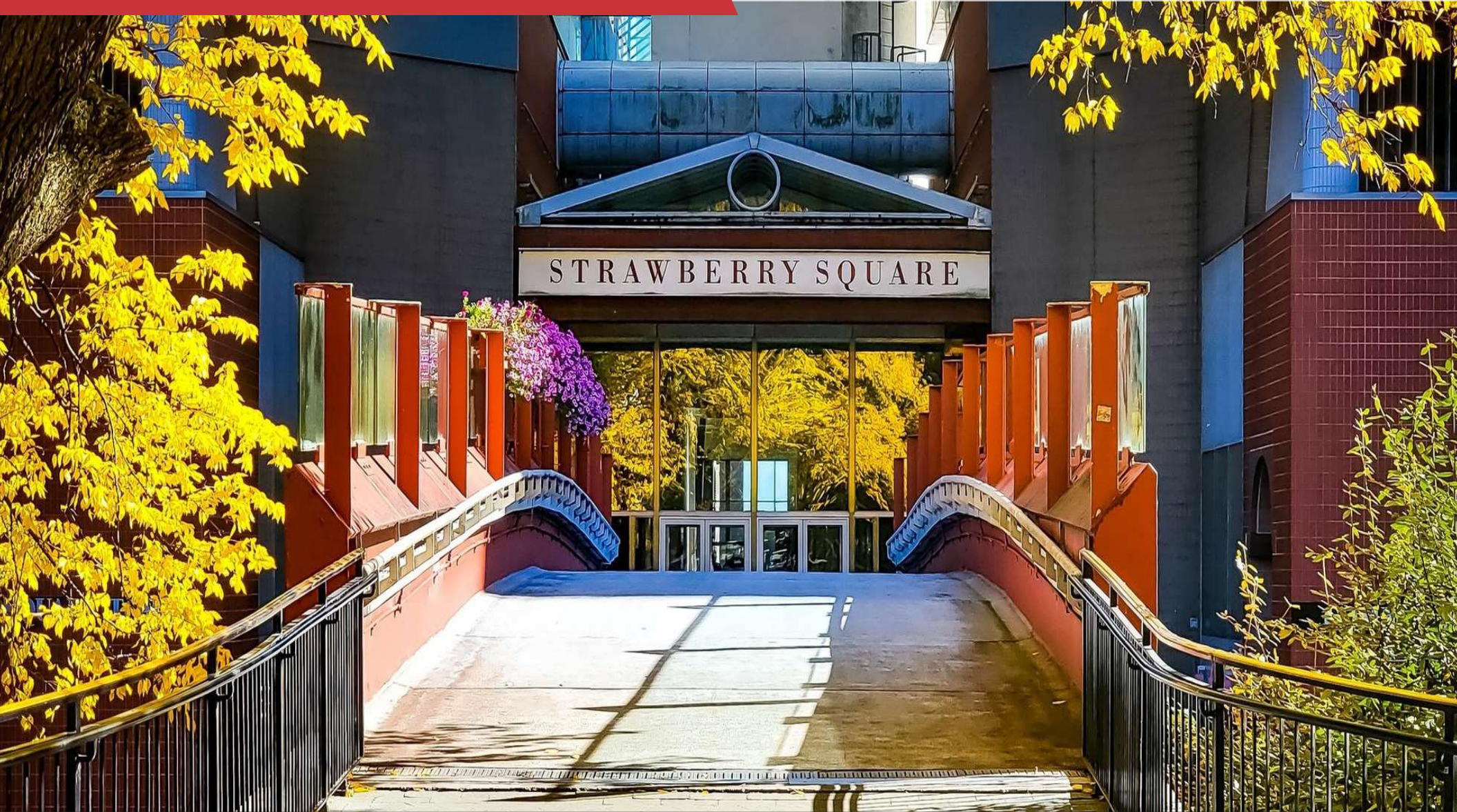


OFFICE SPACE
FOR LEASE

STRAWBERRY SQUARE
HARRISBURG, PA 17101



Daniel J. Alderman
dalderman@naicir.com | 717 761 5070 x132



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

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STRAWBERRY SQUARE

PROPERTY DETAILS

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)

