<b>*Landlord provides in-suite janitorial two times per week at \$1.65/SF (restrooms and hallways are cleaned daily).</b>		

## Land Information

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<b>Acres</b>	<b>0.120 AC</b>
<b>Land SF</b>	<b>5,254</b>
<b>Frontage</b>	<b>56' along N. Third Street</b>
<b>Parking</b>	<b>None on site; close to all public garages and lots</b> <b>Plans are approved to construct a skywalk to connect the 2nd floor to the Locust Street Garage (reserved parking).</b>
<b>Topography</b>	<b>Generally level</b>
<b>Historic District</b>	<b>No</b>
<b>Flood Zone</b>	<b>No</b>
<b>Tax Parcel Number</b>	<b>04-010-003</b>

## Utilities

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<b>Water</b>	<b>Public</b>
<b>Sewer</b>	<b>Public</b>
<b>Gas</b>	<b>Yes</b>

## Sales Information

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<b>For Sale</b>	<b>Yes</b>
<b>For Lease</b>	<b>Yes</b>
<b>Price</b>	<b>\$1,750,000</b>
<b>Real Estate Tax</b>	<b>Approximately \$58,335 annually (2025)</b>
<b>Transfer Tax</b>	<b>To be split equally between Buyer and Seller</b>
<b>Expenses</b>	<b>2024 financial information on file - see listing agent for more details</b>
<b>Insurance</b>	<b>Per Buyer's carrier</b>
<b>Financing</b>	<b>Cash or conventional</b>
<b>Date Available</b>	<b>Immediately</b>
<b>Lease Also Available</b>	<b><a href="#">View Lease</a> ▶</b>
<b>Additional Information</b>	<b>There is 24/7 on-site management</b>

## Demographics

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<b>Radii</b>	<b>Population</b>	<b>Households</b>	<b>Household Income</b>
<b>1</b>	<b>16,003</b>	<b>8,278</b>	<b>\$52,291</b>
<b>3</b>	<b>100,257</b>	<b>42,308</b>	<b>\$66,283</b>
<b>5</b>	<b>196,359</b>	<b>82,845</b>	<b>\$75,972</b>



