

FOR LEASE

2505 N FRONT STREET, HARRISBURG, PA

FULL SECOND FLOOR OFFICE SUITE WITH SCENIC VIEWS



2nd Floor Available
FOR LEASE

PRIME RIVERFRONT OFFICE

FULL SECOND FLOOR AVAILABLE FOR LEASE

2505 N FRONT STREET
HARRISBURG, PA



OFFERING SUMMARY

Lease Availability

First Floor 4,500 SF

Lease Rate \$15.95 per SF/yr

Lease Type Full Service

CAM None

Location

Zoning Riverfront

Municipality City of Harrisburg

County Dauphin County



PROPERTY OVERVIEW

Landmark Commercial Realty is pleased to present 2505 N Front Street—a premier Class B office property offering unmatched views of the Susquehanna River and Riverfront Park. Centrally located outside the Harrisburg Central Business District, this well-positioned building offers flexible office space and generous leasing incentives, making it an excellent choice for businesses seeking a professional, high-visibility location.

What's nearby?



PROPERTY HIGHLIGHTS

- Full second floor available, featuring in-suite restrooms for added convenience
- Prime Front Street address with stunning river views and high visibility
- Ample on-site parking ensures easy access for employees and visitors
- Zoning allows for a variety of uses, including general office, medical, educational, and more
- Spacious, open floor plan offer flexibility in design and layout, perfect for customization

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

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PROPERTY DETAILS

| | |
|---------------------|-------------------------|
| Number of Buildings | 1 |
| Lot Size | 0.56 AC |
| Building Class | B |
| Tenancy | Multi |
| Office Suite Lease | Second Floor - 4,500 SF |
| Parking | 35 Spaces |
| Year Built | 1967 |

BUILDING SPECIFICATIONS

| | |
|-----------------|---------------------------|
| Construction | Masonry |
| Roof Type | Rubber |
| Lighting | LED Throughout |
| Heating/Cooling | Forced Hot Air/Central AC |
| Security | Per Tenant |
| Signage | Yes |

MARKET DETAILS

| | |
|---------------------------------|--|
| Nearest Signalized Intersection | Schuylkill St & N Front St |
| Traffic Count on N Front St | 9,932 ADT |
| Municipality | City of Harrisburg |
| County | Dauphin County |
| Zoning | Riverfront |
| Ideal Uses | Professional Business, Service, Medical Office, Associations |

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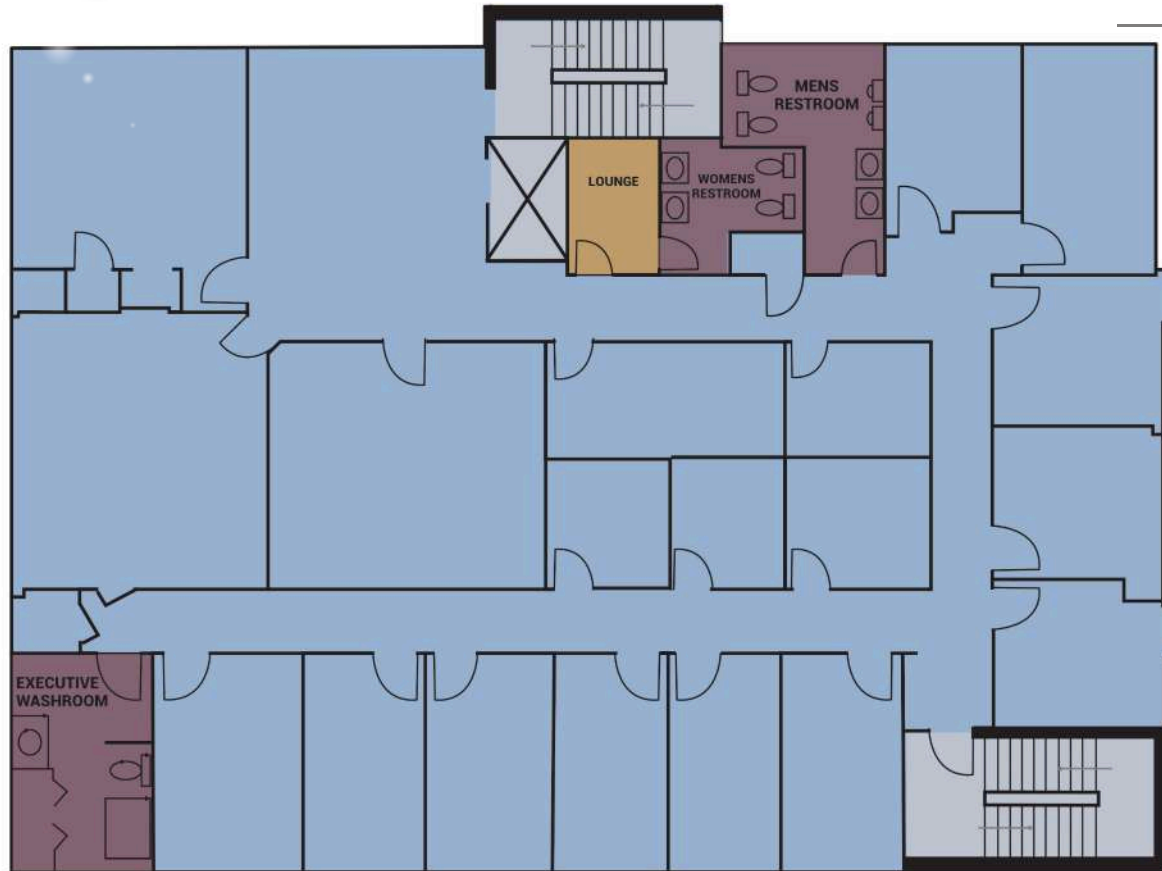
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LEASE AVAILABILITY



