


OFFICE BUILDING
FOR LEASE

3327 DERRY STREET
HARRISBURG, PA 17111



Amber Corbo
acorbo@naicir.com | 717 761 5070

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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3327 DERRY STREET

PROPERTY DETAILS

FOR LEASE

CONTACT AGENT

OFFERING SUMMARY

Lease Rate	Contact Agent
Lot Size	0.42 Acres
Building Size	2,448 SF

PROPERTY SUMMARY

Address	3327 Derry Street Harrisburg, PA 17111
Municipality	Paxtang Borough
County	Dauphin County
Tax Parcel #	42-036-005
Zoning	Downtown Zoning District

PROPERTY DESCRIPTION

First-floor office suite featuring two (2) private offices, a welcoming reception area, and a dedicated restroom. The layout offers a functional and professional setting ideal for a variety of office users, with convenient ground-level access for both clients and staff.

LOCATION DESCRIPTION

Located in the heart of Paxtang Borough, this property offers a highly accessible and convenient setting just minutes from downtown Harrisburg and major highways including I-83 and Route 322. The site benefits from strong visibility and easy connectivity to surrounding residential neighborhoods and established commercial corridors.

PROPERTY HIGHLIGHTS


- 540 square feet of office space with a functional layout
- Great visibility along Derry Street
- Accessible to downtown Harrisburg and main highways

BUILDING INFORMATION

# of Floors	One (1)
Restrooms	One (1)
HVAC	Electric heat and central air
Roof	Shingles
Ceilings	Acoustic tile
Walls	Drywall
Floor Type	Carpet/tile



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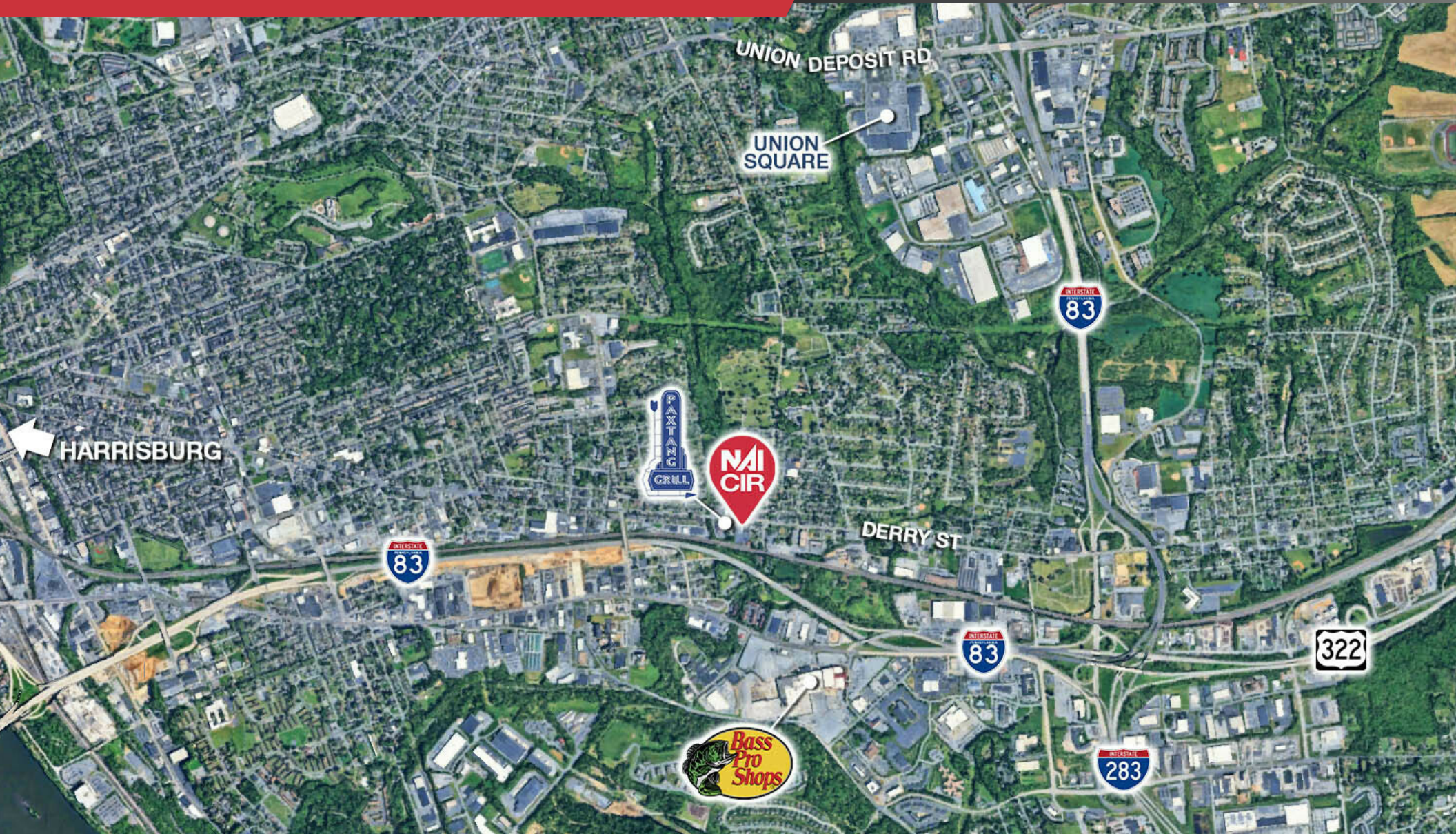
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LOCATION MAP

