



CLASS A OFFICE FOR LEASE

777 EAST PARK DR, HARRISBURG, PA 17111



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(717) 731.1990

TCN
WORLDWIDE
REAL ESTATE SERVICES





777 EAST PARK DRIVE HARRISBURG, PA

CLASS A OFFICE SPACE FOR LEASE



OFFERING SUMMARY

| | |
|----------------------|-----------------------|
| Available Space | 2,402 - 14,999 SF |
| Lease Rate | \$19.95 SF/yr |
| Lease Type | Plus Electric & Gas |
| Building Size | 125,000 SF |
| Building Type | Class A Office |
| Floors | 5 |
| Elevators | 4 |
| Lot Size | 11.99 Acres |
| Year Built/Renovated | 1989/2023 |
| Municipality | Lower Paxton Township |
| County | Dauphin |
| Zoning | Business Campus |

PROPERTY HIGHLIGHTS

- 777 East Park Dr is a class “A” building with exceptional opportunity and unbeatable views
- Property has been fully modernized & updated including state of the art HVAC systems, modern elevators, and roofing system
- Tenants will benefit from individual HVAC controls through all spaces, all new technology throughout the building, new lighting, stylish finishes in common areas, and raised floor system for easy installation on in-site infrastructure
- New on-site fitness facility, Canteen Avenue C micro market and outdoor patio area
- Variety of suite sizes and flexible configurations available
- Great attention to details including manicured landscaping surrounding the property and expanded parking lot
- Excellent location with easy access to
- Join Aerotek, Miller Mutual, Winward Engineering & Consultants, Dasher Inc, and Rehabilitation & Community Providers Association

LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

MICHAEL CURRAN, SIOR
 PRESIDENT & MANAGING DIRECTOR
 MCCRAN@LandmarkCR.com
 C: 717.805.9277

JASON GRACE, CCIM, SIOR
 CEO & MANAGING PRINCIPAL
 JGRACE@LandmarkCR.com
 C: 717.421.1943

JESSICA LILLY, MBA
 SENIOR ASSOCIATE
 JLILLY@LandmarkCR.com
 C: 717.571.4324

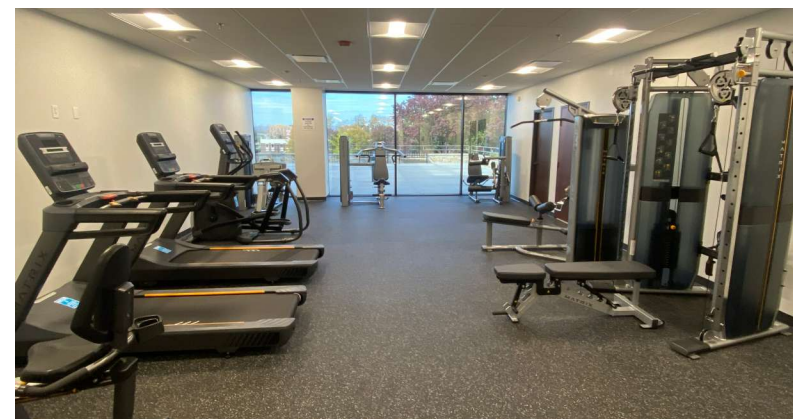


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PROPERTY OVERVIEW

777 East Park Drive is a 125,000 square foot, five story, professional Class A office building. The site contains 12 acres of land and is located in Harrisburg, Pennsylvania along the heavily traveled I-83 corridor with good visibility. Current ownership acquired the property in June 2015 and quickly embarked on a full-scale modernization effort. Property highlights include state of the art HVAC systems, modern elevators, and a new roofing system. Common areas were fully renovated with new technology, lighting, and stylish interior finishes. New parking fields were constructed to meet the needs of today's tenants.

