



CLASS A OFFICE SPACE AVAILABLE

COMMERCE TOWER | HARRISBURG PA



WWW.LANDMARKCR.COM
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TCN
WORLDWIDE
REAL ESTATE SERVICES



300 N 2ND ST HARRISBURG, PA

CLASS A OFFICE SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Class A office space available in Commerce Tower in Harrisburg's Central Business District
- Great visibility and traffic count at corner of 2nd Street and Pine Street
- Second Street is the main artery/access into the city via 
- Aggressive rental rate provides turn-key, full service structure
- Best economic value in CBD with flexible structure and terms
- Covered parking available in 2 nearby parking garages
- Harrisburg's Landmark Downtown Office Building with marble and glass entrance way

OFFERING SUMMARY

Building Name	Commerce Tower
Building Address	300 N 2 nd St Harrisburg, PA 17101
Building Type	Class A Office Building
Building Size	66,500 SF
Floors	13
Typical Floor Size	5,220 SF
Built / Renovated	1951 / 2012
Available SF	1,358 - 25,261 SF
Lease Rate	\$19.95 SF/yr
Security	Yes
Elevators	Yes
Sprinklers	Yes
Submarket	Harrisburg CBD
County	Dauphin
Municipality	Harrisburg City
Cross Street	Pine Street
Zoning	Commercial Neighborhood

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

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
SENIOR ASSOCIATE
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324



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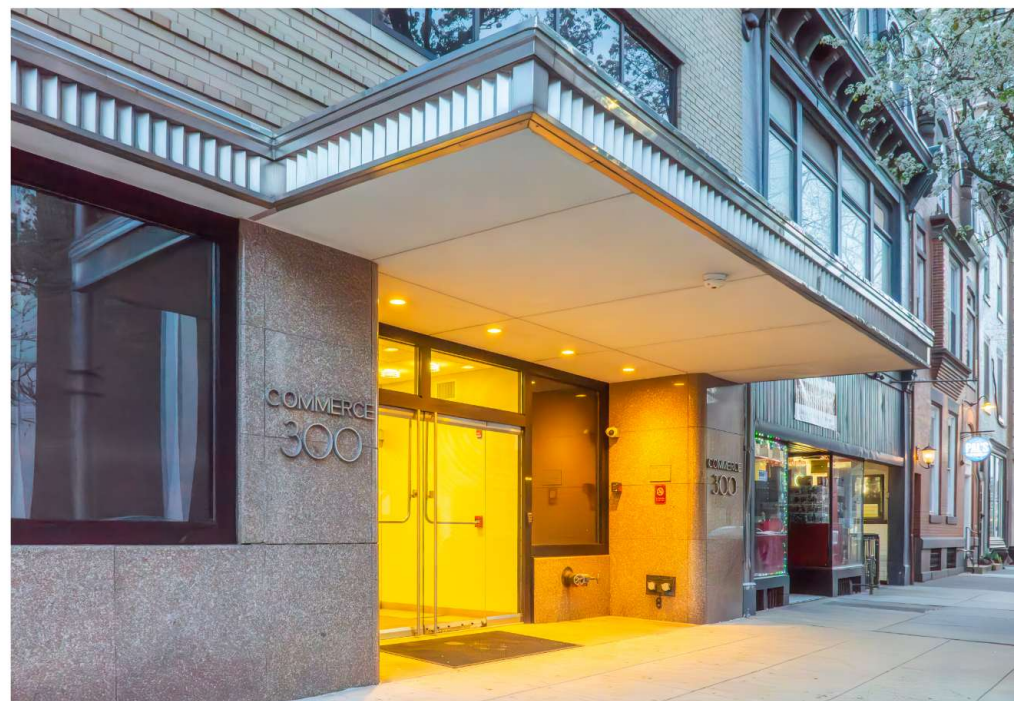


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PROPERTY OVERVIEW

Breathtaking views of Center City Business District, Susquehanna River, and City Island's "FNB Field". Located adjacent to recently revitalized "Restaurant Row", and the new River Street parking garage. Commerce Tower is within walking distance to PA State Capitol Complex, UPMC Harrisburg Hospital Campus, the new Sylvia H Rambo Federal Courthouse, Dauphin County Library, Judicial Center, the Strawberry Square mixed-use development and the new Harrisburg University Downtown Campus. Renovations to existing office suites underway. Full floor plates (5,220 SF) available as well as partial floors. Great location for any professional use.



What's nearby?



