

OFFICE BUILDING FOR LEASE

**75 SHANNON DRIVE |
HARRISBURG, PA 17112**

Presented By:

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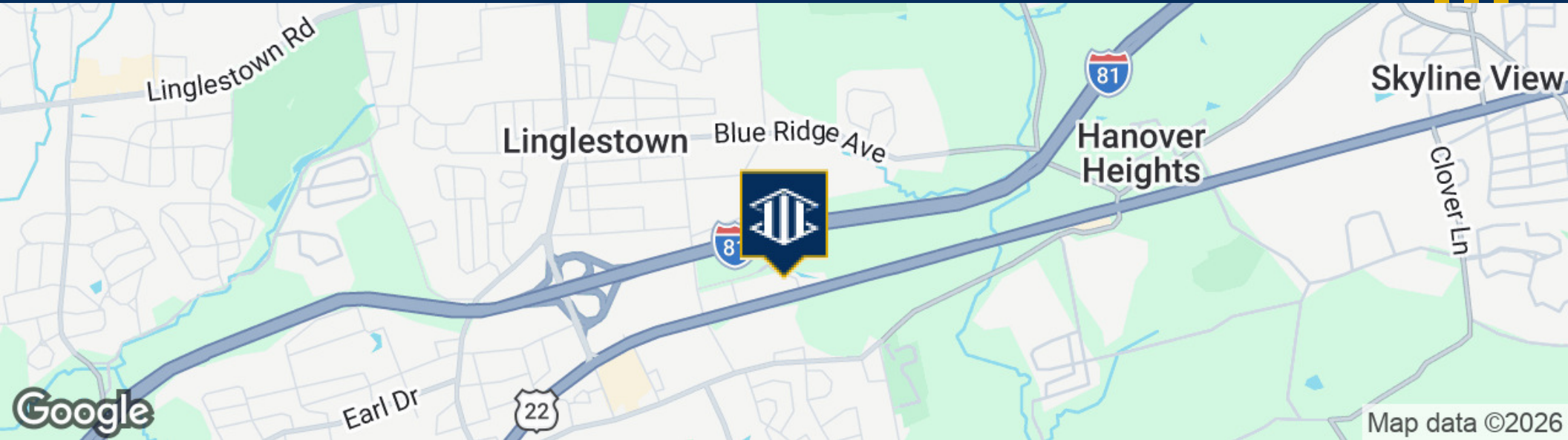


**CAPSTONE
COMMERCIAL**

205 W Caracas Ave | Hershey, PA 17033

PROPERTY DETAILS

75 Shannon Drive | Harrisburg, PA 17112



PROPERTY DESCRIPTION

Great opportunity to lease up to 11,123 SF of recently renovated office space with cubicles, private offices, meeting rooms, open space, kitchenette, breakroom, and reception area. Signage is available on monument, door, and building marquee.

PROPERTY HIGHLIGHTS

- Available for sale or lease
- 11,123 SF of recently renovated office space vacant and ready for use
- Minimum divisible vacancy is +/- 5,000 SF
- 4.55 parking spaces per 1,000 SF
- Located just off Route 22 with easy access to I-81

OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (NNN)
Opex/CAM:	\$3.50/SF
Available SF:	5,000 - 11,123 SF
Lot Size:	2.12 Acres
Building Size:	20,887 SF
Zoning:	Business Campus
Municipality:	Lower Paxton
County:	Dauphin