In 2015 the building received a new HVAC system. The system is a horizontal ceiling water source heat pump system consisting of one (1) heat pump per 400 square feet. The heat pumps have been installed with Micro Tech III-BacNet communication. The heat pumps have been matched to three (3) state of the art Lochinvar 98% thermal efficiency boilers with built in redundancy to eliminate system failures, a Baltimore Air Coil fluid cooler and computer matched approach for maximum heat rejection. There are three hundred and eighteen (318) points of control within the building. The next generation Building Automation System offers occupants ease of use within the parameters of the tenants' space. The required outside air per ASHRAE 62.1 is available for your space. The existing filters can be replaced with Merv 13 filters



AVAILABLE SPACE

LEASE INFORMATION

| Floor | Available SF | Lease Rate | Lease Type |
|-----------------------|-------------------|---------------|---------------------------|
| 1 st Floor | 2,402 SF | \$19.95 SF/yr | Gross plus Electric & Gas |
| 2 nd Floor | 3,200 - 14,999 SF | \$19.95 SF/yr | Gross plus Electric & Gas |
| 3 rd Floor | 9,388 SF | \$19.95 SF/yr | Gross plus Electric & Gas |
| 4 th Floor | 3,303 SF | \$19.95 SF/yr | Gross plus Electric & Gas |