UPMC | HARRISBURG



STRAWBERRY
SQUARE



Sylvia H. Rambo U.S. Courthouse



pennsylvania
DEPARTMENT OF GENERAL SERVICES



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AERIAL



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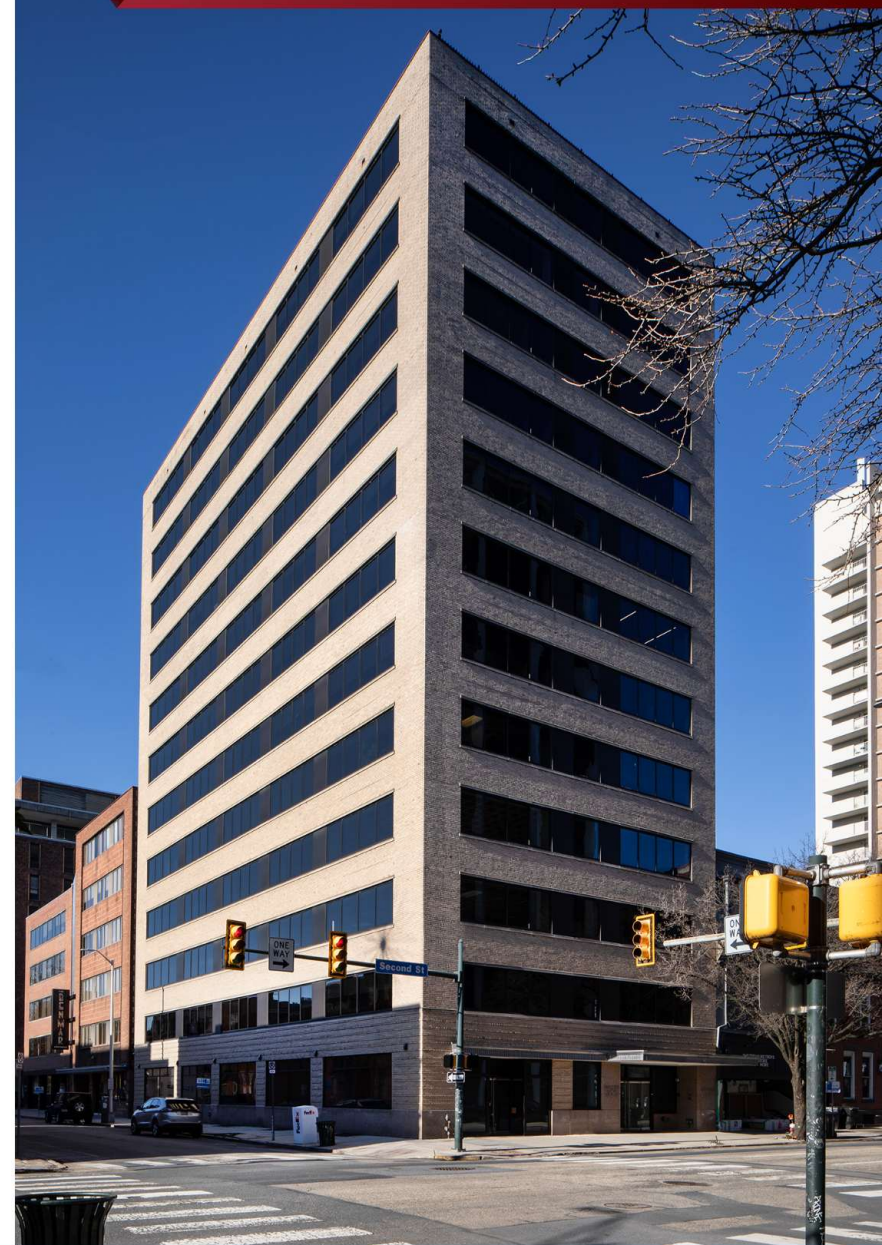
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CLASS A OFFICE SPACE FOR LEASE

AVAILABLE SPACE

LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	MAX CONTIGUOUS	LEASE RATE	LEASE TYPE
1 st	100	3,959 SF	3,959 SF	\$19.95 SF/yr	NNN
2 nd	202	3,581 SF	3,581 SF	\$19.95 SF/yr	Full Service excl. jan.
3 rd	300	5,220 SF	5,220 SF	\$19.95 SF/yr	Full Service excl. jan.
4 th	400	5,220 SF	5,220 SF	\$19.95 SF/yr	Full Service excl. jan.
5 th	502	3,602 SF	3,602 SF	\$19.95 SF/yr	Full Service excl. jan.
6 th	600	5,220 SF	5,220 SF	\$19.95 SF/yr	Full Service excl. jan.
7 th	703	1,358 SF	1,358 SF	\$19.95 SF/yr	Full Service excl. jan.
11 th	1101	2,321 SF	2,321 SF	\$19.95 SF/yr	Full Service excl. jan.



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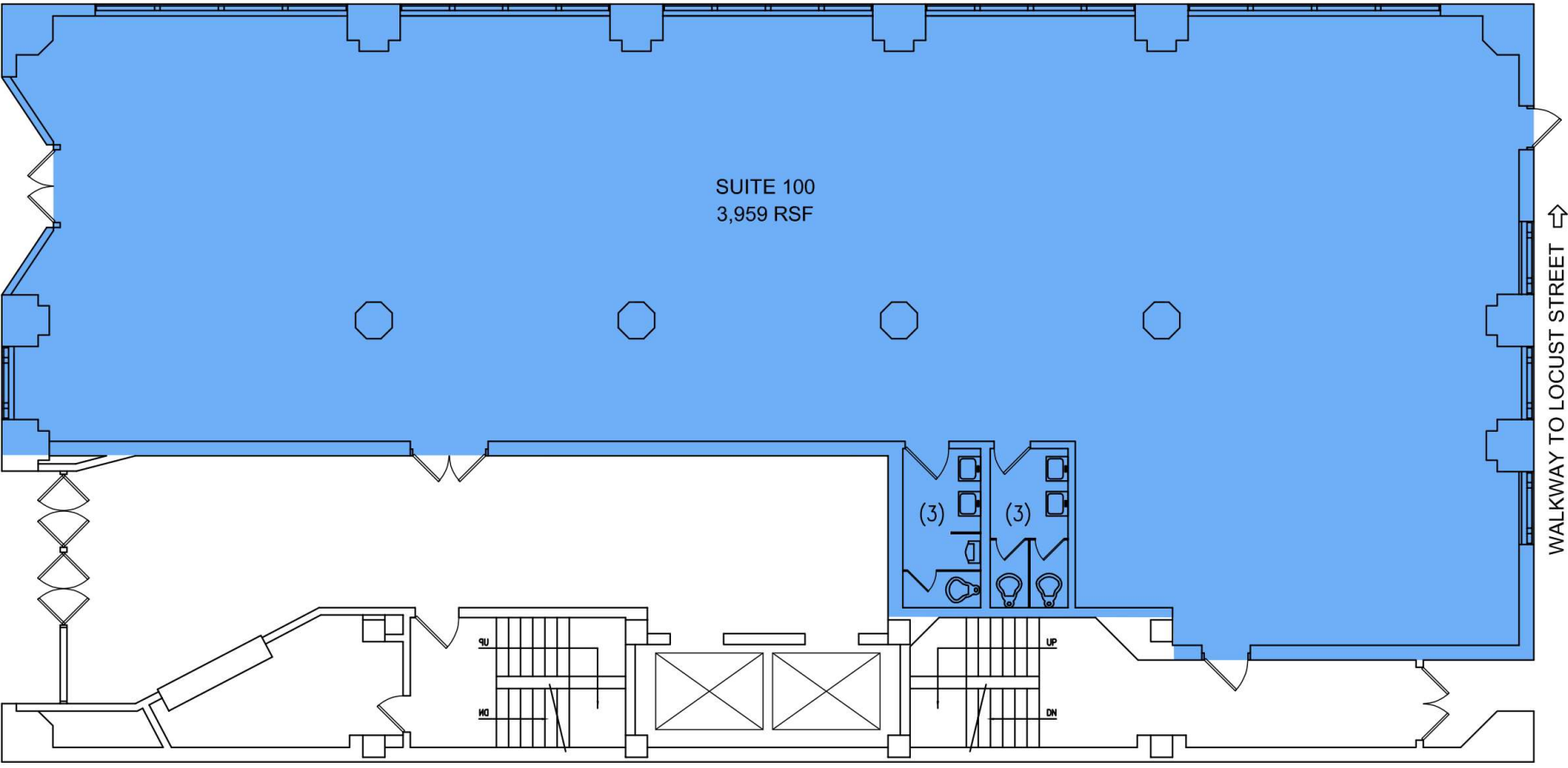
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300 N 2ND ST
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CLASS A OFFICE SPACE
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FIRST FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
1 st	100	3,959 SF	\$19.95 SF/yr (NNN)

