



The Friedman | 5000 SF FOR LEASE

200 Locust St Harrisburg, PA 17101, USA
Class A Office Space

 SCOPE

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DEAL TEAM

Craig Dunkle, Senior Director
717.554.4881
craig.dunkle@scopecre.com
PA #RS324418

Mher Vartanian, Director
267.664.7118
mher.vartanian@scopecre.com
PA #RS34557

Mohamed Amamli, Advisor
223.281.4231
mohamed.amamli@scopecre.com
PA #RS375709

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Scope Commercial Real Estate Services, LLC.

215.302.4400 | info@scopecre.com | www.scopecre.com
1233 Hamilton St, Ste 1, Philadelphia, PA 19003
477 Madison Avenue, Suite 600, New York, NY 10022
License: PA RB069222 | NY 10991230082;
PA Broker of Record: Brenton Baskin | RM424635
NY Broker of Record: Philip Sharrow | 10491209022

PROPERTY OVERVIEW

Scope Commercial Real Estate is pleased to present 200 Locust Street presents a unique opportunity to lease 5,000 square feet of character-rich commercial space in the heart of Downtown Harrisburg. Located at a signalized corner along Locust Street, this historic mixed-use building offers exceptional visibility and accessibility within the city's central business district.

The available suite features an open and flexible floor plan complemented by exposed brick walls, hardwood floors, high ceilings, and large windows that provide abundant natural light. The layout includes multiple private offices, open collaborative areas, restrooms, and a kitchen/break area, allowing for a wide range of potential uses including office, creative studio, education, fitness, community, retail, or entertainment concepts.

Positioned within walking distance to government offices, restaurants, retail amenities, and public parking facilities, the property benefits from strong foot traffic and a vibrant downtown atmosphere. Regional connectivity is excellent, with convenient access to I-83, I-81, Route 322, and the PA Turnpike, as well as proximity to major cities including Philadelphia (93 miles), Washington, D.C. (95 miles), Allentown (77 miles), and New York City (153 miles).

Offered at \$14.00 PSF Modified Gross (\$5,833/month), this space provides an attractive leasing opportunity in one of Central Pennsylvania's most established urban markets.

LEASING HIGHLIGHTS

- **5,000 SF of Flexible Downtown Commercial Space** – Open layout with private offices, kitchen area, and exposed brick ideal for creative, educational, retail, or institutional users
- **Downtown Center Zoning** – Permits a wide range of uses including office, retail, childcare, school, indoor recreation, worship, community center, and entertainment concepts
- **Prime Signalized Corner Location** – Strong visibility and walkable access to government offices, restaurants, retail, and structured parking
- **Character-Rich Interior with Urban Appeal** – Hardwood floors, high ceilings, and abundant natural light create a distinctive environment for modern operators
- **Attractive Modified Gross Lease Structure** – Competitive \$14.00 PSF rate with simplified expense structure, offering cost predictability for tenants

PERMITTED & POTENTIAL USES

PROFESSIONAL / OFFICE USES

- Creative agency (marketing, branding, media production)
- Architecture or engineering firm
- Tech startup / coworking hub
- Law firm or consulting office
- Financial advisory / insurance brokerage
- Shared executive suites
- Non-profit headquarters

HEALTH / WELLNESS

- Boutique fitness studio (HIIT, yoga, pilates)
- Dance studio
- Physical therapy clinic
- Counseling & behavioral health center
- Wellness collective (massage, holistic therapy)
- Meditation / mindfulness center

RETAIL / EXPERIENCE-BASED

- Artisan marketplace
- Pop-up retail incubator
- Specialty retail showroom
- Indoor mini market / curated vendor hall
- Bookstore + café concept
- Gaming lounge
- Indoor recreation center

EDUCATION / TRAINING

- Real estate school
- Professional certification center
- Language academy
- Tutoring & learning center
- Corporate training facility
- Continuing education campus satellite

COMMUNITY / FAITH / CULTURAL

- Community center
- Youth enrichment center
- Arts & culture hub
- Church or worship gathering space
- Outreach ministry center
- Nonprofit event space
- Cultural association headquarters

ENTERTAINMENT / CREATIVE

- Black box theatre
- Podcast / content studio
- Photography studio
- Event venue
- Art gallery
- E-sports lounge

OFFERING SUMMARY



Price:	\$14.00 PSF
Price/Mo:	\$5833
Lease Type:	Modified Gross
Square Feet:	5,000 SF