FOR LEASE

\$1,000 PER MONTH (MG)



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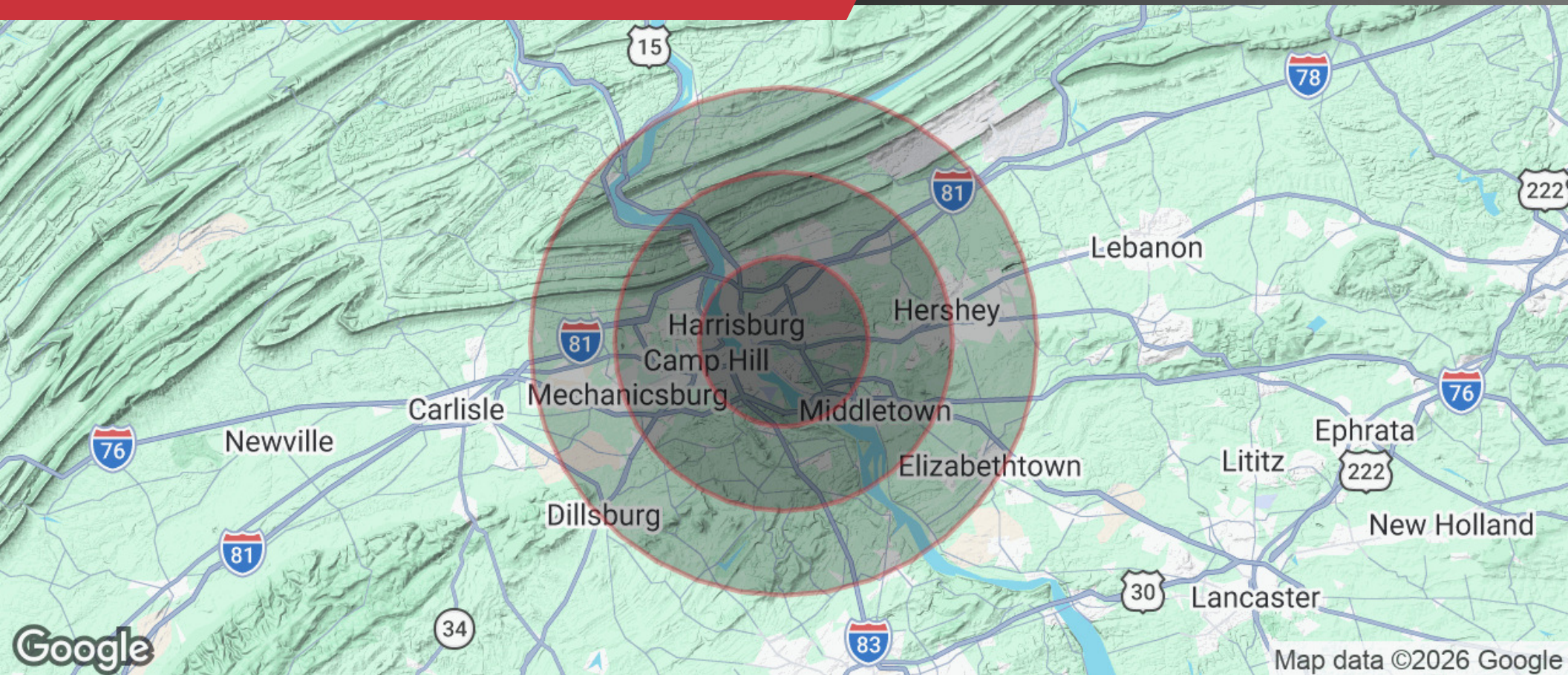
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DEMOGRAPHICS

FOR LEASE

CONTACT AGENT



POPULATION	POPULATION		
	5 MILES	10 MILES	15 MILES
	189,056	398,013	535,746

HOUSEHOLDS	HOUSEHOLDS		
	5 MILES	10 MILES	15 MILES
	79,578	165,530	219,456

INCOME	INCOME		
	5 MILES	10 MILES	15 MILES
	\$87,599	\$105,604	\$106,994

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