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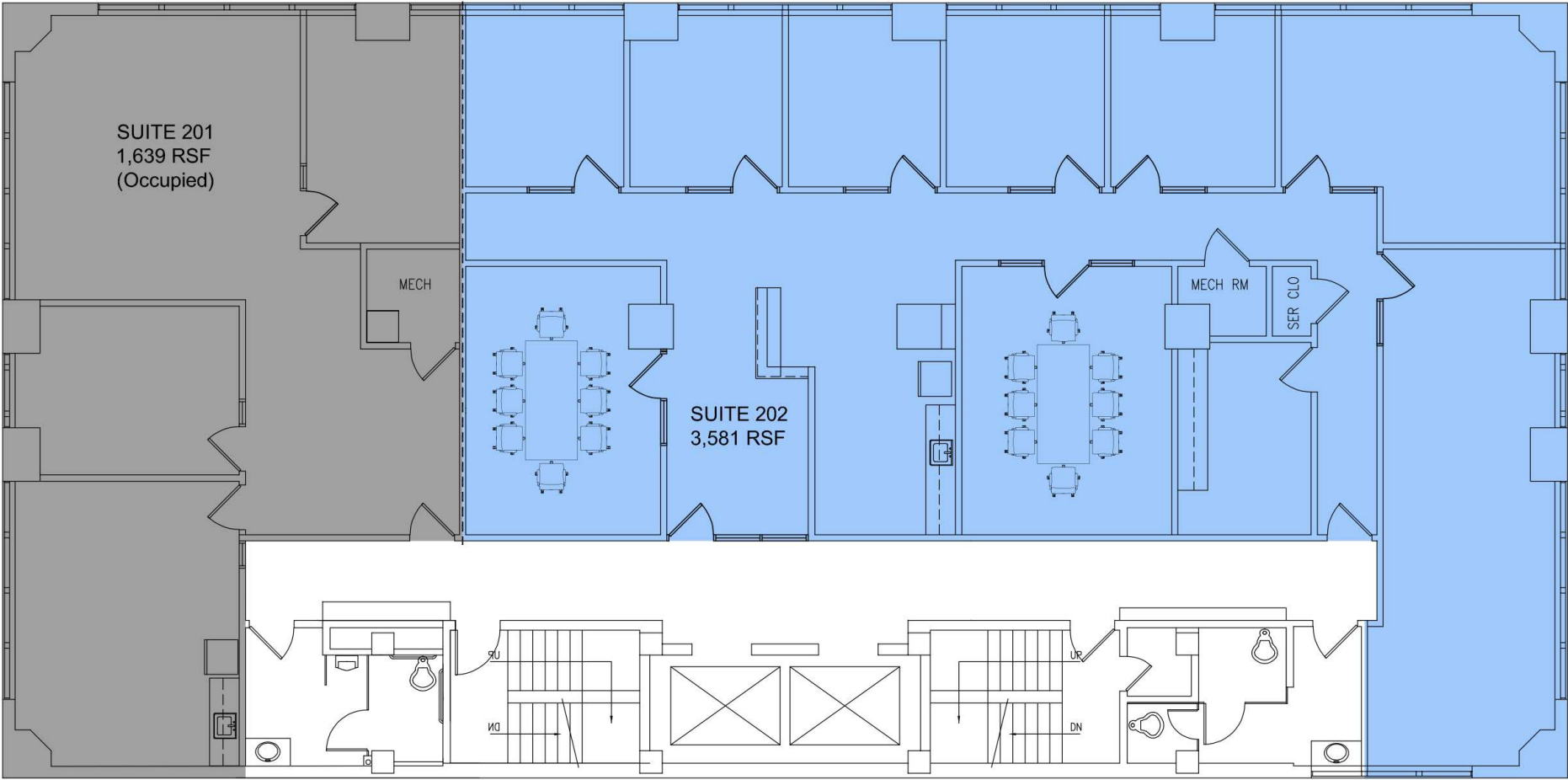
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CLASS A OFFICE SPACE
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SECOND FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
2 nd	202	3,581 SF	\$19.95 SF/yr (Full Service excl. jan.)

