



One Month
FREE RENT
per term year



Riverfront Office Suites

AVAILABLE FOR LEASE

1625 N FRONT STREET, HARRISBURG



OFFERING SUMMARY

Available SF for Lease	3,060- 3,402 SF
Lease Rate	\$14.95 per SF/Yr
Lease Type	Full Service + Janitorial
Zoning	Riverfront
Municipality	City of Harrisburg
County	Dauphin County

PROPERTY OVERVIEW

Discover a rare opportunity to lease large office suites on North Front Street in Harrisburg. The impressive spaces offer scenic views of the Susquehanna River and are conveniently located near downtown Harrisburg amenities and the I-81 corridor. Ideal for professionals seeking both functionality and prestige, the suites are offered at an affordable rental rate—making it a compelling option for businesses looking to elevate their presence in the Capital Region.

PROPERTY HIGHLIGHTS

- Last remaining suites in building with elevator access
- Signage available for tenant
- Located along highly trafficked N Front Street in the heart of Downtown Harrisburg



SUSQUEHANNA RIVERFRONT

Office Suites



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PROPERTY DETAILS

Number of Buildings	1
Building Size	± 11,000
Lot Size	0.36 Ac
Building Class	B
Tenancy	Multi
Number of Floors	3
Restrooms	In-Common
Parking	On-Site 25 spaces
Year Built	1965

BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat
Lighting	LED
HVAC	Forced Air Central AC
Sprinklers	N/A
Security	Per Tenant
Signage	On-site

MARKET DETAILS

Cross Streets	N Front St & Hamilton St
Traffic Count at Intersection	14,219 ADT (N Front St)
Municipality	City of Harrisburg
County	Dauphin County
Zoning	Riverfront

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

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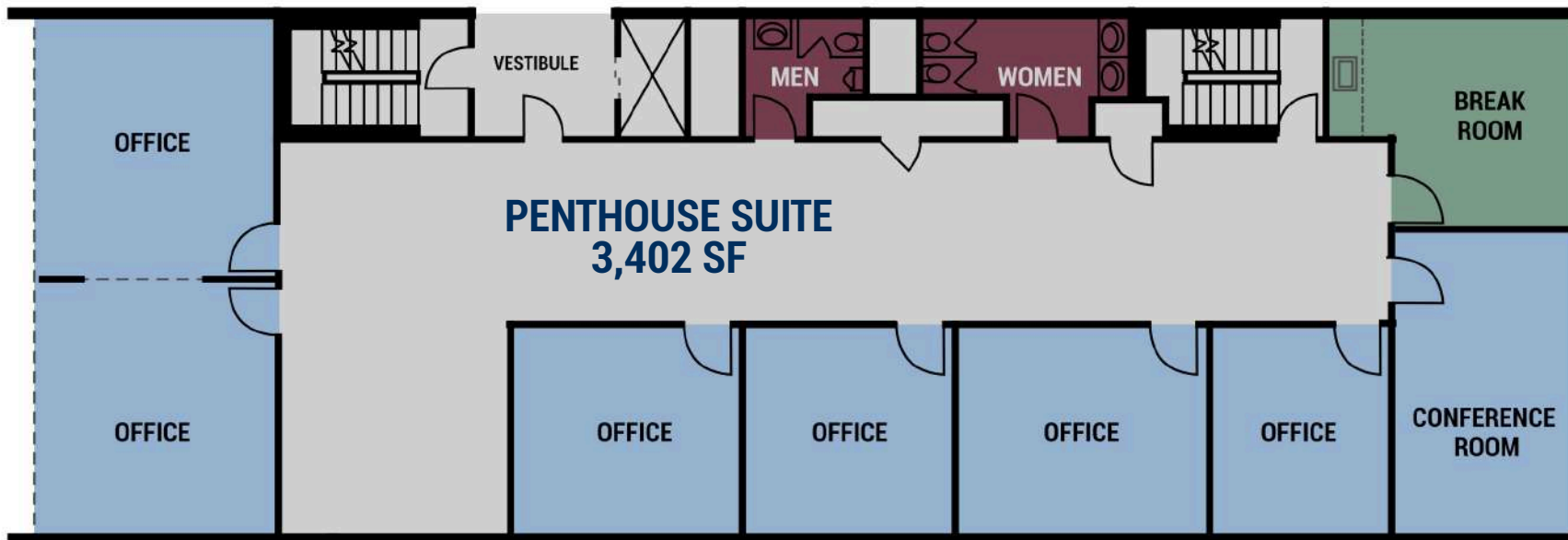
2