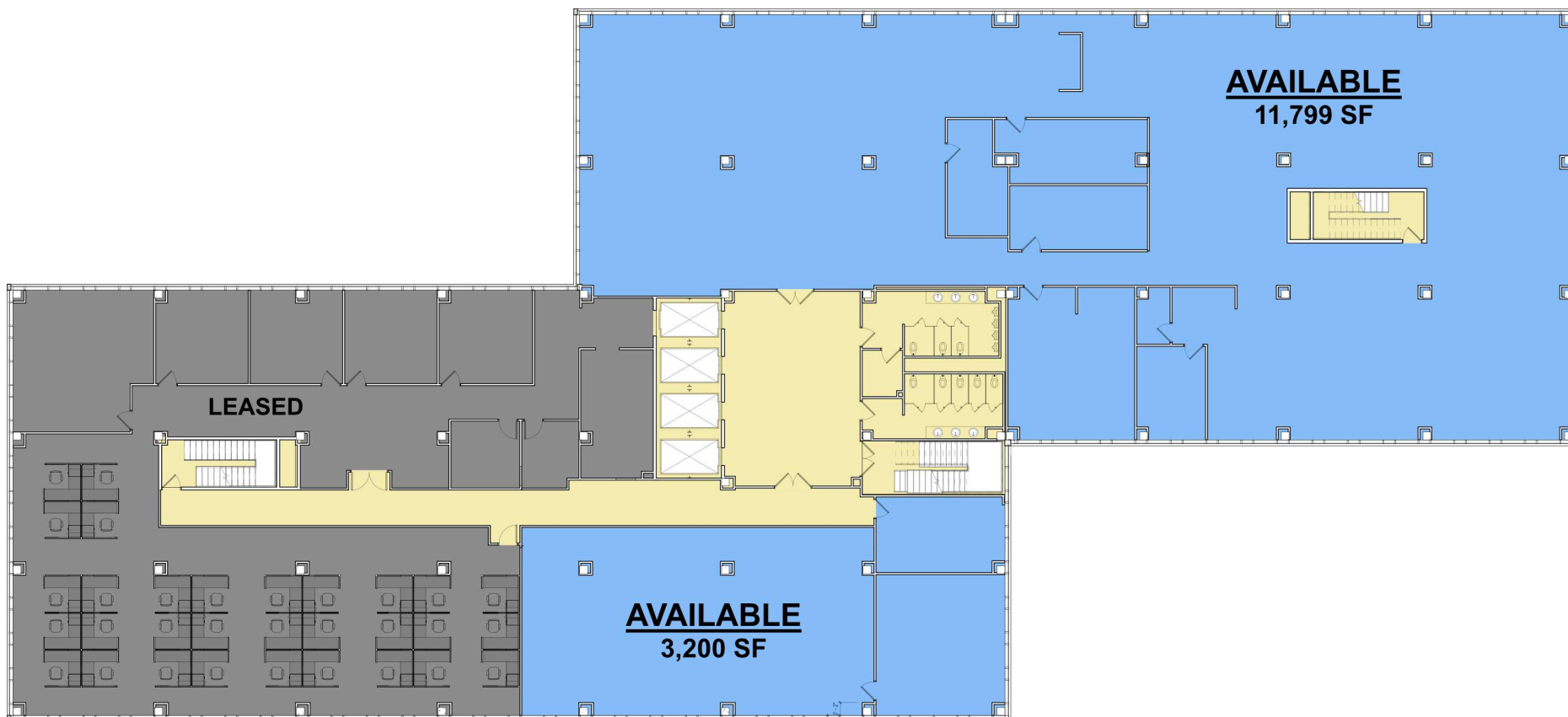
FIRST FLOOR



LEASE INFORMATION

| Floor | Suite | Available SF | Lease Rate | Lease Type |
|-----------------------|-------|--------------|---------------|---------------------------|
| 1 st Floor | 103 | 2,402 SF | \$19.95 SF/yr | Gross plus Electric & Gas |