| FLOOR | SUITE | SIZE | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-------|-------|--------------|-------------------|---|
| 2 | 200 | 4,500 | Full Service | \$15.95 per SF/yr | Occupy an entire second floor of a charming riverfront building offering privacy, branding opportunities, and full control of your space. |

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ADDITIONAL IMAGES



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LOCATION



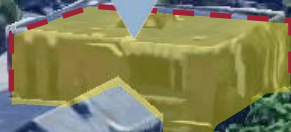
SYLVIA H. RAMBO
US COURTHOUSE

CAPITOL
COMPLEX

DOWNTOWN
HARRISBURG



2505 N
FRONT
ST



N FRONT STREET

Google

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LOCATION AERIAL



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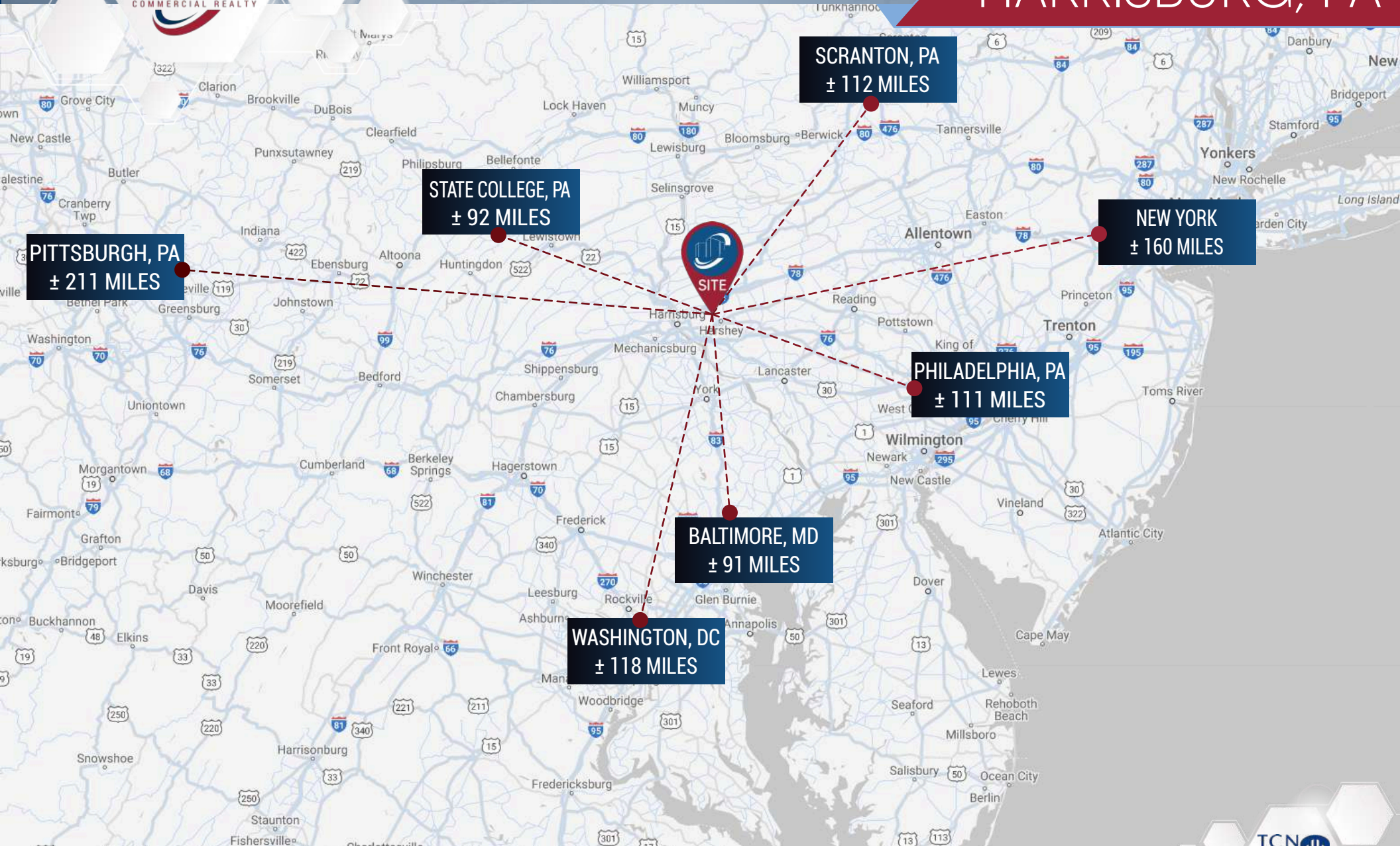
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

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