

945 E PARK DR, HARRISBURG

4,190± SF
OFFICE/FLEX SPACE



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OFFERING SUMMARY

AVAILABLE SPACE

First-floor office/flex space available in a prime location near Union Deposit Road and I-83. Suite includes a reception area, executive office, conference room, kitchenette, in-suite restrooms, and drive-in door. Abundant natural light throughout. Conveniently located near UPMC hospital, hotels, and shopping centers.

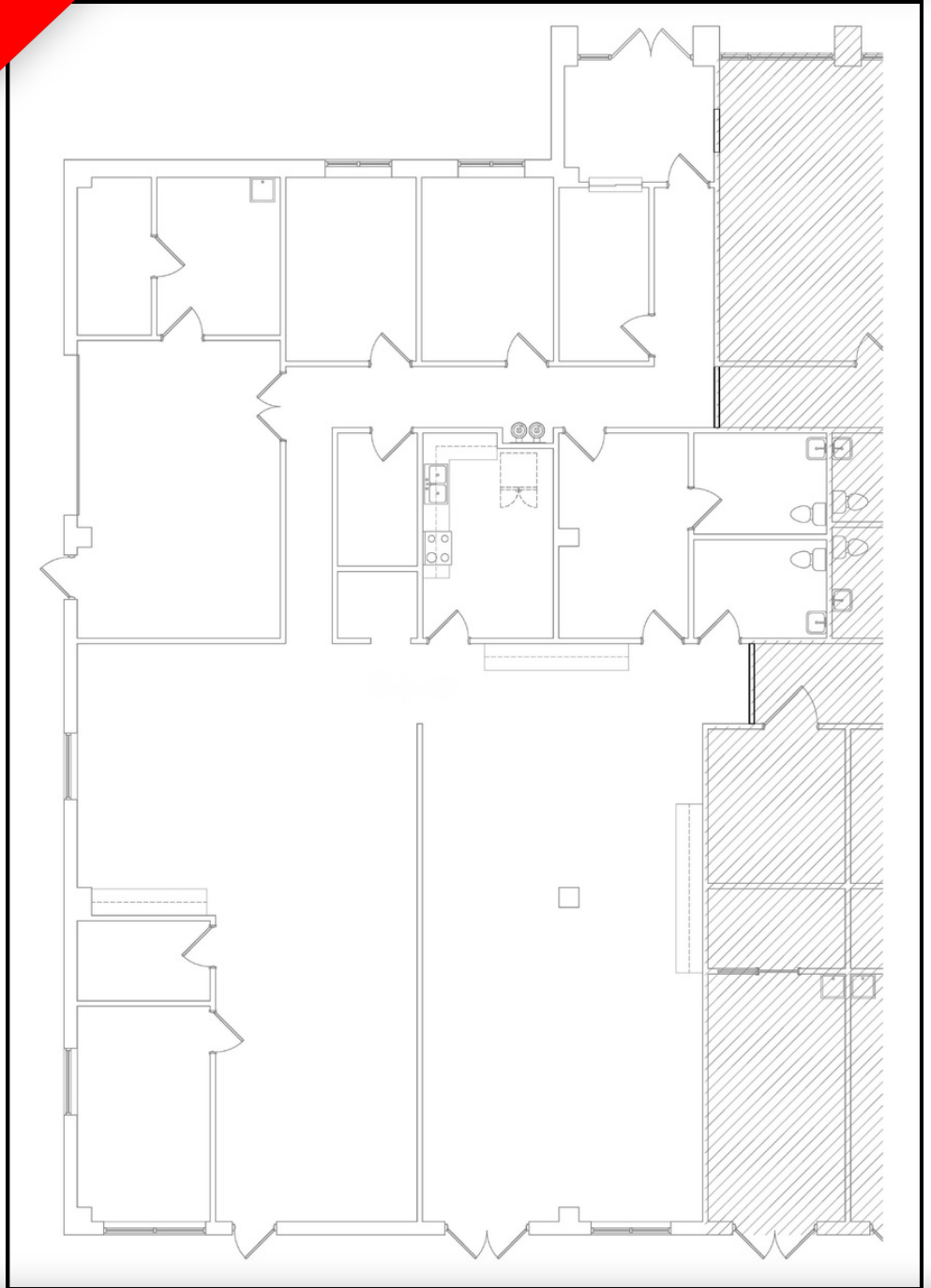
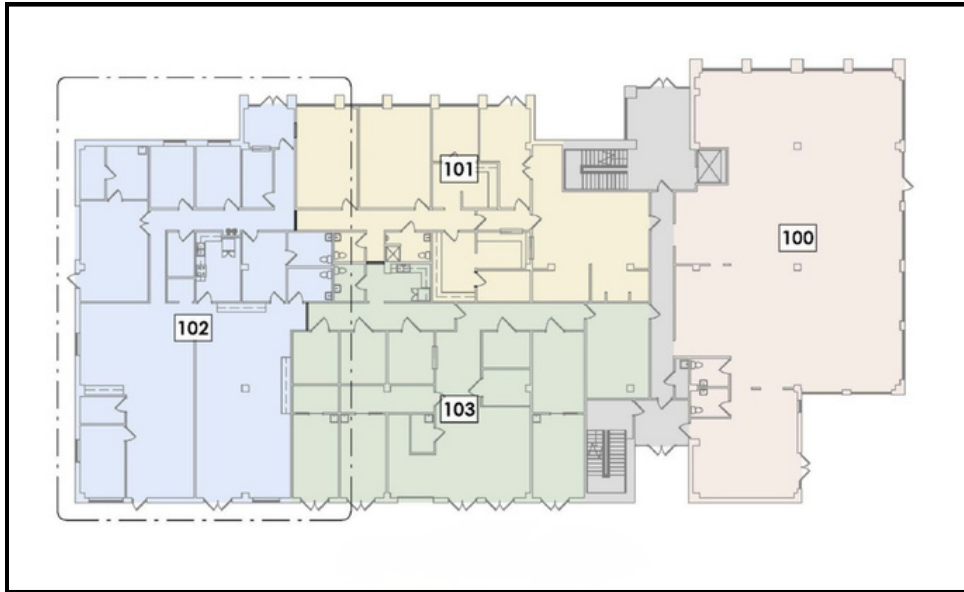
Available SF	4,190±
Lease Rate	\$16.95/SF
Lease Term	NEGOTIABLE
Lease Type	MODIFIED GROSS
Tenant Pays	IN-SUITE JANITORIAL + ELECTRIC



PROPERTY OVERVIEW

County	Dauphin
Municipality	Lower Paxton Township
Zoning	BC – Business Campus
Year Constructed	2004; Renovated in 2023
Restrooms	2 single-use
Sprinklers	Yes
Ceiling Type	Suspended tile
Floor Type	Tile & carpet tile
Lighting	Recessed & fluorescent
Internet	Comcast
Signage	Monument sign at entrance of building
Parking	In-common, on-site

FLOOR PLAN – SUITE 102



PLANS ARE APPROXIMATE

Although the subject information was obtained from sources deemed reliable, it cannot be warranted. It is submitted subject to errors, omissions, changes in price or other conditions, prior sale, lease, or withdrawal from the market. Unless specified in writing otherwise, Campbell Commercial Partners, LLC is acting as agent of the Seller/Lessor.

VICINITY MAP

