



Views of the Susquehanna River

PROFESSIONAL OFFICE SUITES FOR LEASE

1500 N 2ND STREET, HARRISBURG

1500 N 2ND STREET · HARRISBURG, PA 17102
OFFICE PROPERTY WITH VIEWS OF
THE SUSQUEHANNA RIVER

FOR LEASE



OFFERING SUMMARY

Available SF for Lease	2,792-2,985 SF
Lease Rate	\$14.95 per SF/Yr
Lease Type	Modified Gross
Zoning	Riverfront
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY OVERVIEW

Convenient Mid-Town location, this Class B office property, just outside the Harrisburg Central Business District, offers open floor plans with stunning views of the Susquehanna River and Riverfront Park. This well-located property with ample on-site parking provides easy access to downtown Harrisburg and major highways, making it perfect for businesses seeking convenience and visibility.

PROPERTY HIGHLIGHTS

- Easy access to , , &  (PA Turnpike).
- Ideal midtown location offering views of the Susquehanna River

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
Building Size	32,069 SF
Lot Size	0.61 Ac
Building Class	B
Tenancy	Multi
Number of Floors	3
Restrooms	In-Common
Parking	On-Site
Year Built	1959

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Rubber
Lighting	LED
HVAC	Forced Hot Air
Signage	Building

MARKET DETAILS

Cross Streets	Reily St & Harris St
Traffic Count at Intersection	15,142 ADT (N Front & Reily St)
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Riverfront

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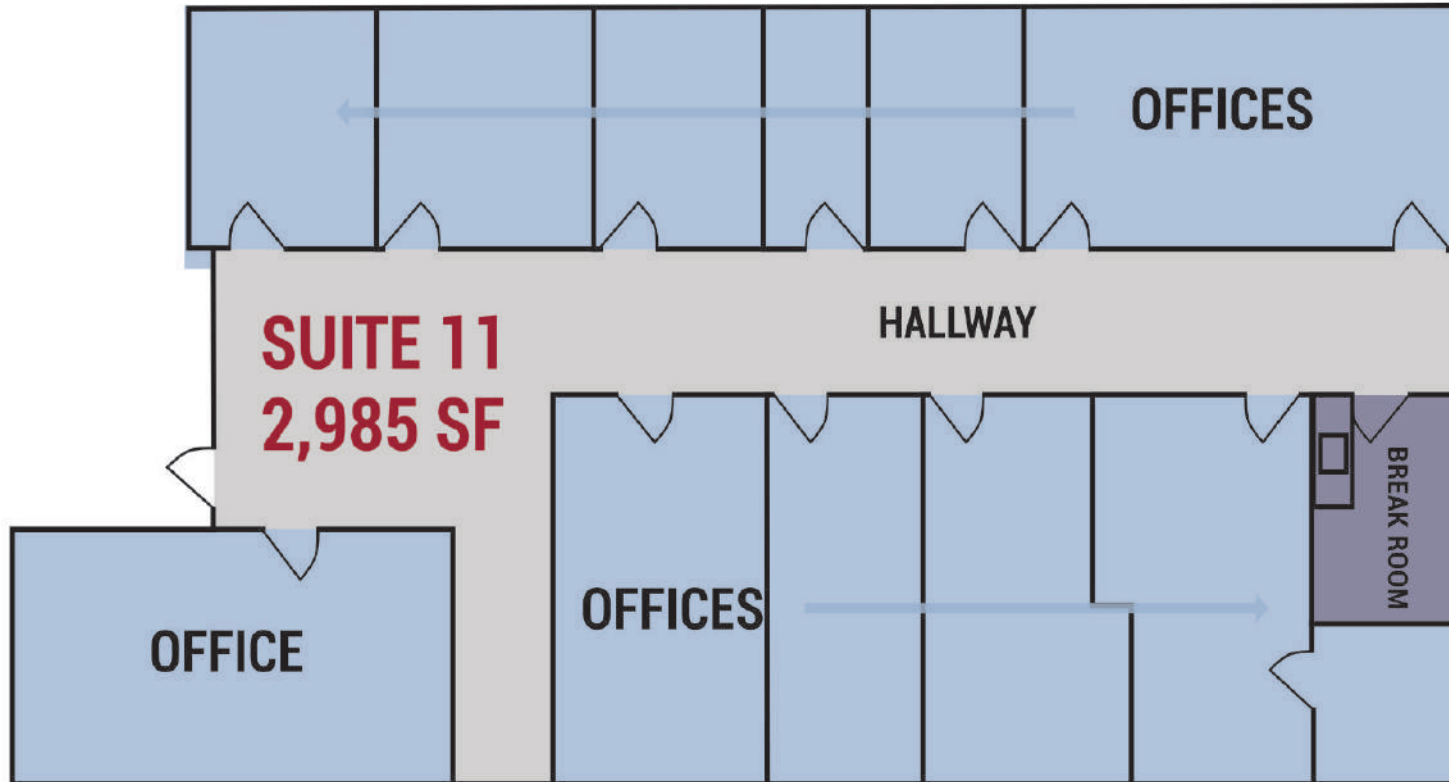