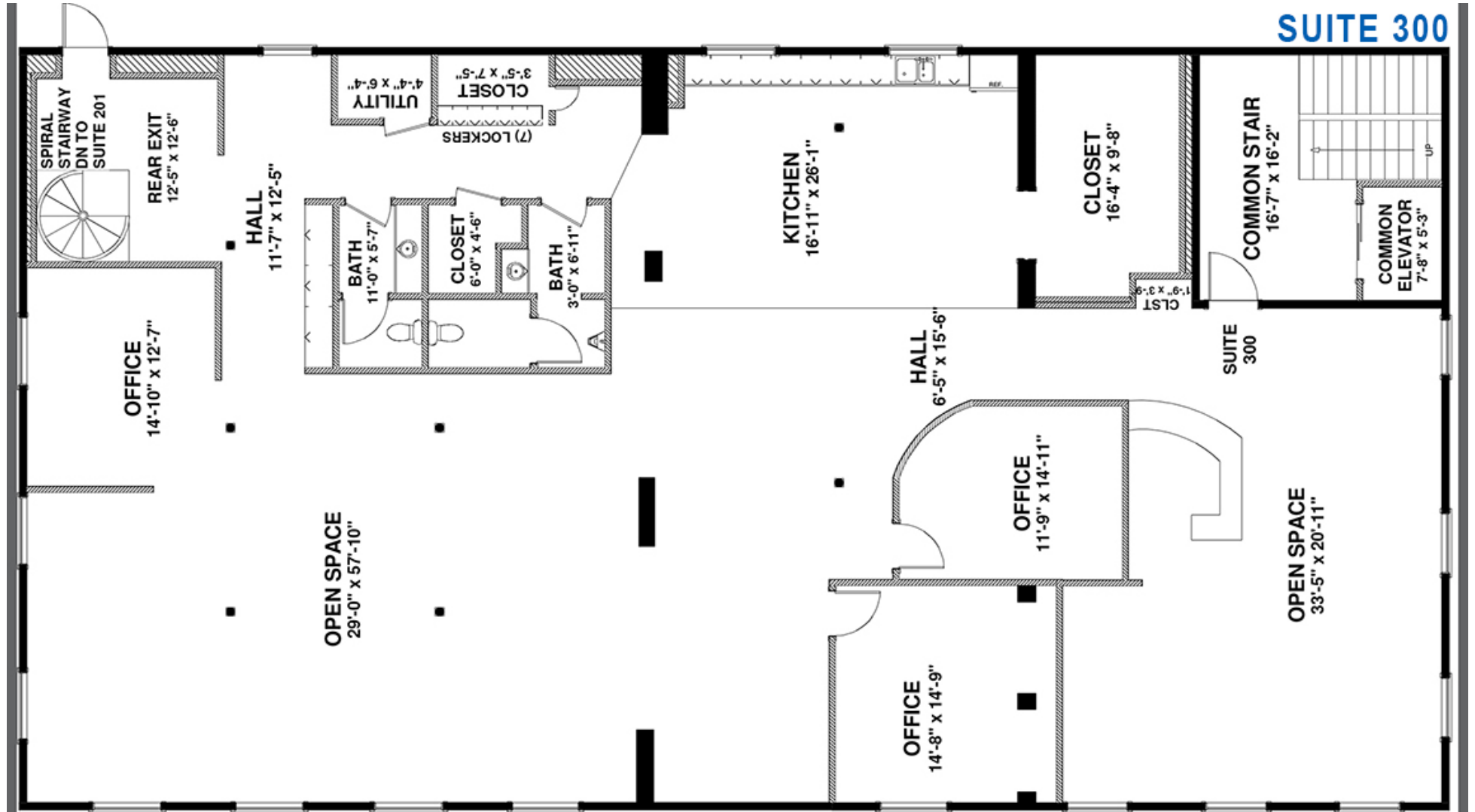
INTERIOR PHOTOS



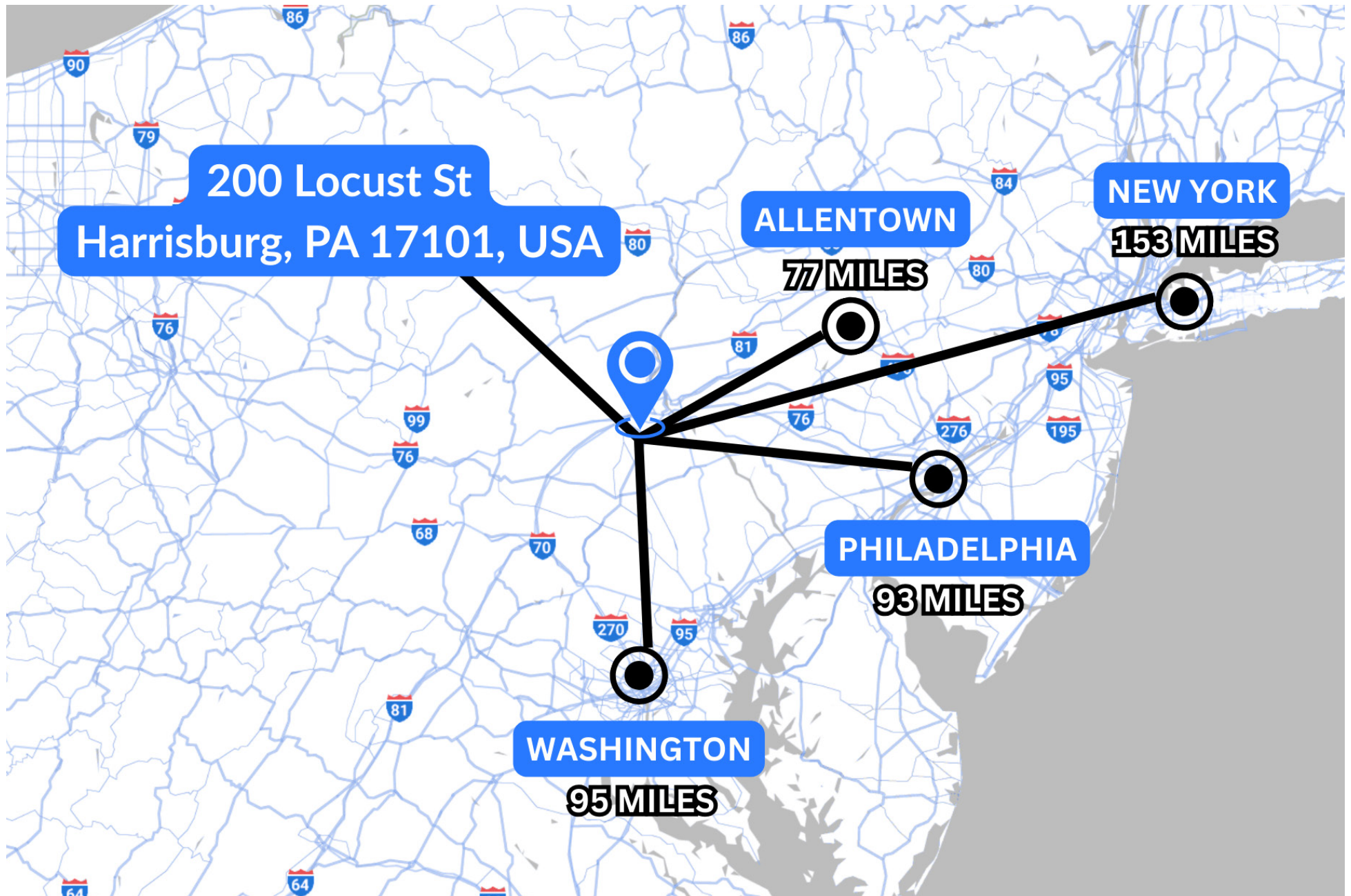
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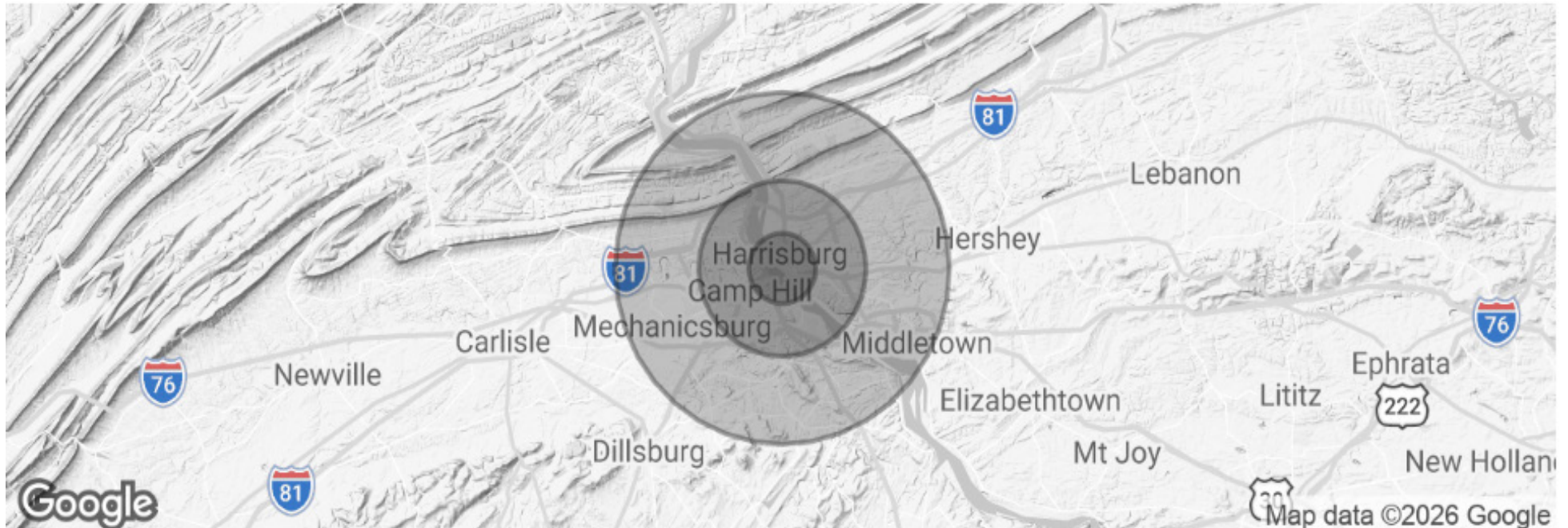
SITE PLAN



REGIONAL MAP



DEMOGRAPHICS



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	57,422	192,416	407,467
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	24,771	79,093	164,096
# of Person per HH	2.3	2.4	2.5
Average HH Income	\$69,553	\$92,954	\$107,095
Average House Value	\$168,085	\$234,583	\$285,587