



# *Medical / Office Suite*

AVAILABLE FOR LEASE

**801 E PARK DRIVE, HARRISBURG, PA**

425 N 21<sup>ST</sup> STREET, SUITE 302, CAMP HILL, PA 17011 | P : 717.731.1990



## OFFERING SUMMARY

Available SF for Lease	1,419 SF
Lease Rate	\$17.95 per SF/yr
Lease Type	Full Service
CAM	None
Zoning	C-3 Commercial
Municipality	Lower Paxton Township
County	Dauphin County

## PROPERTY OVERVIEW

### Modern, Move-In-Ready Office Suites in a Prime East Park Drive Location

Attractive and functional office suite with 1,419 SF offers an ideal opportunity for businesses seeking a refreshed, modern workspace. Located on East Park Drive, this property is just minutes from an exceptional variety of restaurants and nearly 1 million square feet of nearby retail amenities, providing convenience for employees and clients alike. Suite has recently undergone substantial renovations, creating a clean, updated, and professional environment that is move-in ready immediately.

## PROPERTY HIGHLIGHTS

- Minutes from Downtown and East Shore Business Districts
- Ample on-site parking
- Excellent access and signage

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### PROPERTY DETAILS

Number of Buildings	1
Building Size	20,230 SF
Lot Size	2.29 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	In common
Parking	On-site   150 spaces
Year Built   Renovated	1980   2007

### BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Power	220 Amp
HVAC	Gas
Sprinklers	Yes
Signage	Monument

### MARKET DETAILS

Cross Streets	E Park & Penn Grant Rd
Traffic Count at Intersection	57,400 ADT @ I-83
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	C-3 Commercial

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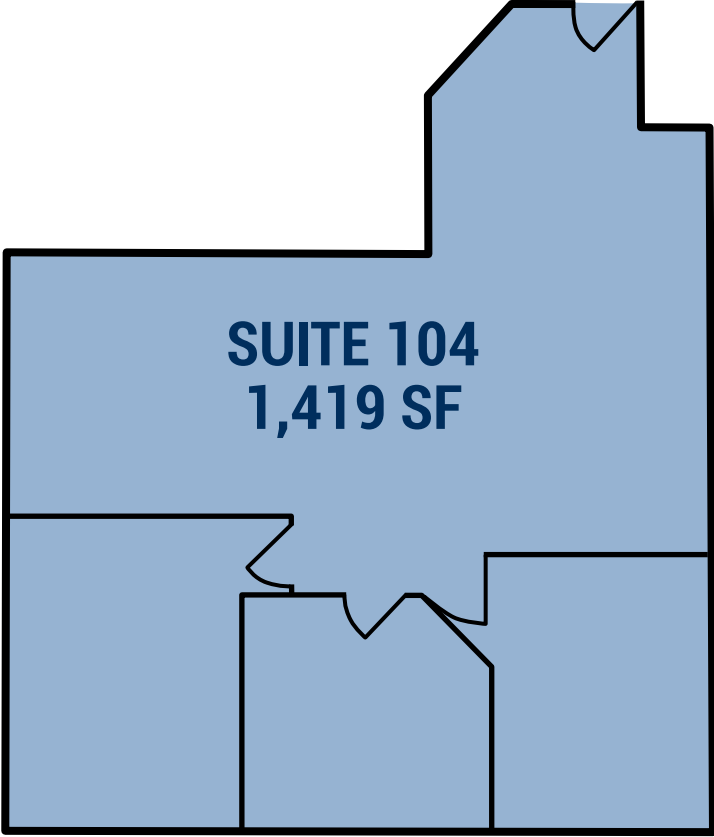
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801 E PARK DRIVE · HARRISBURG, PA 17111