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PENTHOUSE SUITE



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
Penthouse	3,402 SF	Full Service + Janitorial	\$14.95 per SF/yr	Third floor penthouse suite with elevator access. Sweeping views of the Susquehanna River Suite offers several private office spaces, on site men's and women's restrooms as well as a breakroom



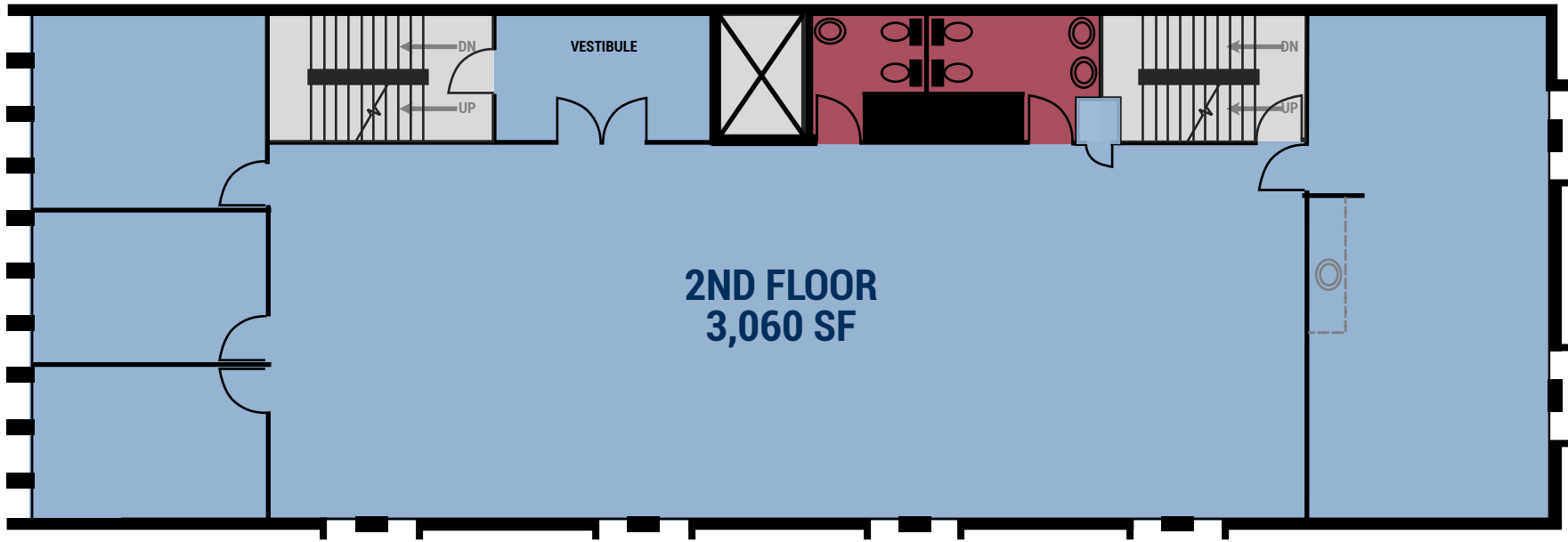
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2ND FLOOR AVAILABILITY



SUITE	SIZE	LEASE TYPE	LEASE RATE	DESCRIPTION
2 nd Floor	3,060 SF	Full Service + Janitorial	\$14.95 per SF/yr	This suite offers a completed build-out with riverfront views including 3 private offices with an open floorplan



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LOCATION

**SYLVIA H. RAMBO
UNITED STATES
COURTHOUSE**

**PA STATE
CAPITOL COMPLEX**



N FRONT STREET

SUSQUEHANNA RIVER

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AREA



LEBANON

PALMYRA

HERSHEY

LINGLESTOWN

PROGRESS



WORMLEYSBURG

LEMOYNE

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6

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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