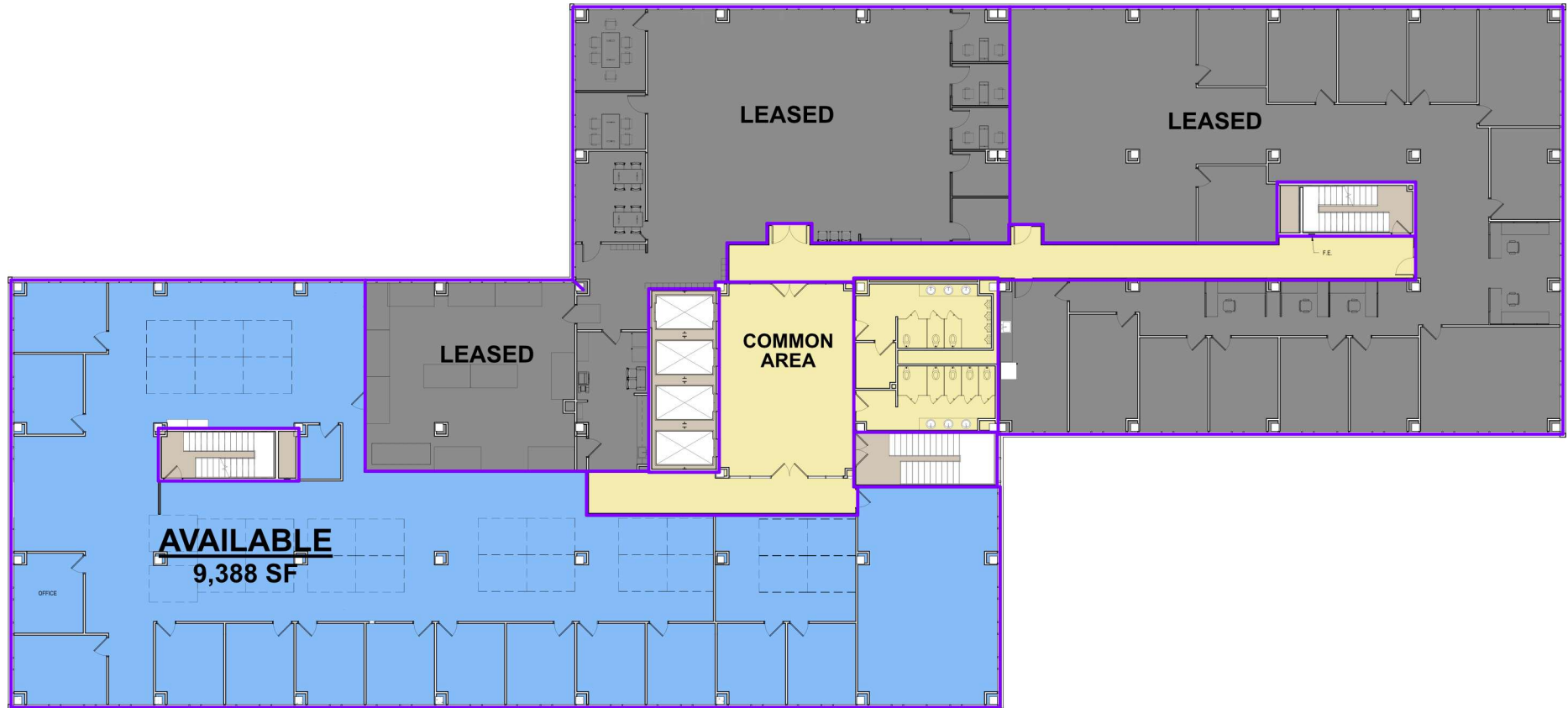
SECOND FLOOR



LEASE INFORMATION

| Floor | Suite | Available SF | Lease Rate | Lease Type |
|-----------------------|-------|-------------------|---------------|---------------------------|
| 2 nd Floor | 202 | 3,200 SF | \$19.95 SF/yr | Gross plus Electric & Gas |
| 2 nd Floor | 203 | 5,000 - 11,799 SF | \$19.95 SF/yr | Gross plus Electric & Gas |