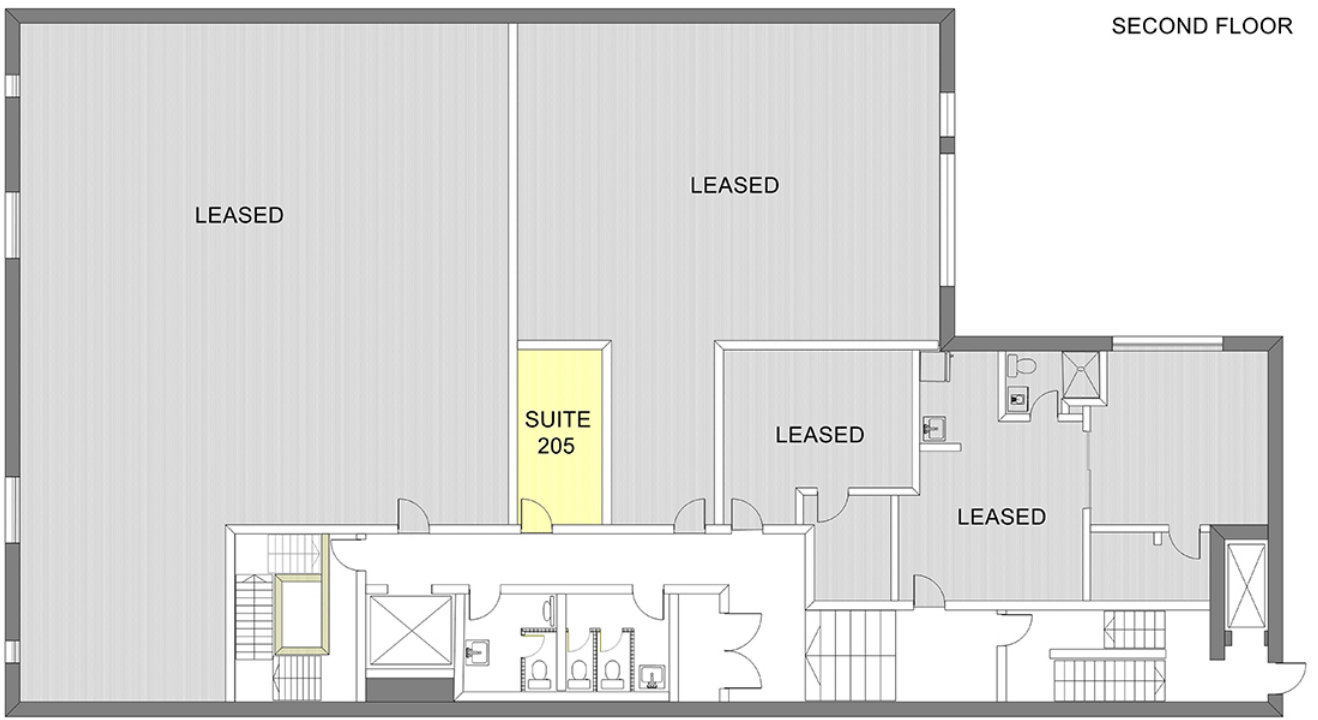
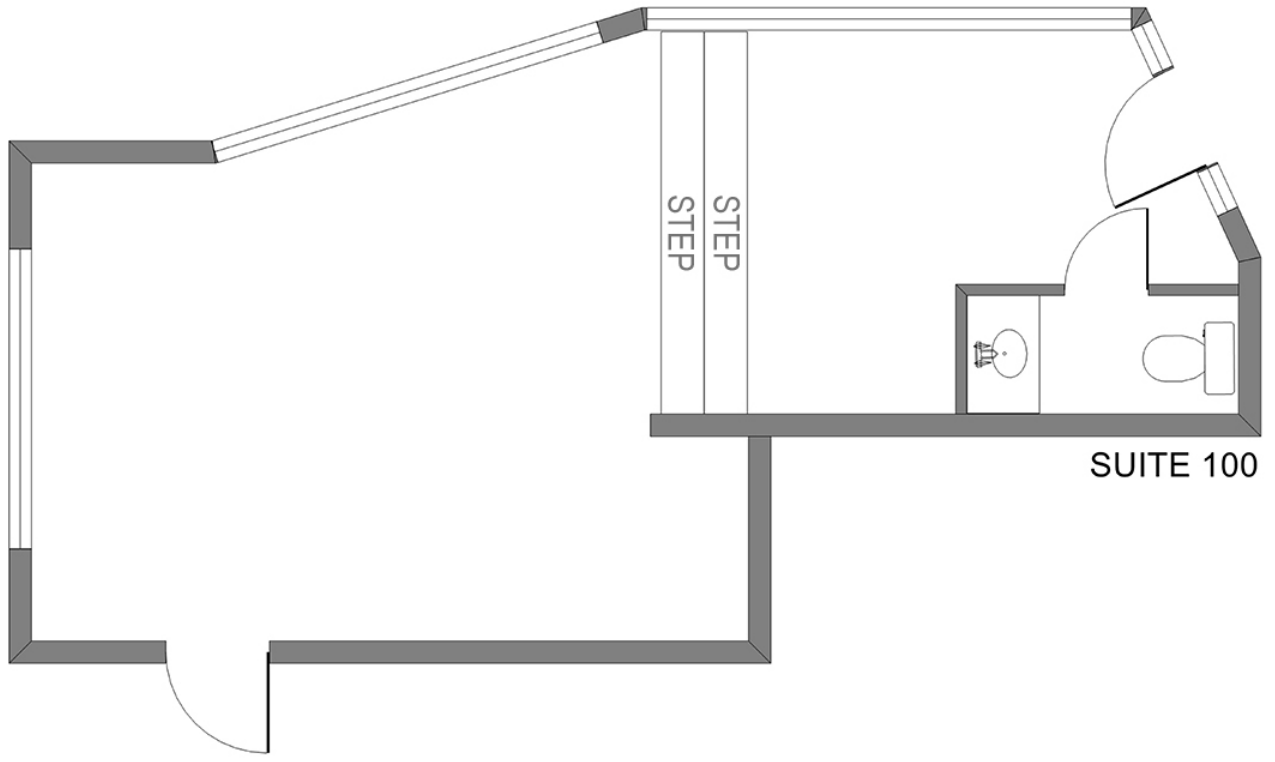




