



PRIME OFFICE CONDO
IN LOWER PAXTON

FOR SALE

899 S ARLINGTON STREET, HARRISBURG, PA

FOR SALE

899 S ARLINGTON STREET HARRISBURG, PA 17109



PRIME OFFICE CONDO IN LOWER PAXTON

PROPERTY SUMMARY

Well-maintained 3,270 SF office condominium available for sale in the highly desirable Lower Paxton Township office corridor. The flexible layout features a combination of open workspace and private offices, making it ideal for medical, professional, nonprofit, counseling, education, or administrative users. Located just minutes from UPMC Community Osteopathic Hospital with immediate access to I-81, I-83, and the Pennsylvania Turnpike, the property offers exceptional convenience for employees and clients.

PROPERTY HIGHLIGHTS

- Flexible floorplan with open work areas and private offices
- Ample on-site parking for employees and visitors
- Available immediately
- Priced to sell

LOCATION HIGHLIGHTS

- 100 yards from UPMC campus
- Surrounded by restaurants, retail & everyday amenities

OFFERING SUMMARY

Building Size	3,270 SF
Sale Price	\$189,900
Price per SF	\$58.07
Property Taxes	\$11,787.01
Zoning	Institutional
Municipality	Lower Paxton Township
County	Dauphin County

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

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
✉ TPOSAVEC@LandmarkCR.com
☎ 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
✉ NMARTIN@LandmarkCR.com
☎ 717.317.8481

LANDMARKCR.COM

TCN
INCREASING
REAL ESTATE SERVICES

1



899 S ARLINGTON STREET
HARRISBURG, PA 17109

FOR SALE

PRIME OFFICE CONDO IN LOWER PAXTON

PROPERTY DETAILS

Number of Buildings	1
Building Size	3,270 SF
Lot Size	0.32 Ac
Building Class	B
Tenancy	Single
Number of Floors	1
Restrooms	1
Parking	In-common ± 70 spaces
Year Built	1984

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Shingle
Power	Single Phase 200 Amp
HVAC	Central AC
Sprinklers	No
Security	No
Signage	Monument

MARKET DETAILS

Cross Streets	Arlington Ave & Londonderry Rd
Traffic Count at Intersection	10,818 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Institutional
Permitted Uses	Professional Services & Medical Offices

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

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
✉ TPOSAVEC@LandmarkCR.com
☎ 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
✉ NMARTIN@LandmarkCR.com
☎ 717.317.8481

LANDMARKCR.COM





899 S ARLINGTON STREET
HARRISBURG, PA 17109

FOR SALE

PRIME OFFICE CONDO
IN LOWER PAXTON

ADDITIONAL IMAGES



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

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
✉ TPOSAVEC@LandmarkCR.com
☎ 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
✉ NMARTIN@LandmarkCR.com
☎ 717.317.8481

LANDMARKCR.COM

TCN
INCREASING
REAL ESTATE SERVICES

3



899 S ARLINGTON STREET
HARRISBURG, PA 17109

FOR SALE

PRIME OFFICE CONDO
IN LOWER PAXTON

AREA



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

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
717.317.8481

TCN
COMMERCIAL
REAL ESTATE SERVICES

4

LANDMARKCR.COM



899 S ARLINGTON STREET
HARRISBURG, PA 17109

FOR SALE

PRIME OFFICE CONDO
IN LOWER PAXTON

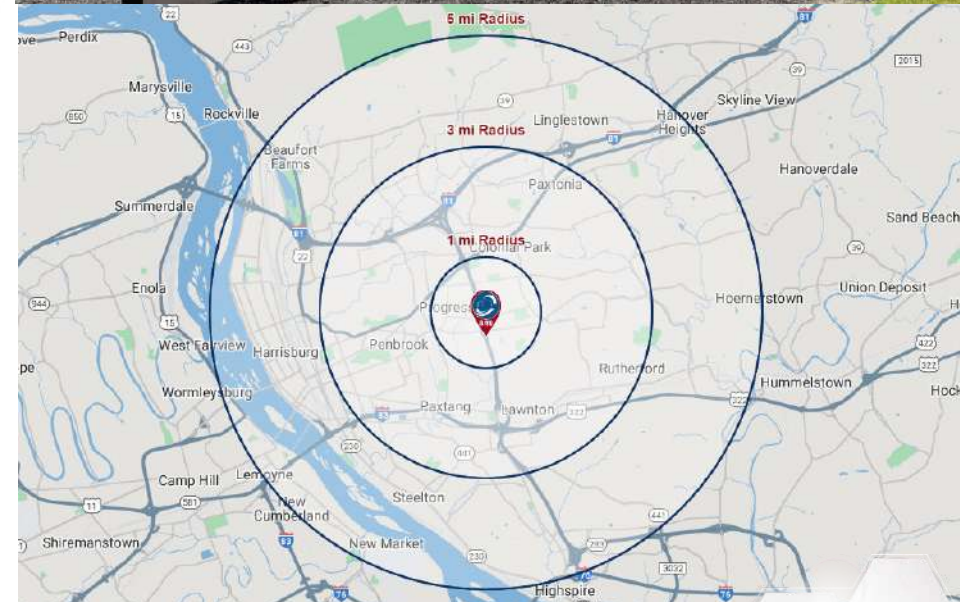
DEMOGRAPHICS & LOCATION OVERVIEW

COLONIAL PARK – Located in Lower Paxton Township, Dauphin County, Colonial Park offers a convenient 15-minute commute to Harrisburg, Hershey, and major hospitals and universities. The area blends suburban comfort with urban accessibility, featuring nearby parks, green spaces, and recreational amenities, along with a strong retail presence at Colonial Park Mall. Its setting and accessibility make it an attractive option for those seeking a balanced lifestyle close to the city.

UNION DEPOSIT – Just outside Harrisburg, Union Deposit is a prime commercial corridor with excellent access to I-83, I-81, and the Pennsylvania Turnpike. The area continues to see strong growth, supported by a mix of retail, dining, and service businesses. With its strategic location and expanding consumer base, Union Deposit presents valuable opportunities for businesses and investors alike.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,835	92,004	190,253
Households	4,838	37,343	79,648
Average Household Income	\$94,492	\$95,430	\$103,901
Businesses	549	3,548	8,235
Employees	9,210	52,387	128,408



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

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
TPOSAVEC@LandmarkCR.com
717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
NMARTIN@LandmarkCR.com
717.317.8481

TCN
COMMERCIAL
REAL ESTATE SERVICES

5

LANDMARKCR.COM



899 S ARLINGTON STREET
HARRISBURG, PA 17109

FOR SALE

PRIME OFFICE CONDO
IN LOWER PAXTON

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and Investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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

THOMAS POSAVEC, SIOR
SENIOR VP, CORPORATE SERVICES
✉ TPOSAVEC@LandmarkCR.com
☎ 717.503.7755

NICK MARTIN
SENIOR ASSOCIATE
✉ NMARTIN@LandmarkCR.com
☎ 717.317.8481

LANDMARKCR.COM

TCN
INCREASING
REAL ESTATE SERVICES

6