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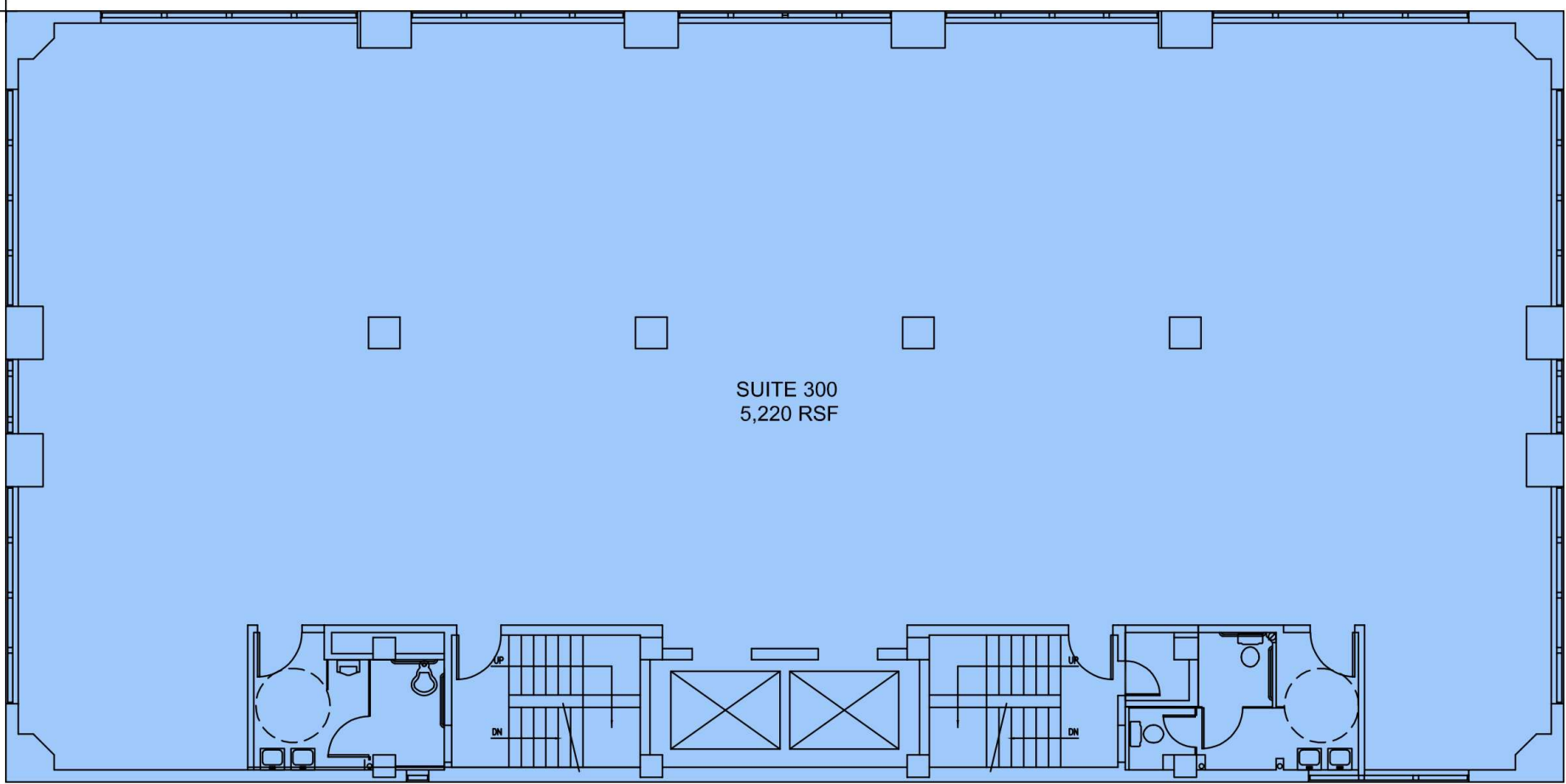
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CLASS A OFFICE SPACE
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THIRD FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
3 rd	300	5,220 SF	\$19.95 SF/yr (Full Service excl. jan.)