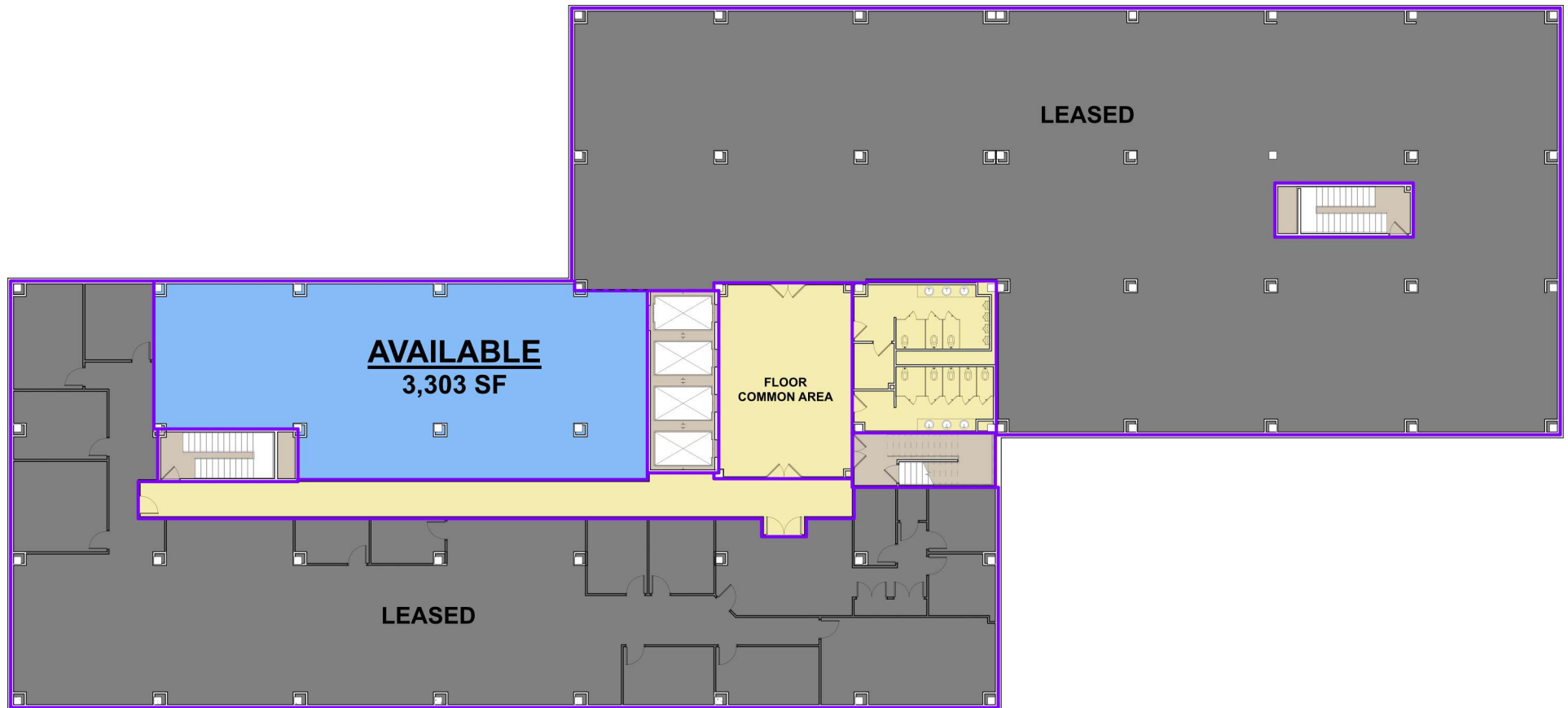
THIRD FLOOR



LEASE INFORMATION

| Floor | Suite | Available SF | Lease Rate | Lease Type |
|-----------------------|-------|--------------|---------------|---------------------------|
| 3 rd Floor | 300 | 9,388 SF | \$19.95 SF/yr | Gross plus Electric & Gas |

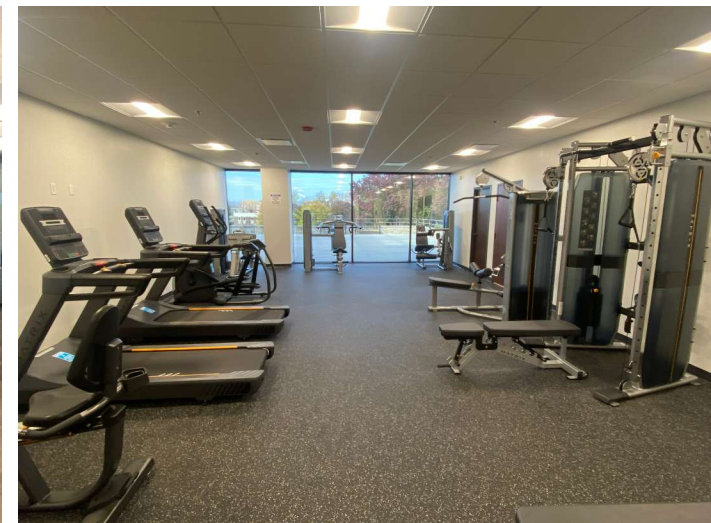
FOURTH FLOOR



LEASE INFORMATION

| Floor | Suite | Available SF | Lease Rate | Lease Type |
|-----------------------|-------|--------------|---------------|---------------------------|
| 4 th Floor | 402 | 3,303 SF | \$19.95 SF/yr | Gross plus Electric & Gas |

NEW AMENITIES



INTERIOR PHOTOS





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EXTERIOR PHOTOS



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MCURRAN@LandmarkCR.com
C: 717.805.9277