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2ND FLOOR AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
11	2,985 SF	Modified Gross	\$14.95 per SF/yr	Large and flexible, this suite is well-suited for businesses needing an open layout with multiple workstations or meeting areas.

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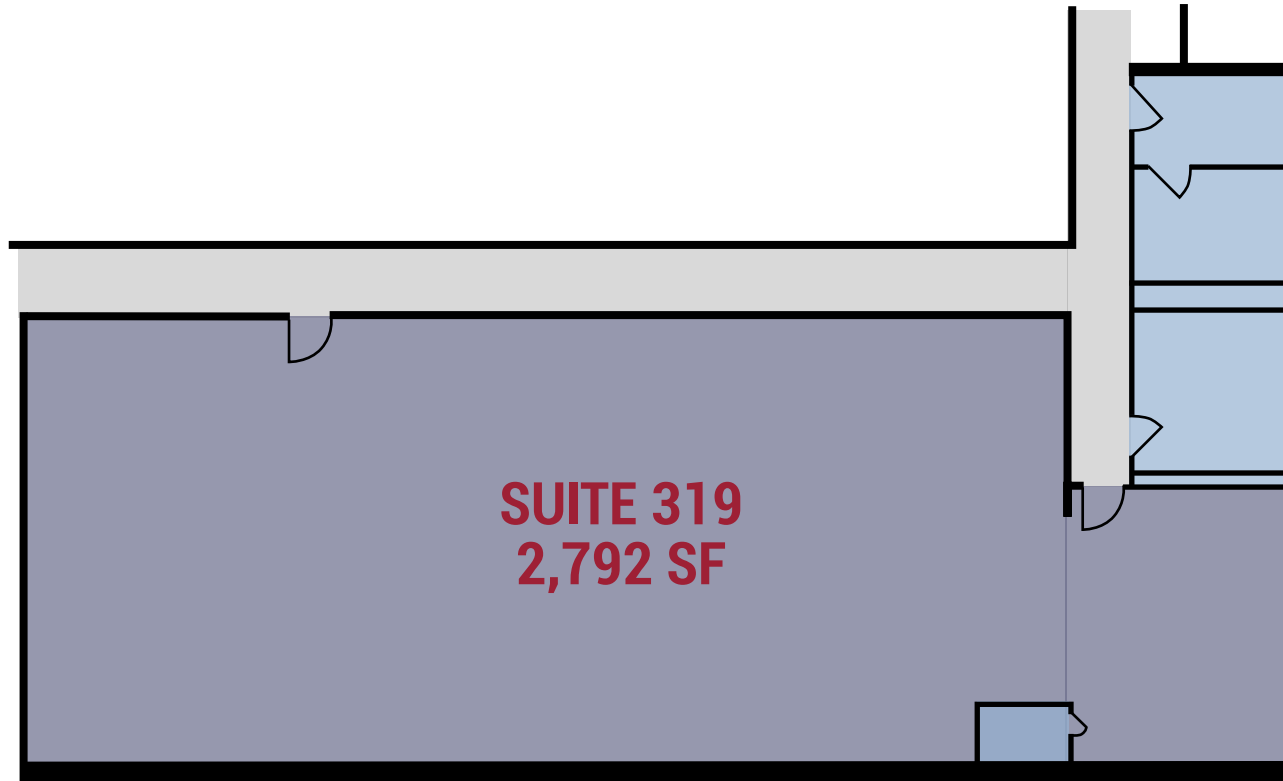
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3RD FLOOR AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
319	2,792 SF	Modified Gross	\$14.95 per SF/yr	Space can be leased as a single suite with 2,792 SF or demised between 740 SF and 1,271 SF spaces