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EXTERIOR

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INTERIOR PHOTOS

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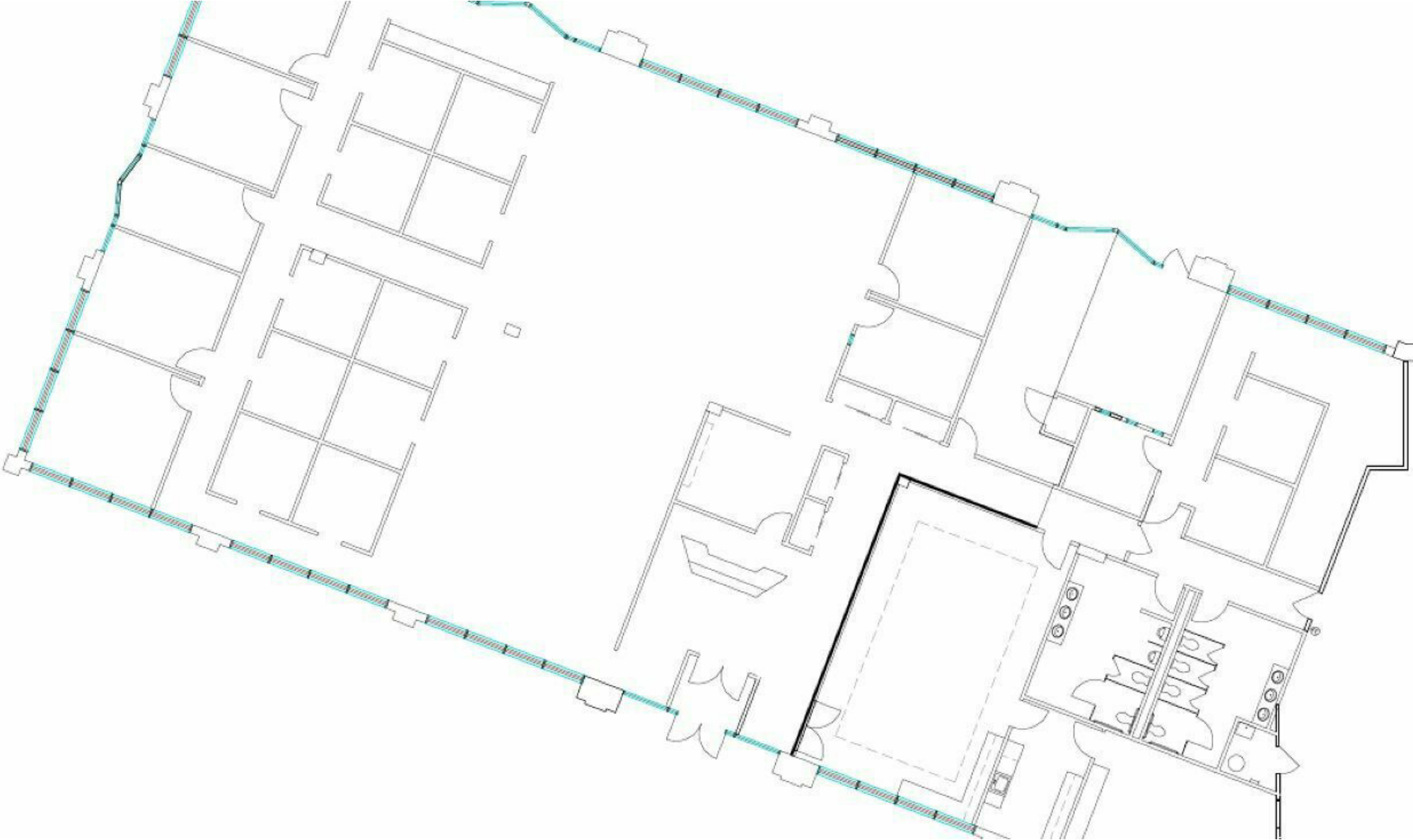


