

# Office Space For Lease

**301 S. Chestnut St., First Floor , Suite 1  
Harrisburg, PA 17101**



**LoopNet #:** 14719535  
**Property #:** 1940  
**Listing Broker's:** TP, JS

## Building Description

**Building SF:** 55,000  
**Construction Status / Type:** Existing / Steel  
**Year Built / Year Refurbished:** New Renovated  
**Building Class:** "B+"  
**# of Floor(s) / # of Unit(s):** 5  
**Elevator(s):** 4  
**Roof Type / Age:** Flat-Rubber  
**Floor Type:** Carpet/Cement  
**Lighting:** Fluorescent  
**Sprinkler(s):** Yes  
**Heat:** Gas  
**Air Conditioning:** Central  
**Ceiling Height (Min / Max):** 8' 6" / 8' 6"  
**Ceiling Type:** 2x2 Acoustic Grid  
**Column Size (Min / Max):**  
**Handicapped Accessible:** Yes  
**Security:** Yes  
**Restroom(s):** 2  
**Parking Comments:** \$90.00 Month-On Site

## Listing Broker

**Thomas Posavec**, Vice President  
717.731.1990  
tposavec@landmarkcr.com  
**Jeremy Shyk**  
717.731.1990  
jshyk@landmarkcr.com

## Location/Site Description

**Municipality:** Harrisburg City  
**County:** Dauphin  
**Zoning:** PB-1  
**Topography:** Flat  
**Cross Street:** Chestnut Street  
**Frontage:** S. Chestnut Street

## Lot Size/ Dimensions (LxW):

## Utilities Description

**Gas / Water / Sewer:** UGI / Public / Public  
**Supplier / Power:** PPL / PPL  
**Phone / Cable / BroadBand:** / Yes  
**Utilities Comments:** In Service

## Lease Description

Floor	Suite	Type	Space SF	Rate	Comments
First	1	Office	2,081	\$15.95	Plus Janitorial. Available July 1, 2007.
First	2	Office	1,727	\$15.95	Plus Janitorial. Available April 1, 2007.
First	3	Office	963	\$15.95	Plus Janitorial. Available Immediately.

## Comments

**Listing Comments:** Three suites are available for lease. Move-in condition. Great Downtown location close to many new restaurants.

**Property Comments:** High rise office and apartment building. On-site garage parking is available. Wrap-around window line. On-site health club, concierge and management office. Well appointed office suites with storage room, private offices and conference room.



20 Erford Road, Lemoyne, PA 17043  
P.O.Box 3004, Harrisburg, PA 17105-3004  
www.LandmarkCommercialRealty.com  
(717) 731-1990 1-800-722-1990

THE INFORMATION HEREIN IS NOT WARRANTED AND IS SUBJECT TO CORRECTION OR CHANGE WITHOUT NOTICE. WE ASSUME NO LIABILITY FOR ERRORS OR OMISSIONS. PROPERTY OWNER HAS THE RIGHT TO ACCEPT OR REJECT ALL OFFERS. LANDMARK COMMERCIAL REALTY, INC., CAN REPRESENT THE BUYER/TENANT AS A BUYER'S AGENT, OR THE BUYER/TENANT AND SELLER/LANDLORD AS A DUAL AGENT. BUT UNLESS OTHERWISE IN WRITING LANDMARK IS ONLY REPRESENTING THE SELLER/LANDLORD AS A SELLER'S AGENT.