**SUITE 400**

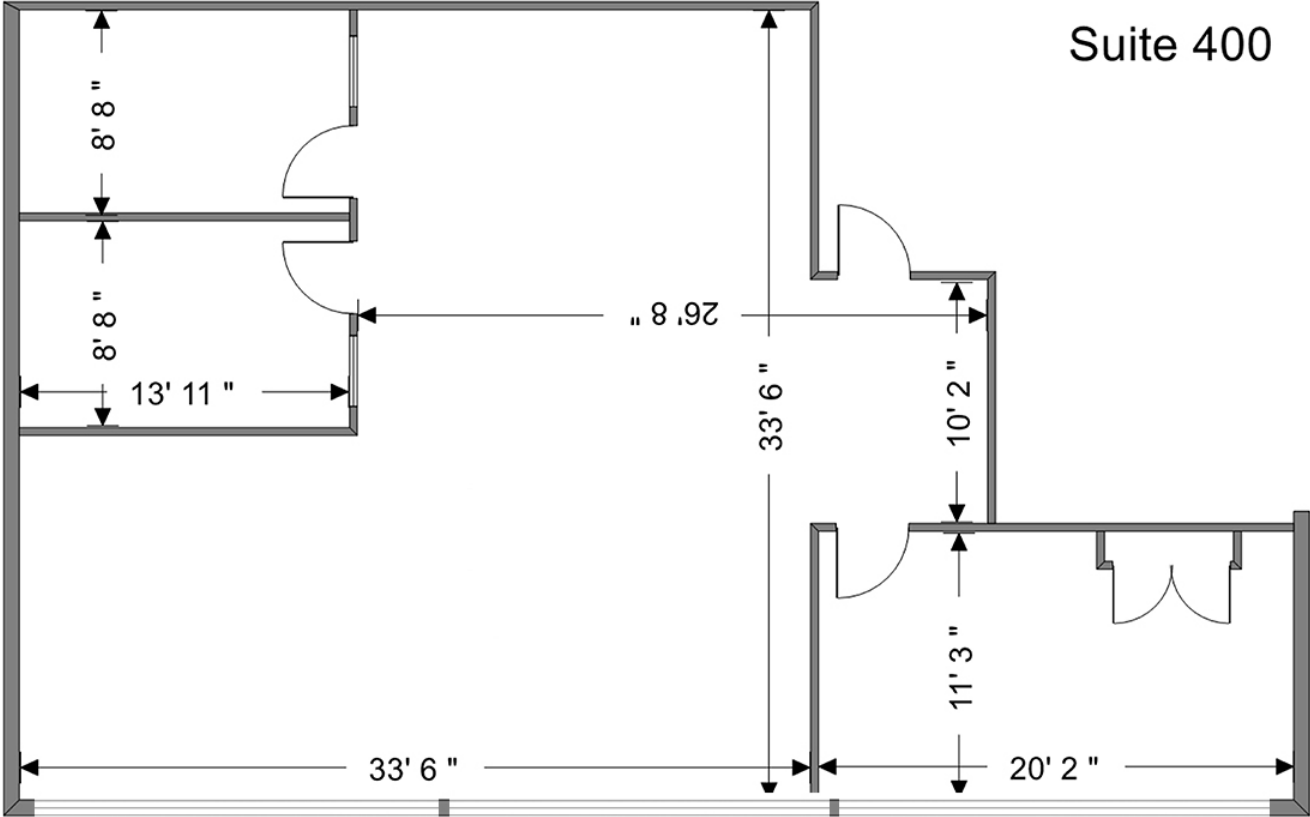


**SUITE 400**





Suite 400



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