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FLOOR PLAN

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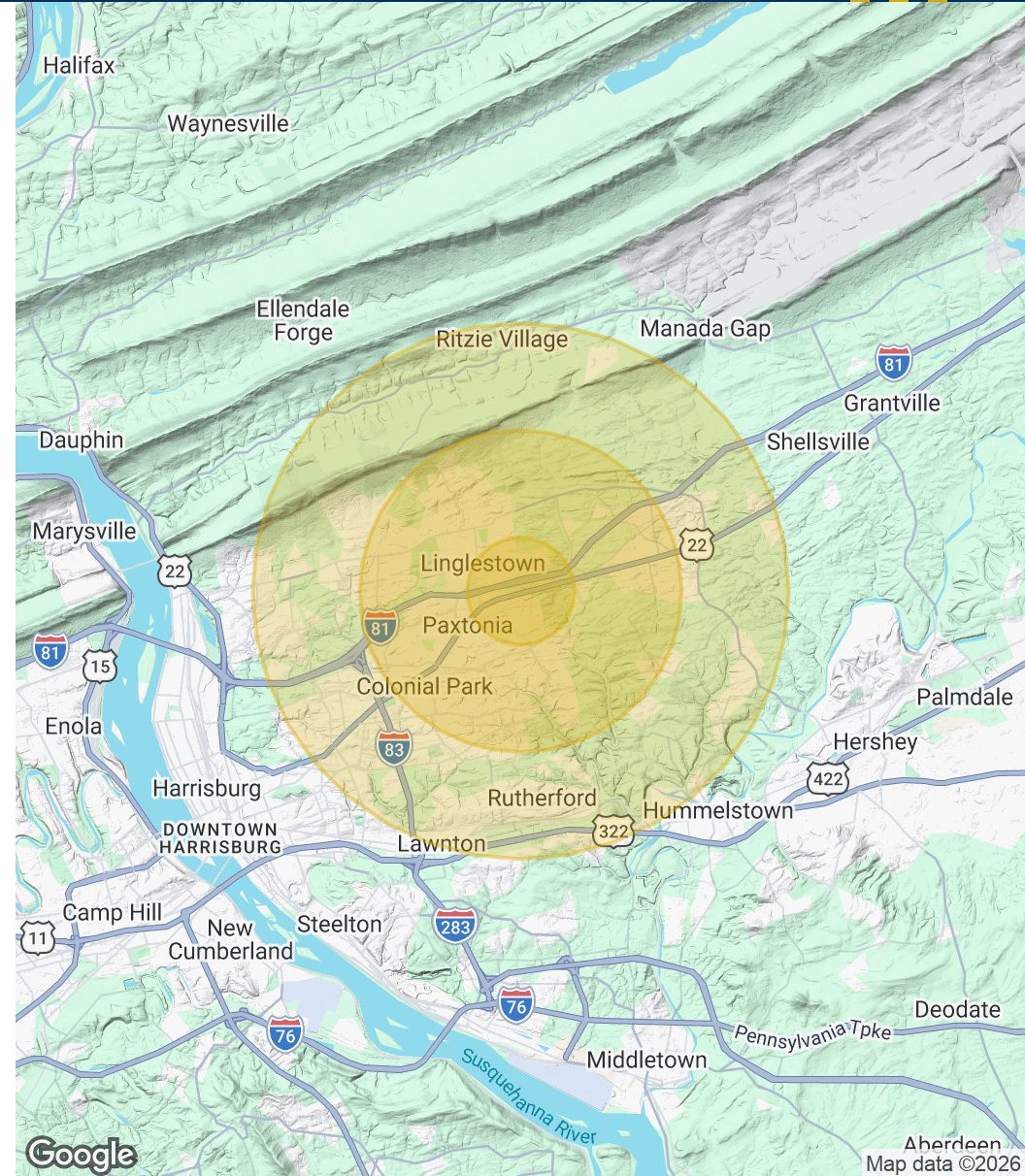
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,811	35,428	93,485
Average Age	46.4	43.4	41.7
Average Age (Male)	44.6	42.5	40.2
Average Age (Female)	48.4	44.9	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,065	15,124	40,718
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$96,499	\$96,937	\$88,509
Average House Value	\$212,223	\$219,448	\$208,431

2020 American Community Survey (ACS)



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ADVISOR BIO

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Ida McMurray **CCIM, SIOR**

Principal & Senior Advisor

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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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BROKER BIO

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Since entering commercial real estate in 2002, Matt has negotiated over 500 deals across 20+ states, winning him several national awards based on annual deal volume and recognition as a top producer. He specializes in corporate leasing strategy, occupier services, & multi-market buyer/tenant representation for clients that are growing their real estate portfolio across the United States. Prior to re-entering brokerage in 2020, Matt served as the Director of Commercial Real Estate Operations for 12 years with a large regional developer in the Mid-Atlantic, where he oversaw all aspects of asset management, facilities services, property sales, and leasing. His extensive experience and knowledge allows him to thoughtfully guide clients through every stage of the commercial real estate lifecycle.

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LEGAL

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