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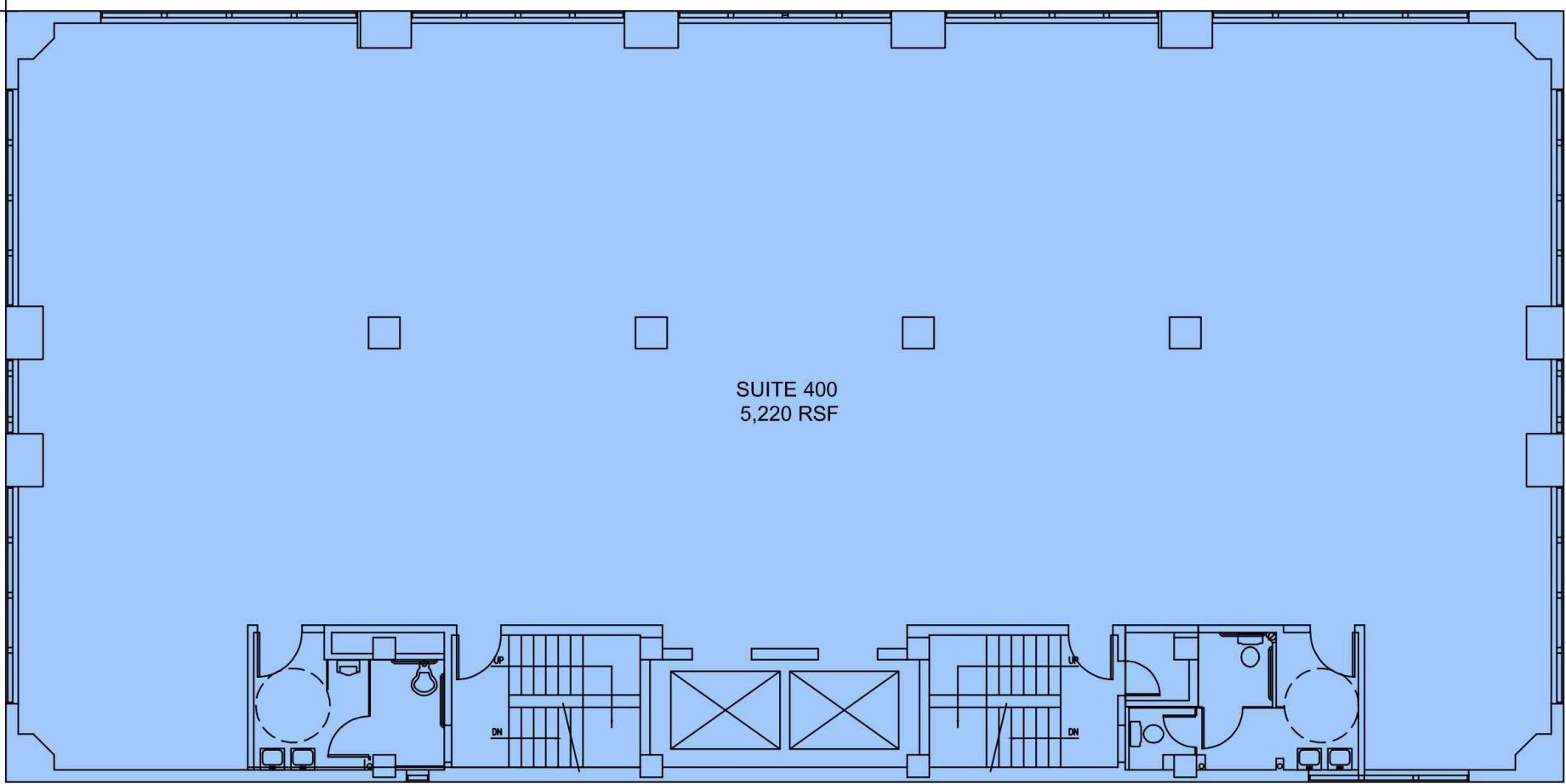
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CLASS A OFFICE SPACE
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FOURTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
4 th	400	5,220 SF	\$19.95 SF/yr (Full Service excl. jan.)

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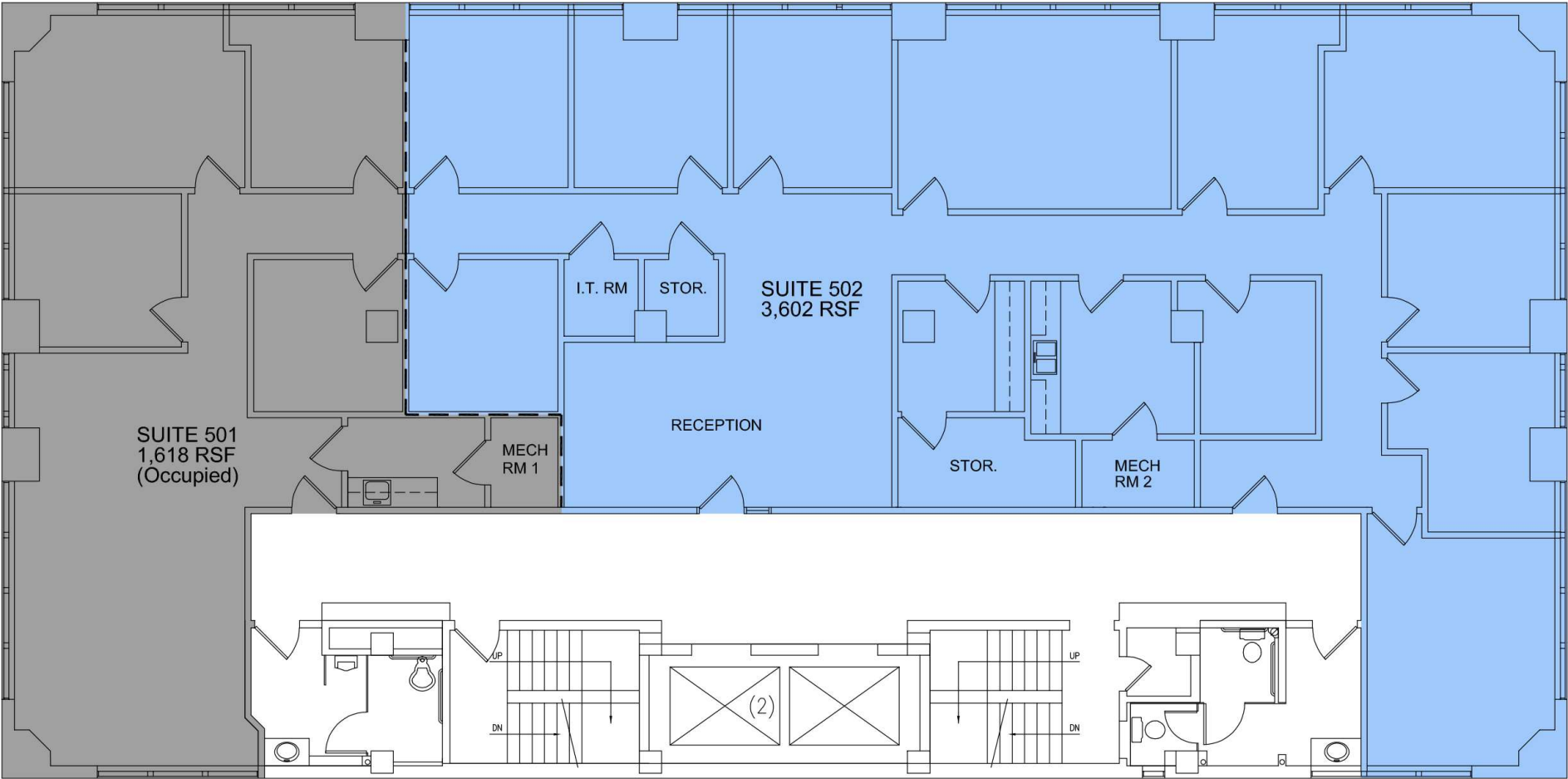
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300 N 2ND ST
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CLASS A OFFICE SPACE
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FIFTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
5 th	502	3,602 SF	\$19.95 SF/yr (Full Service excl. jan.)