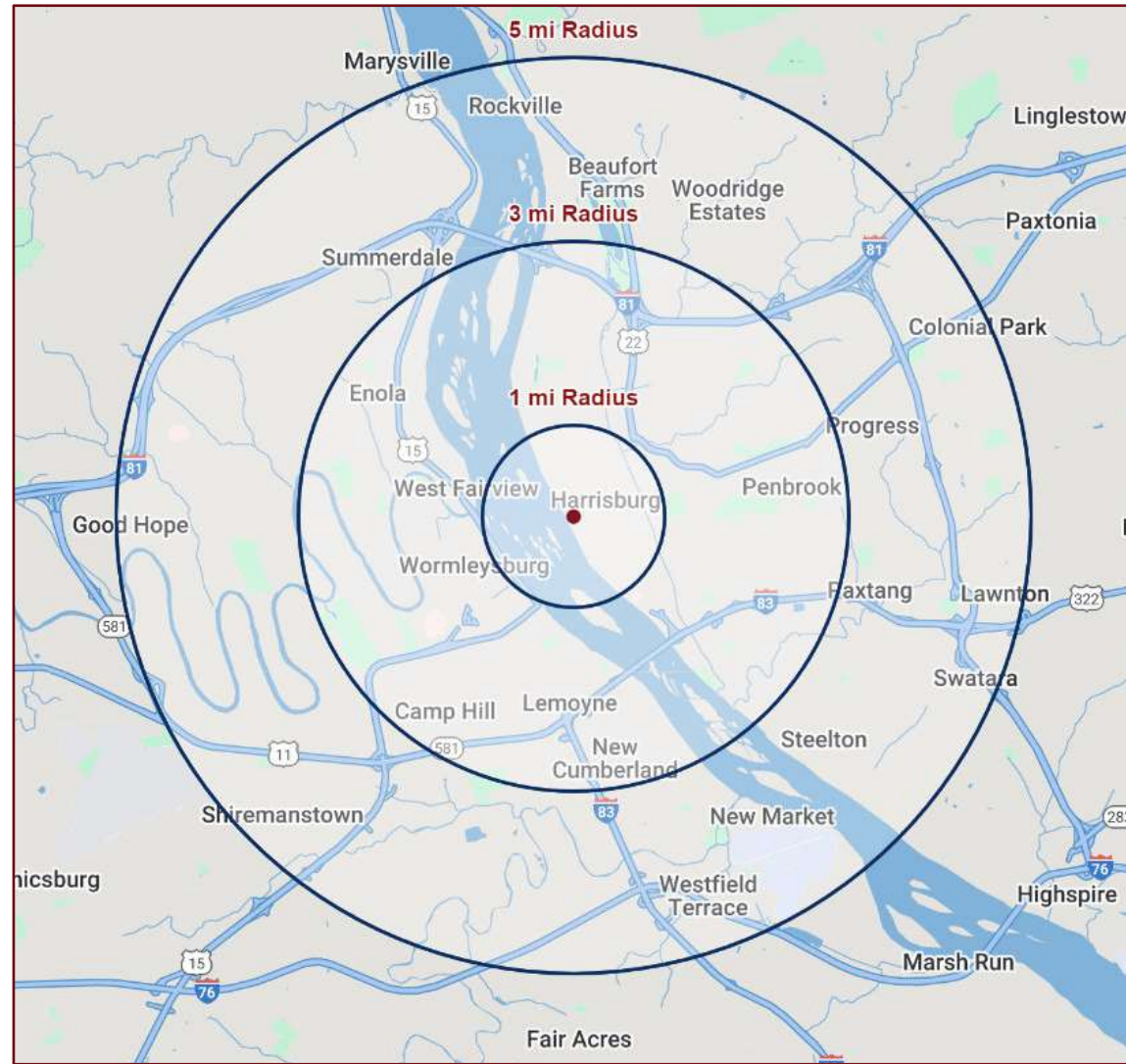
1 MILE	\$73,906
2 MILE	\$85,932
3 MILE	\$98,200