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AERIAL



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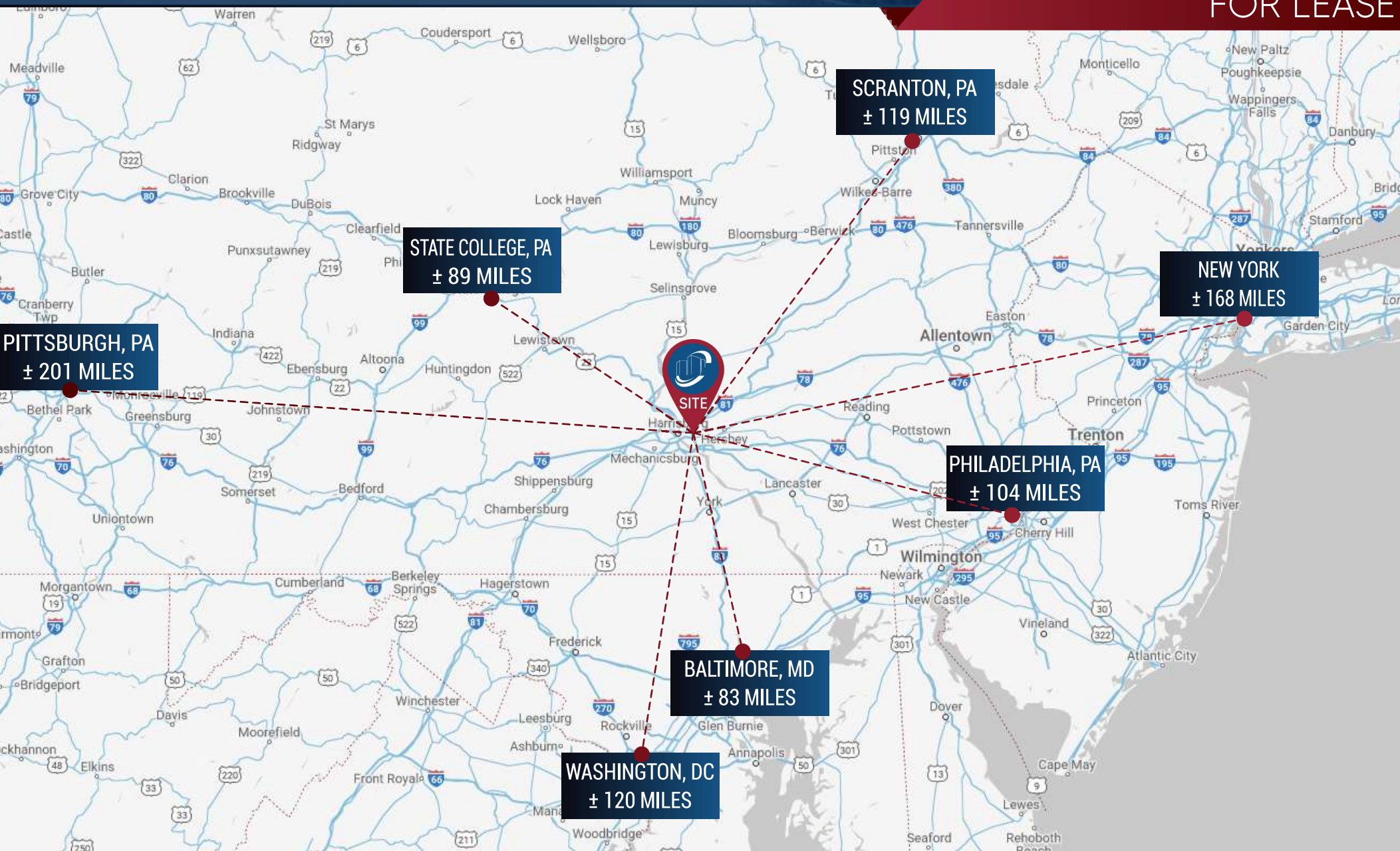


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For More Information Contact:

MICHAEL CURRAN, SIOR

PRESIDENT & EXECUTIVE MANAGING DIRECTOR

E: MCURRAN@LANDMARKCR.COM

C: 717.805.9277

JASON GRACE, CCIM, SIOR

CEO & MANAGING PRINCIPAL

E: JGRACE@LANDMARKCR.COM

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P: 717.731.1990 F: 717.731.8765