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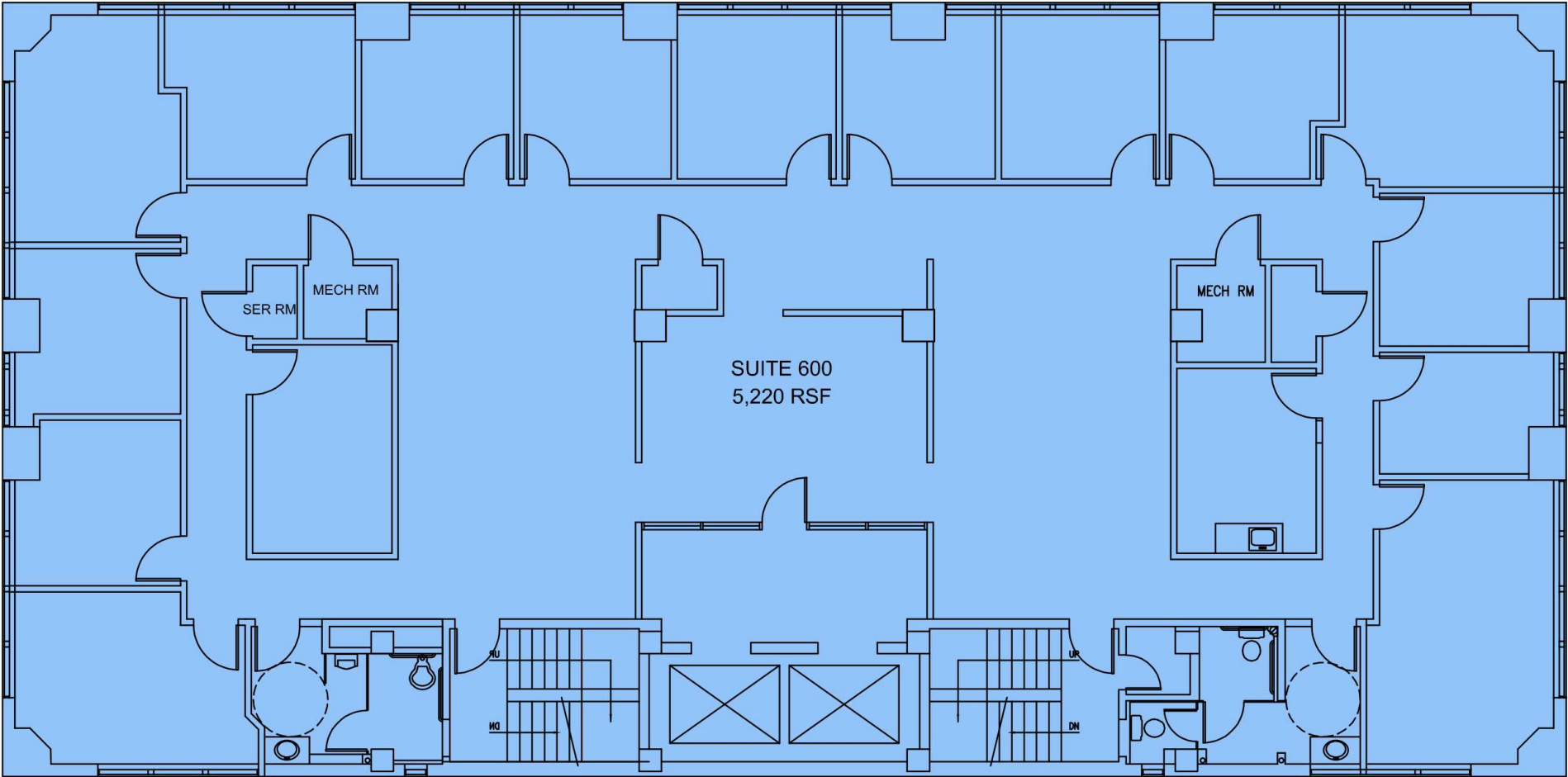
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SIXTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
6 th	600	5,220 SF	\$19.95 SF/yr (Full Service excl. jan.)

