

750 East Park Drive  
Harrisburg, PA



**FOR LEASE - 717-564-0832**

**Location Description**

Address: East Park Office Ctr  
750 East Park Drive  
Harrisburg, PA 17111

Cross Street: N/A  
County: Dauphin  
Municipality: Lower PaxtonTwp  
Tax Parcel #: 35-074-052  
Directions: I-83 to Union Deposit  
Road exit, East Park  
Drive, property on right

Access: East Park Drive  
Annual Average Daily  
Traffic (AADT): Union Deposit Road  
26,462; East Park  
Drive 7,489

**Building Description**

Space Available: 13,227 s.f. Flr3  
3,571 s.f., 3,030 s.f. Flr2  
2,833 Flr2; 1,429 s.f. Flr1  
"As Is"

Build Out:  
Class:  
Construction: Brick masonry  
# of Units: 3  
Age: Built 1987  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Carpet/Vinyl  
Floors: 3  
Elevator: 1  
Ceiling Hgt min/max: 10' /10'  
Type: Acoustical tile  
Sprinklers: No  
Lighting: Fluorescent  
HVAC/Source: Forced hot air; central AC  
/ Electric

Restrooms: Men's & Women's  
handicapped

Business ID Sign: Yes  
Parking Spaces: 177 parking spaces;  
additional possible

Handicap Access: Yes  
Parking Description: In Common

**Site Description:**

Frontage: Along East Park Drive;  
visible from I-83

Zoning: C-3 Commercial Mixed  
Topography: Graded  
Public Transportation: Yes

**Utilities/Services Paid Directly By**

Water:	L	In Suite Janitorial:	T
Sewer:	L	Heat:	L
Trash:	L	HVAC Repairs:	L
Electricity:	L	Interior Repairs:	L
Air Conditioning:	L	Parking Maint.	L
Plumbing Repair:	L	Structure Repairs:	L
Lawn Maint:	L	Snow Removal:	L
Taxes:	L	Light Bulbs:	L
Insurance:	L	Common Janitorial	L

T=Tenant; L=Landlord

Utility	Provider	Location	Size/Capacity
Electricity:	PPL	On Site	
Gas:	UGI	On Site	N/A
Water:	Public	On Site	N/A
Sewer:	Public	On Site	N/A

**Comments**

Special Features: Wrap-around windows;  
perimeter offices w/large open  
areas

Remarks: Access to I-83 is nearby  
providing easy access to I-81,  
the PA Turnpike (I-76), U.S.  
Route 322, and the  
Harrisburg International  
Airport.

**Lease Rate/Terms**

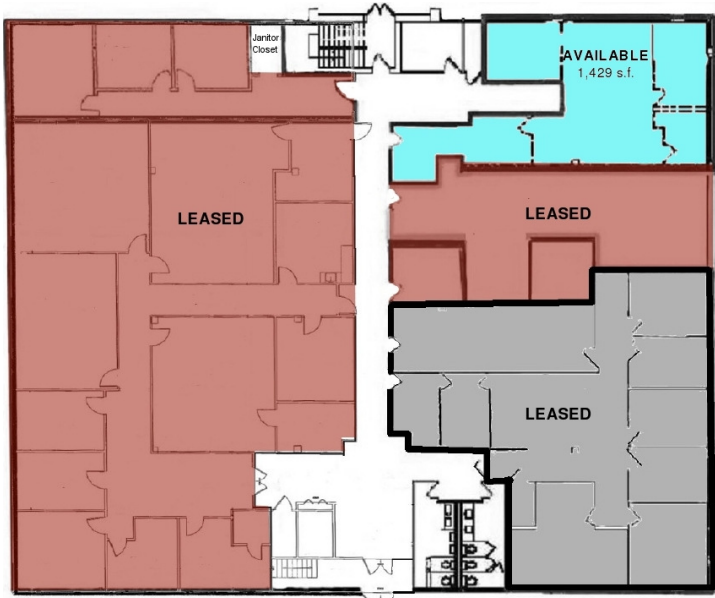
S.F.	Rate:	Term:	Comments:
13,277 s.f.		5 years	3 <sup>rd</sup> Floor
3,571 s.f.		5 years	2 <sup>nd</sup> Floor
3,030 s.f.		5 years	2 <sup>nd</sup> Floor
2,833 s.f.		5 years	2 <sup>nd</sup> Floor
1,429 s.f.		5 years	1 <sup>st</sup> Floor



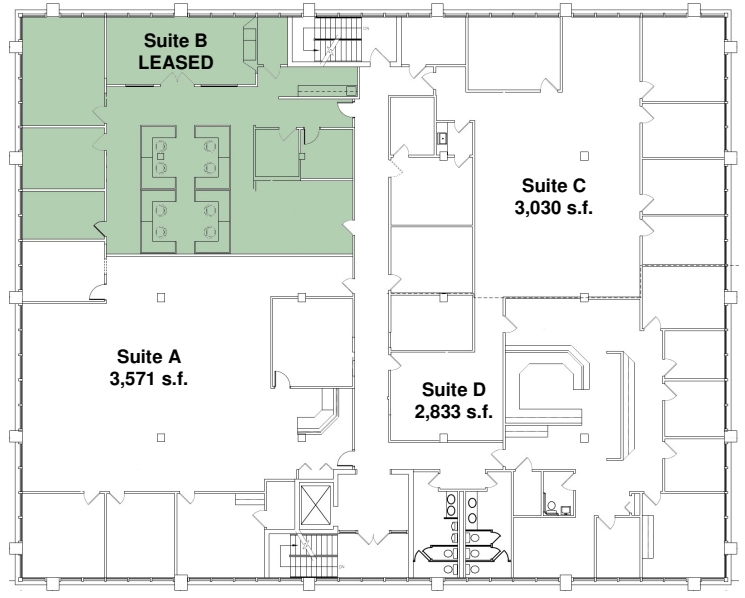
750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832 Telephone  
717-564-4759 Fax

Information deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

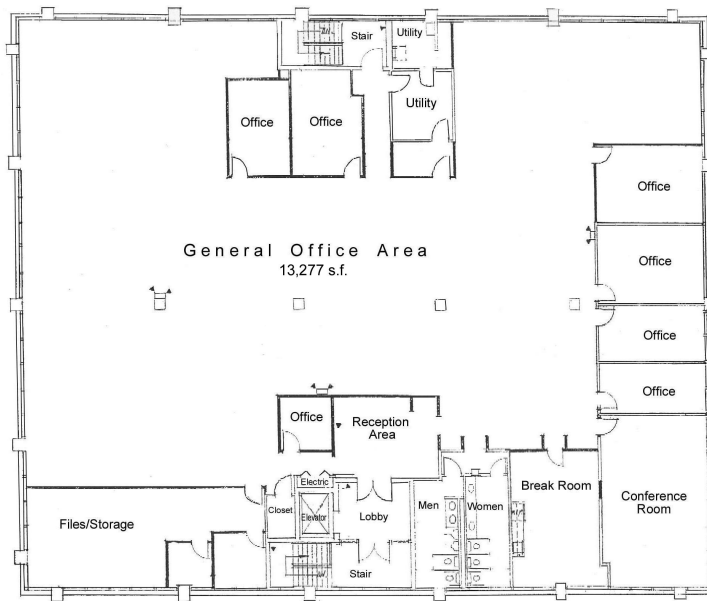
# FLOOR PLANS



1st Floor



2<sup>nd</sup> Floor



3<sup>rd</sup> Floor

## LOCATION – 750 EAST PARK DRIVE, HARRISBURG, PA