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SUITE 104



SUITE 104  
1,419 SF

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LOCATION



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AREA



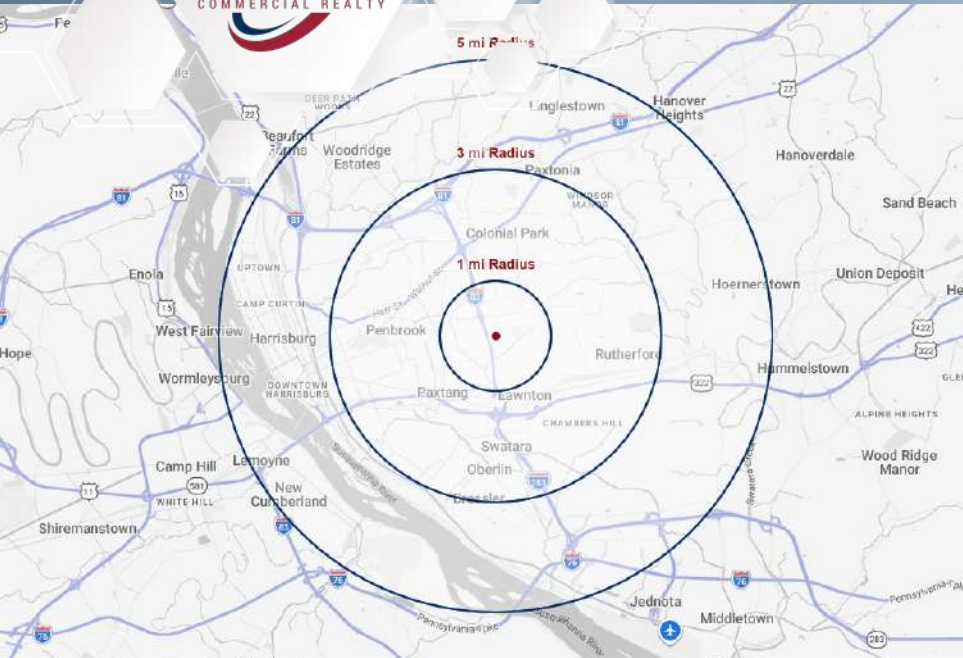
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AREA OVERVIEW

**COLONIAL PARK** - The community of Colonial Park is situated in Lower Paxton Township in Dauphin County, providing residents with a convenient 15-minute commute to the State Capitol, Hershey, and well-regarded hospitals and universities. This location offers a harmonious blend of urban and small-town conveniences.

The appeal of gently sloping terrain and its proximity to State game lands enhances the area's charm. Residents can enjoy various parks and recreation facilities, including City Island and Beach, Riverfront Park, Wildwood Lake Park, Reservoir Park, Capital Area Greenbelt, and Italian Lake, a 9.4-acre park nestled in the Uptown neighborhood. Additionally, the Colonial Park Mall presents a diverse range of retail options for residents.

Colonial Park, as a larger census-designated place, provides housing choices catering to individuals of diverse lifestyles. It is an ideal option for those employed in the Harrisburg area who prefer suburban living while having convenient access to the amenities of a nearby city.

**UNION DEPOSIT** - Nestled near the vibrant city of Harrisburg, the community of Union Deposit offers an enticing proposition for savvy business investors seeking strategic opportunities in a burgeoning market. Boasting a prime location with easy access to major transportation arteries like Interstate 83, Interstate 81, and the Pennsylvania Turnpike, Union Deposit serves as a gateway to a vast consumer base and robust distribution networks. The area has witnessed significant commercial development, featuring a diverse array of retail centers, dining establishments, and service-oriented businesses. With a keen focus on demographic insights and market dynamics, investors can capitalize on Union Deposit's dynamic consumer landscape, tailoring their offerings to meet evolving demands. Moreover, by staying attuned to economic trends and regulatory nuances, investors can navigate the business landscape with confidence, ensuring compliance while maximizing growth opportunities. Engaging with the local community and forging meaningful connections further enhances the prospects for success.