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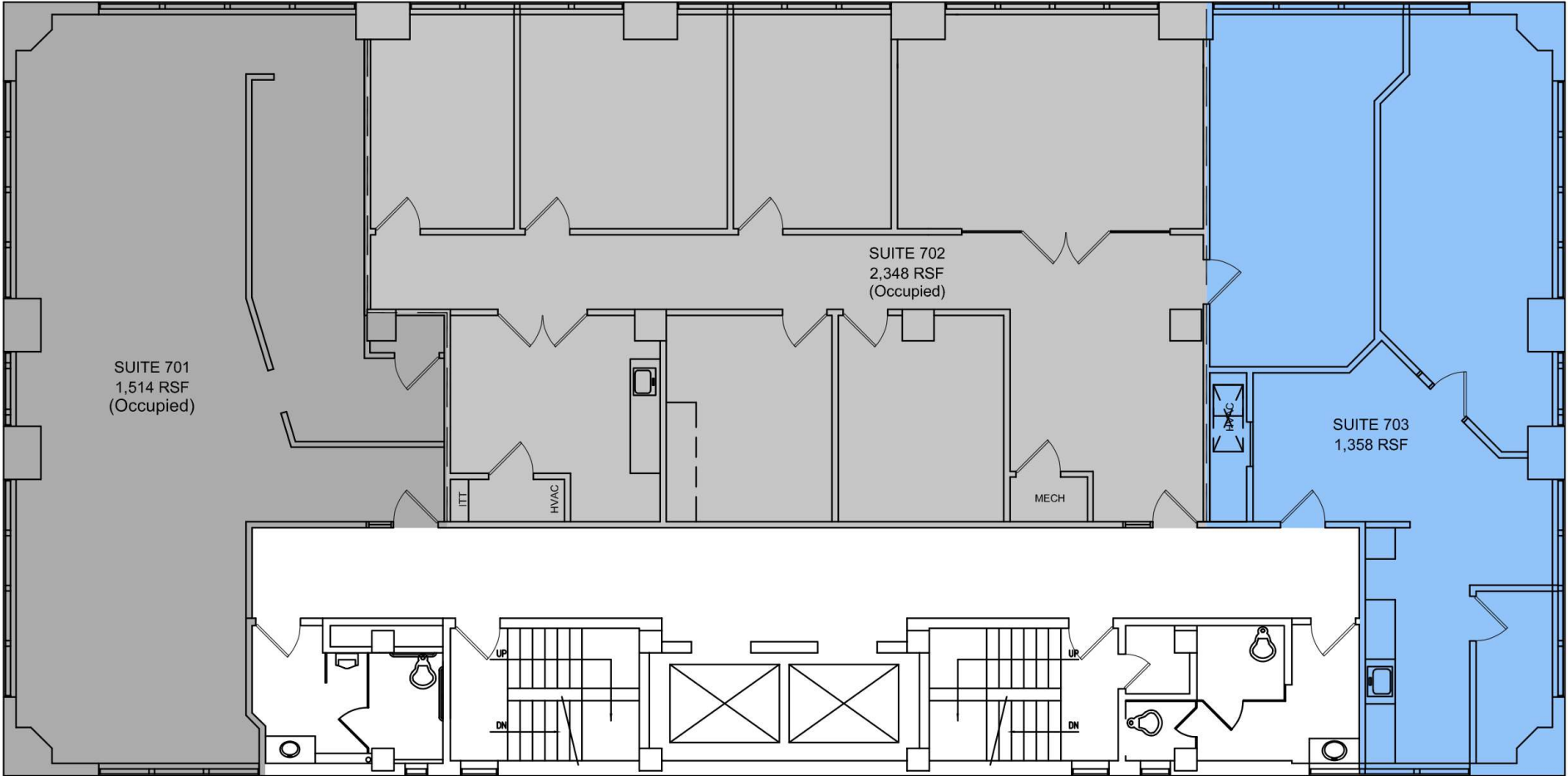
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CLASS A OFFICE SPACE
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SEVENTH FLOOR



LEASE INFORMATION

FLOOR	SUITE	AVAILABLE SF	LEASE RATE
7 th	703	1,358 SF	\$19.95 SF/yr (Full Service excl. jan.)

