



**FOR LEASE - 717-564-0832**

**Location Description**

Address: 353 Markle Drive  
Harrisburg, PA 17111  
Cross Street: East Park Drive  
County: Dauphin  
Municipality: Swatara Township  
Tax Parcel #: 63-001-075  
Directions: I-83 to Union Deposit  
Road exit, East Park  
Drive to Markle Drive,  
property on left  
Access: Markle Drive

**Building Description**

Space Available: 18,000± Contiguous  
Build Out: "As Is"  
Class: B+  
Construction: Brick masonry  
# of Units: 3  
Age: Built 1997  
Roof Type/Material: Flat/Rubber  
Floor Type/Material: Carpet/Vinyl  
Floors: 1  
Elevator: 0  
Ceiling Hgt min/max: 10' /10'  
Type: Acoustical tile  
Sprinklers: No  
Lighting: Fluorescent  
HVAC/Source: Forced hot air; central  
AC / Gas and Electric  
Restrooms: Men's & Women's  
handicapped  
Business ID Sign: Yes  
Parking Spaces: 4.7/1,000 s.f.  
Handicap Access: Yes  
Parking Description: In Common

**Site Description:**

Frontage: Visible from I-83  
Zoning: C-G Commercial  
General  
Topography: Level  
Public Transportation: Yes

**Utilities/Services Paid Directly By**

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

T=Tenant; L=Landlord

| Utility      | Provider | Location | Size/Capacity |
|--------------|----------|----------|---------------|
| Electricity: | PPL      | On Site  |               |
| Gas:         | UGI      | On Site  | N/A           |
| Water:       | Public   | On Site  | N/A           |
| Sewer:       | Public   | On Site  | N/A           |

**Comments**

Special Features: Located on the southeast side of East Park Drive, the elevation of this building offers panoramic views to the south and west.  
Remarks: The East Park Drive area has become the location of choice for some of Harrisburg's leading businesses.

**Lease Rate/Terms**

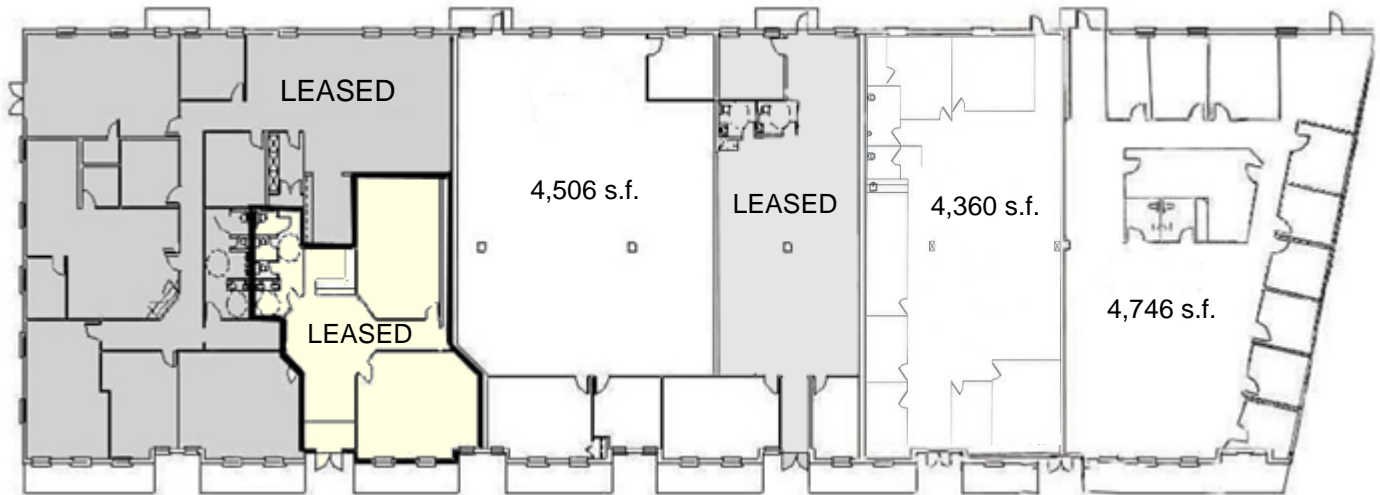
| S.F.       | Rate: | Term:   | Comments: |
|------------|-------|---------|-----------|
| 4,506 s.f. |       | 5 Years | Ste 3     |
| 4,360 s.f. |       | 5 Years | Ste 5     |
| 4,746 s.f. |       | 5 Years | Ste 6     |



750 East Park Drive  
Harrisburg, PA 17111  
717-564-0832 Telephone  
717-564-4759 Fax

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 PLAN



## LOCATION – 353 MARKLE DRIVE, HARRISBURG, PA