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LOCATION



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AREA



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DEMOGRAPHICS

POPULATION

1 MILE	16,122
2 MILE	98,696
3 MILE	203,216

HOUSEHOLDS

1 MILE	8,174
2 MILE	42,372
3 MILE	85,380

AVERAGE HOUSEHOLD INCOME

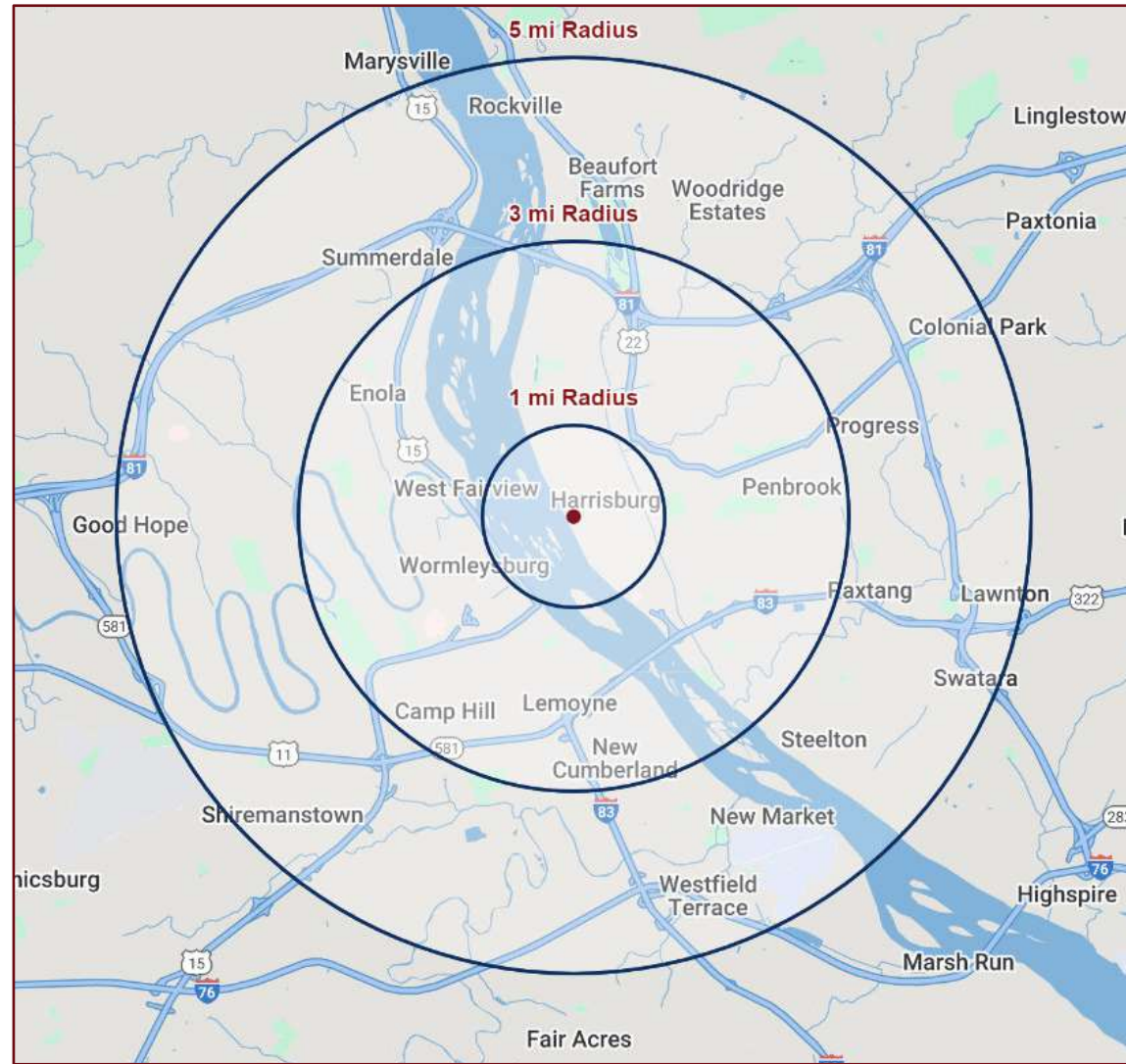
1 MILE	\$73,906
2 MILE	\$85,932
3 MILE	\$98,200