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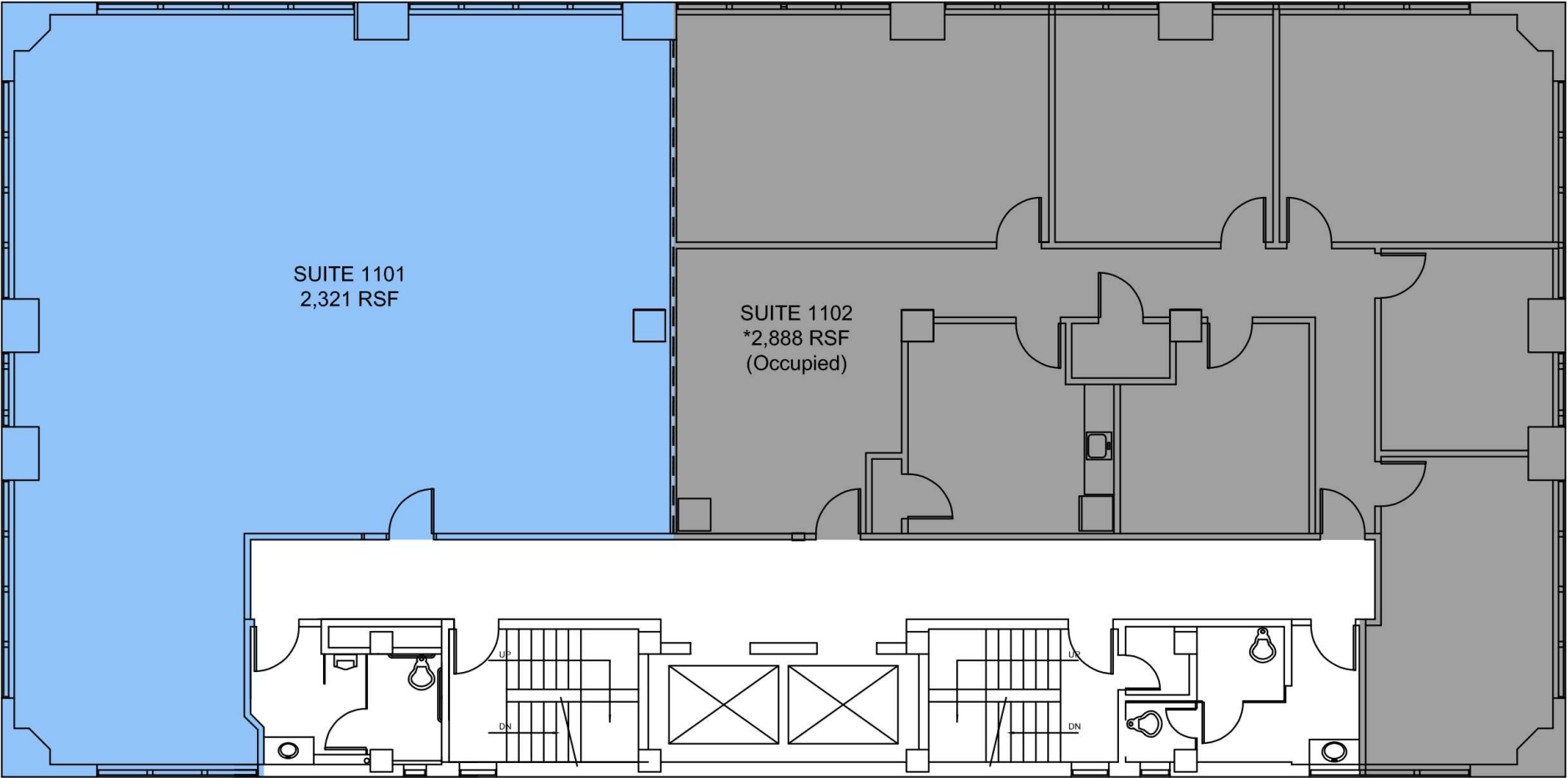
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ELEVENTH FLOOR



LEASE INFORMATION

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11 th	1101	2,321 SF	\$19.95 SF/yr (Full Service excl. jan.)

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C: 717.571.4324



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TRADE AERIAL



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CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

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PRESIDENT & MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

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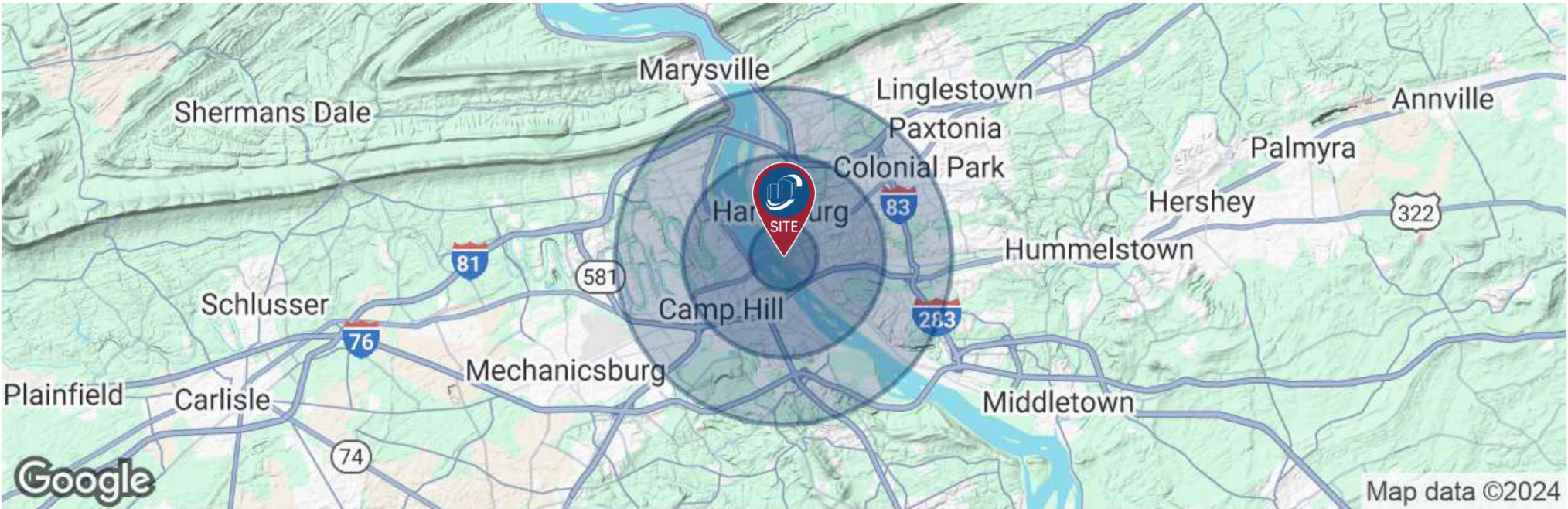
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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	14,796	105,769	190,885
Population Density	4,710	3,741	2,430
Median Age	39	39	40
Median Age (Male)	39	38	39
Median Age (Female)	40	40	41
Total Households	7,578	44,655	78,697
# of Persons Per HH	2	2.4	2.4
Average HH Income	\$64,838	\$80,718	\$93,386
Average House Value	\$153,572	\$194,672	\$235,932

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For More Information Contact:

JASON GRACE, CCIM, SIOR
CEO & MANAGING PRINCIPAL
E: JGRACE@LANDMARKCR.COM
C: 717.412.1943

MICHAEL CURRAN, SIOR
PRESIDENT & EXECUTIVE MANAGING DIRECTOR
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

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C: 717.571.4324

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990 F: 717.731.8765