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



POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN AGE	BUSINESSES	EMPLOYEES
50,730	21,818	\$66,864	32.0	2,538	52,337

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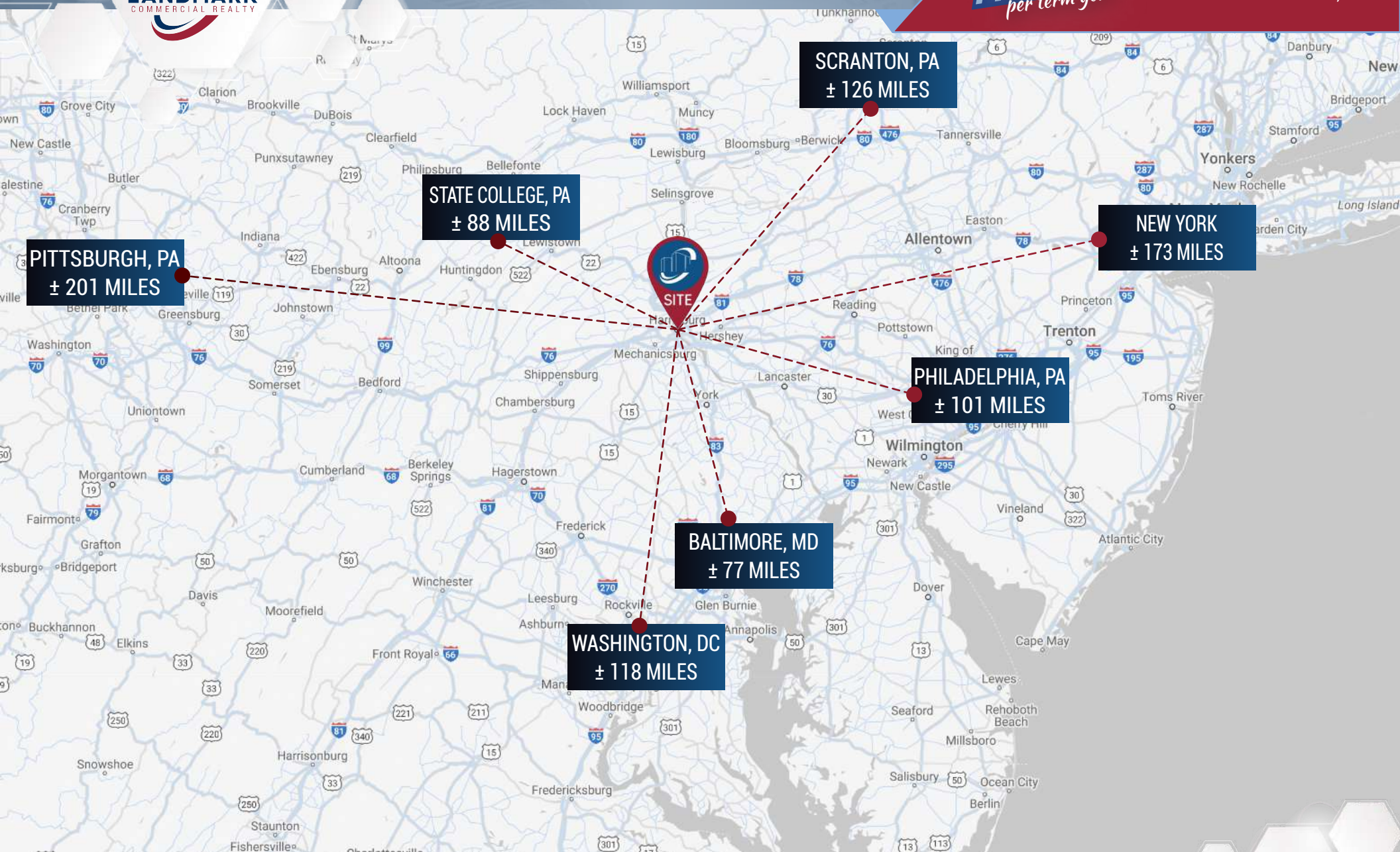


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