

# Office Space For Lease

4601 Locust Ln. Suite 102  
Harrisburg, PA 17109

LoopNet #: 14012123  
Property #: 1687  
Listing Broker's: TP, RB



## Building Description

**Building SF:** 13,500  
**Construction Status / Type:** Existing / Masonry/Dryvit  
**Year Built / Year Refurbished:** Recently Renovated  
**Building Class:** "B"  
**# of Floor(s) / # of Unit(s):** 3  
**Elevator(s):** 0  
**Roof Type / Age:** Rubber-Flat  
**Floor Type:** Carpet/Concrete  
**Lighting:** Florescent  
**Sprinkler(s):** No  
**Heat:** Gas  
**Air Conditioning:** Central  
**Ceiling Height (Min / Max):** 8' / 8'  
**Ceiling Type:** Acoustical Tile  
**Security:** No  
**Restroom(s):** In Common  
**Signage:** Yes  
**# of Parking Spaces:** 42

## Listing Broker

**Thomas Posavec, SIOR**  
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**Roy Brenner**  
717.731.1990  
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## Location/Site Description

**Municipality:** Lower Paxton Township  
**County:** Dauphin  
**Zoning:** Commercial  
**Topography:** Flat  
**Cross Street:** Locust Lane  
**Access:** Locust Lane  
**Frontage:** 72 ft. on Locust Lane  
**Lot Size/ Dimensions (LxW):** 0.35 Acre(s)  
**Traffic Count:** 15000

## Utilities Description

**Gas / Water / Sewer:** UGI / Public / Public  
**Supplier / Power:** PP&L / PP&L  
**Phone / Cable / BroadBand:**

## Lease Description

Floor	Suite	Type	Space SF	Rate	Comments
	102	Office	655		1st Floor - \$700 Per Month
	303	Office	584		3rd Floor - \$600 Per Month

## Comments

**Listing:** Attractive Class B Office Building available for lease. Three small suites available.

**Property Directions:** Located in the heart of the East Shore. From Rt. 22 traveling east, Right on Locust Lane. Property on right across from Central Dauphin School.

**Parking:** In Common



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