DEMOGRAPHICS

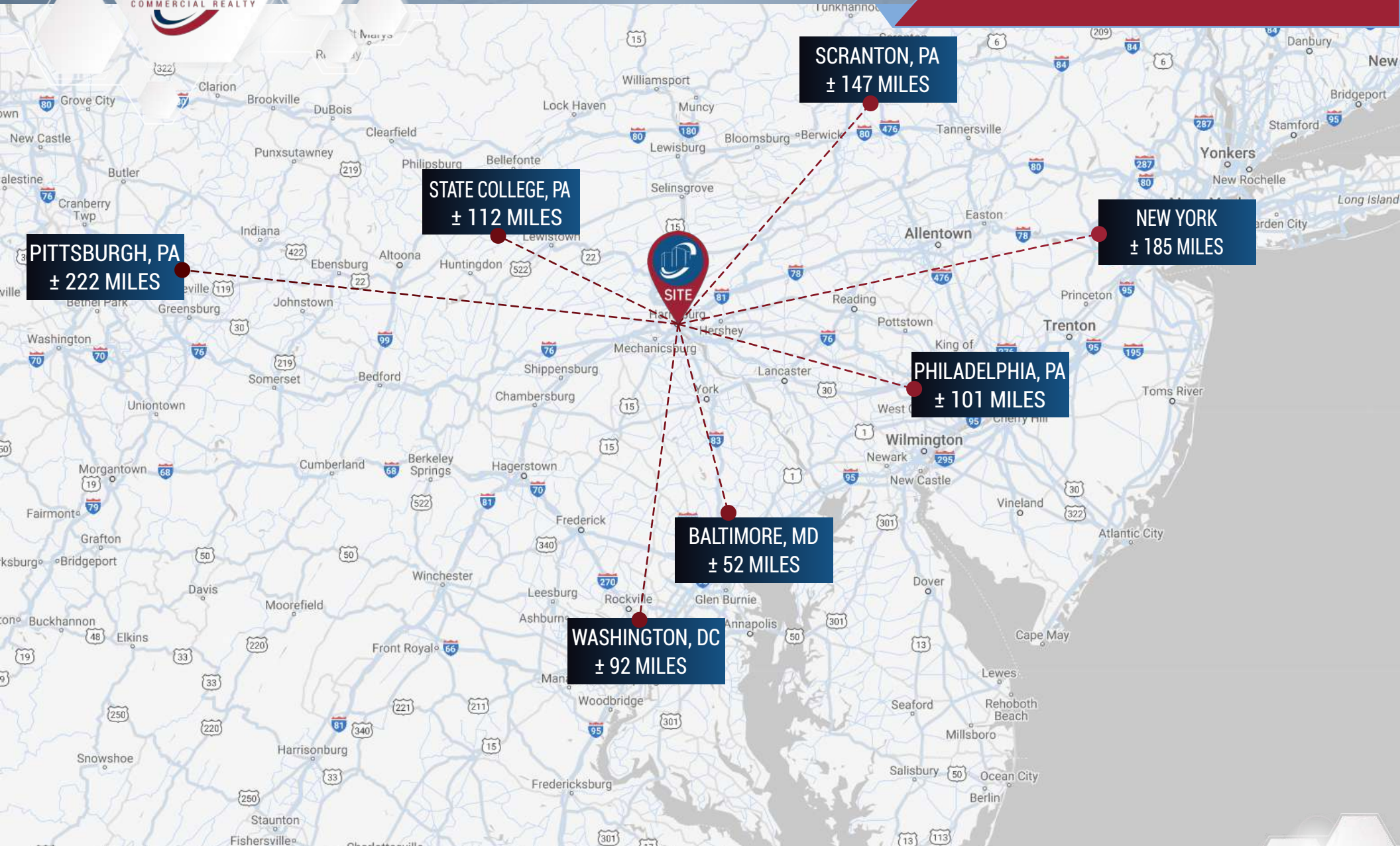
	1 Mile	3 Mile	5 Mile
Population	8,727	95,035	192,936
Households	3,850	37,739	79,915
Median Age	37.9	35.6	36.9
Average Household Income	\$83,481	\$85,736	\$96,934
Businesses	495	3,531	8,233
Employees	9,033	5,486	123,553



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