

651 East Park Drive  
Harrisburg, PA 17111



**FOR LEASE 717-564-0832**

#### Location Description

Address: Spring Creek Plaza  
651 East Park Drive  
Harrisburg, PA 17111

Cross Street: Penn Grant Road

County: Dauphin

Municipality: Lower PaxtonTwp

Tax Parcel #: 35-074-059

Directions: I-83 to Union Deposit Road exit, East Park Drive, property on left

Access: East Park Drive

Annual Average Daily Traffic (AADT): Union Deposit Road 26,462; East Park Drive 7,489

#### Building Description

Build Out: "As Is"

Class: A

Construction: Brick masonry

# of Units: 1

Age: Built 1990

Roof Type/Material: Flat/Rubber

Floor Type/Material: Carpet/Vinyl

Floors: 2

Elevator: 1

Ceiling Hgt min/max: 12' /12'

Type: Acoustical tile

Sprinklers: Yes

Lighting: High grade parabolic

HVAC Cooling: Two (2) sixty (60) ton self-contained, cooling only roof top units.

Heating: Variable Air Volume (VAV) boxes with electrical-resistance heating

Restrooms: Men's & Women's handicapped

Business ID Sign: Yes

Parking Spaces:

Handicap Access: Yes

Parking Description: In Common

#### Site Description:

Frontage: Along East Park Drive; visible from I-83

Zoning: C-3 Commercial Mixed

Topography: Graded

Public Transportation: Yes

#### Utilities/Services Paid Directly By

Water:	L	In Suite Janitorial:	T
Sewer:	L	Heat:	L
Trash:	L	HVAC Repairs:	L
Electricity:	L	Interior Repairs:	L
Air Conditioning:	L	Parking Maint.	L
Plumbing Repair:	L	Structure Repairs:	L
Lawn Maint:	L	Snow Removal:	L
Taxes:	L	Light Bulbs:	L
Insurance:	L	Common Janitorial	L

Utility	Provider	Location	Size/Capacity
Electricity:	PPL	On Site	
Gas:	UGI	None	N/A
Water:	Public	On Site	N/A
Sewer:	Public	On Site	N/A

T=Tenant; L=Landlord

#### Comments

Special Remarks: Lobby – Interior finishes feature polished Andes black granite and white Carrera marble with plush border carpets throughout. Full height solid core stain grade oak doors with levered hardware.

Features: Exterior – Features brick columns, high performance green reflective glass, and two-story curtain wall at entrance. Excellent location with high visibility and direct access to I-83.

#### Lease Rate/Terms

S.F.	Rate:	Term:	Comments:
4,096 1 <sup>st</sup> Flr		5 years	
994 1 <sup>st</sup> Flr		5 years	
2,715 1 <sup>st</sup> Flr		5 years	
2,760 1 <sup>st</sup> Flr		5 years	
24,804 2 <sup>nd</sup> Flr		5 years	Contiguous

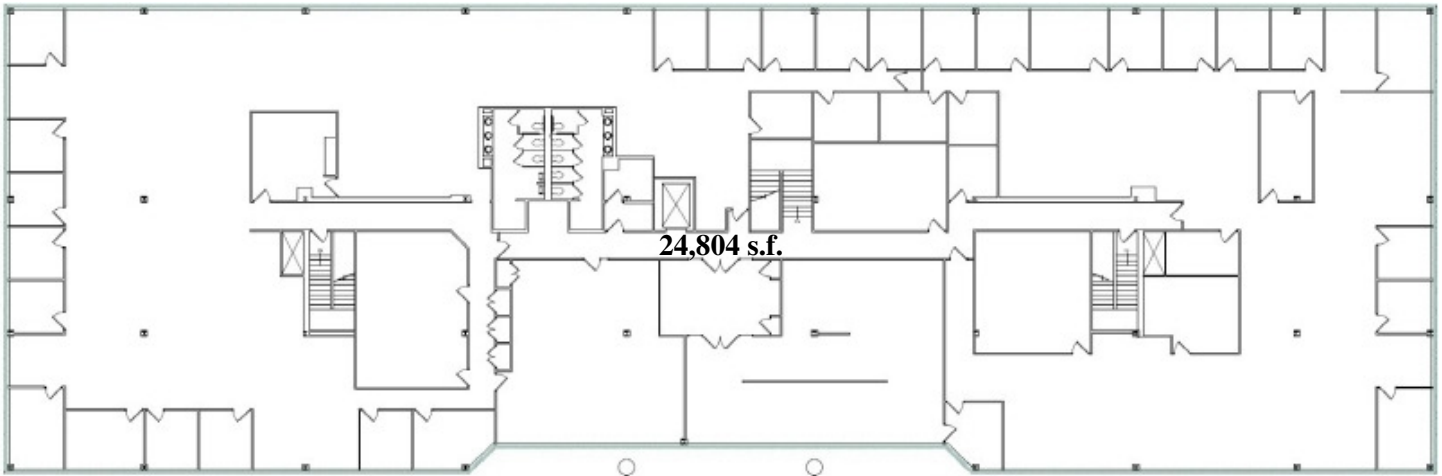


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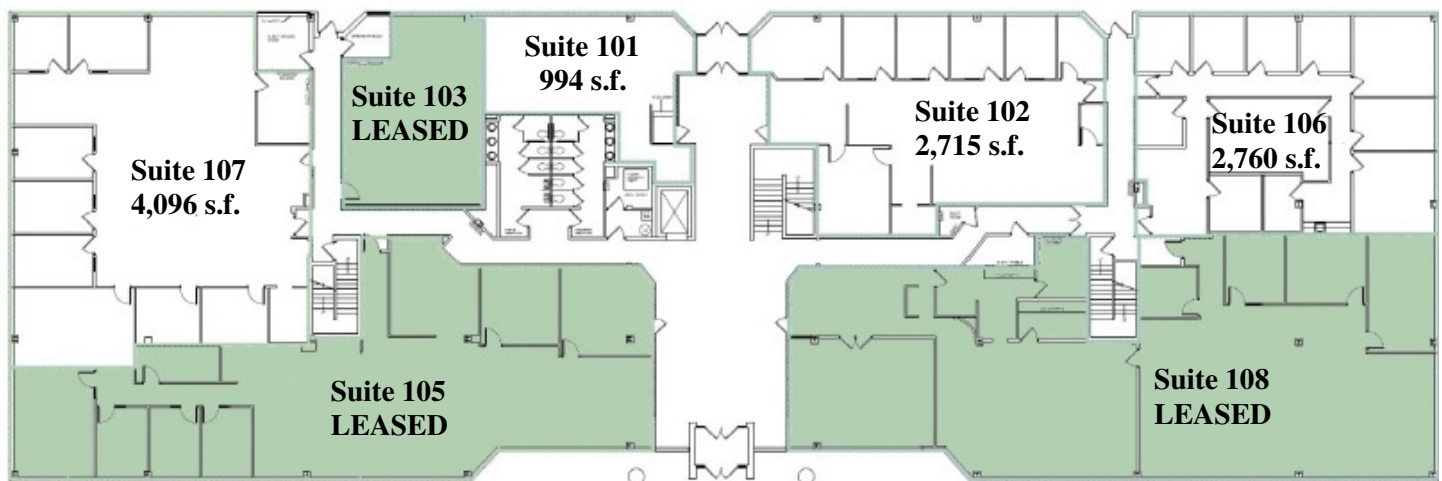
Information deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.

## FLOOR PLANS

Second Floor



First Floor



LOCATION – SPRING CREEK PLAZA – 651 EAST PARK DRIVE, HARRISBURG, PA