TOTAL BUSINESSES

1 MILE	1,470
2 MILE	4,839
3 MILE	9,173

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	35,600
2 MILE	84,264
3 MILE	140,608



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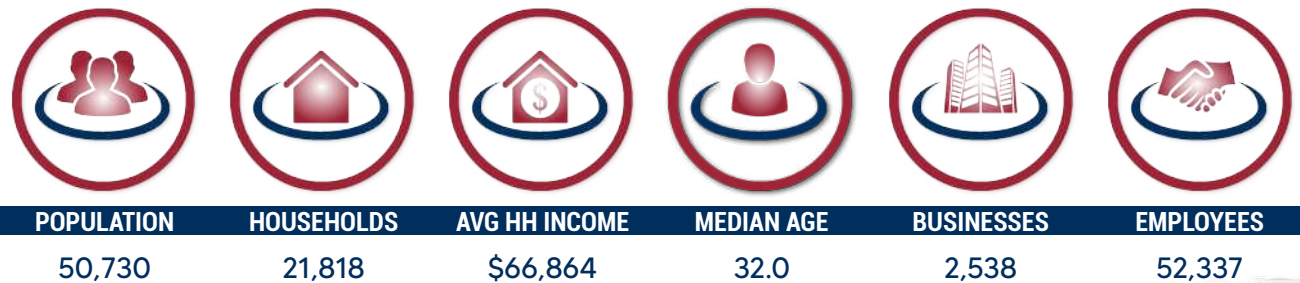
AREA OVERVIEW

Nestled within the heart of Dauphin County, **HARRISBURG**, the Capital City, serves as a vibrant urban center. As a hub for culture, business, and government, Harrisburg has been the county seat since 1785 and Pennsylvania's capital since 1812. The city's picturesque location along the Susquehanna River and its backdrop of the Blue Ridge Mountains combines big city influence and sophistication with small-town charm. The impressive Capitol dome dominates the skyline, making it an iconic architectural landmark.

Harrisburg's strategic location offers easy access to major metropolitan areas, including Baltimore, Philadelphia, and Washington, D.C., all within a 90-minute to 2-hour drive. For those seeking the excitement of New York City, Harrisburg provides a direct three-hour train ride. Additionally, Harrisburg International Airport offers convenient travel options, many of which are direct flights to various destinations, enhancing accessibility for both residents and businesses.



HARRISBURG DEMOGRAPHICS



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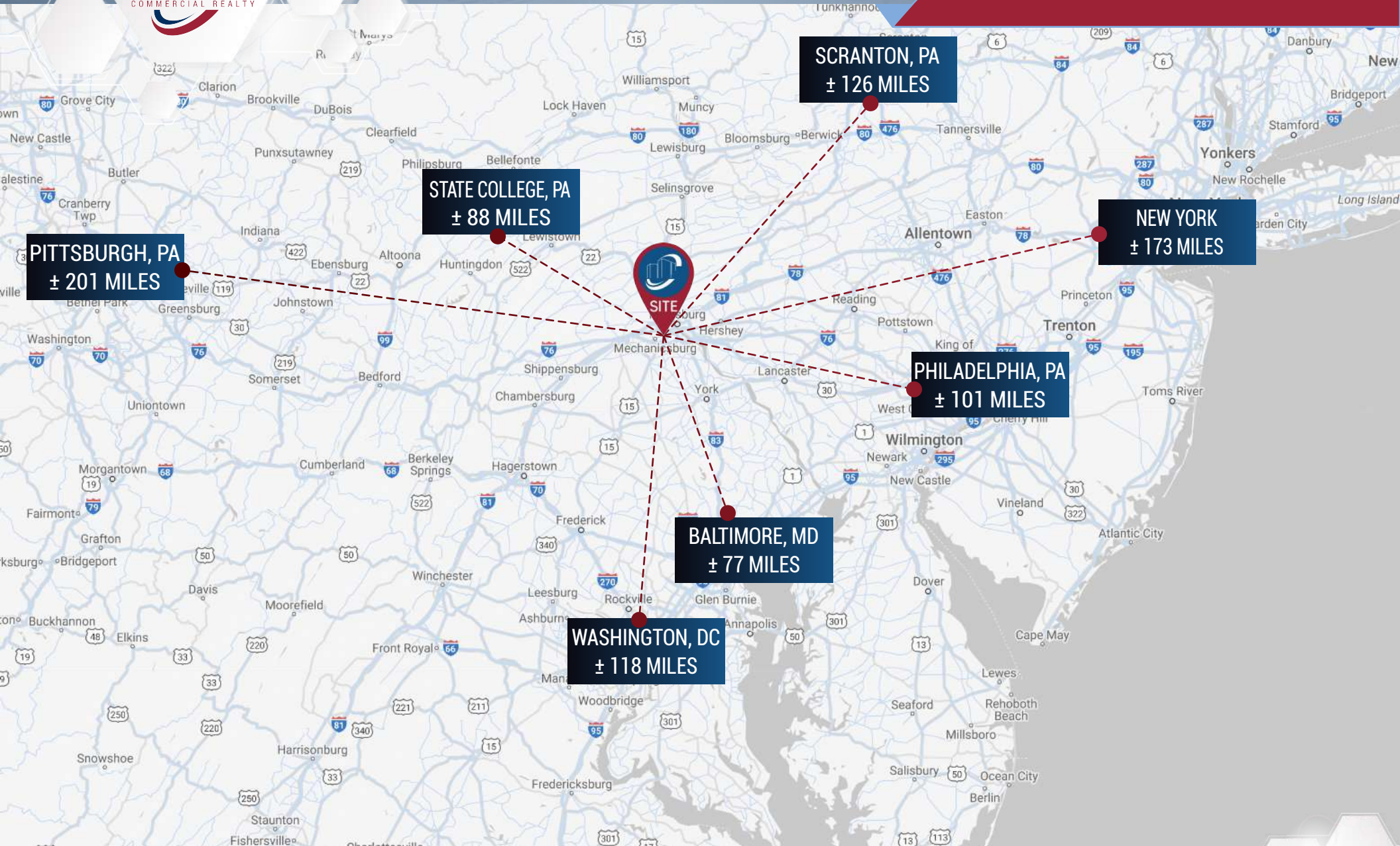
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney.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