OFFERING SUMMARY

Lease Rate	\$15.95 SF/yr (Gross + Janitorial)
Available SF	1,836 - 12,500 SF
Lot Size	3.34 Acres

PROPERTY SUMMARY

Address	320 Market Street Harrisburg, PA 17101
Municipality	Harrisburg City
County	Dauphin
Tax Parcel #	03-001-070; 03-001-069; 03-001-066; 03-001-065
Building Size	1,600,000 SF
Year Built	1910
Taxes	L

BUILDING INFORMATION

Restrooms	In common areas
Ceiling Description	High ceilings; varies by suite
Walls	Drywall
Floor Type	Concrete and wood subfloors
Elevators	Yes

PROPERTY DESCRIPTION

Strawberry Square is a distinctive mixed-use retail and office complex of one million six hundred thousand feet in the heart of Pennsylvania's Capital City on the intersection of 3rd Street and Walnut Street. Its distinction lies not only in its unique mix of award-winning contemporary design and authentic city block restorations, but in its blend of atrium shops, eateries and offices. Strawberry Square is a superbly located city development that has become an energetic hub for the City. Strawberry Square's key central location next door to the State Capitol Complex, its mix of unique retail establishments, and its convenient climate-controlled interconnections make it the ideal spot for people to gather. Its direct interior connections to two major parking garages and the four-star Harrisburg Hilton and Towers Hotel make Strawberry Square convenient for out-of-town travelers too. The Harrisburg Metro area has seen dramatic growth not just in population, but in urban redevelopment and financial investment as well. Strawberry Square is the keystone of this aggressive downtown renaissance.

PROPERTY HIGHLIGHTS

- Great location with interior access to Harrisburg University
- Flexible leasing terms
- Interior access to Whitaker Center for the Science and Arts
- Directly across from the State Capitol
- Temple University and the Capital Area School for the Arts are located on site
- 341 room Harrisburg Hilton and Tower attached
- Atrium
- Banking
- Bus Line
- One block to Commuter Rail station
- Fitness Center
- Food Court
- Property Manager and Security on Site

[VIEW VIDEO](#)

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STRAWBERRY SQUARE

PROPERTY DESCRIPTION

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)



INTERIOR DESCRIPTION

Some office suites are ready for your immediate occupancy; others are prepared to be built to suit your needs.

Lighting: LED and Fluorescent

PARKING DESCRIPTION

Several public parking options; \$45 - \$125 - \$250 per month

UTILITIES DESCRIPTION

Public water and sewer

ZONING

DC - Downtown Center; permits offices, financial institution, bakery, coffee shop/café, dry cleaners, personal services, restaurant, tattoo and body piercing establishment, etc.

ZONING DESCRIPTION

Check zoning ordinance for a complete list of permitted uses.

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STRAWBERRY SQUARE

LEASE SPACES

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)

LEASE INFORMATION

Lease Type:	Gross + Janitorial	Lease Term:	Negotiable
Total Space:	1,836 - 12,500 SF	Lease Rate:	\$15.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lerner Tower - Suite 301	Available	1,836 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations. Restrooms within suite.
Lerner Tower - Suite 302	Available	2,027 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations. Restrooms within suite.
Lerner Tower - Suite 303	Available	2,571 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations. Restrooms within suite.
Lerner Tower - Suite 304	Available	2,185 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations. Restrooms within suite.
Lerner Tower - Suite 373	Available	10,602 SF	Gross + Janitorial	\$15.95 SF/yr	Suite 373 is the combination of suites 301, 302, 303, and 304. Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations. Restrooms within suite.

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STRAWBERRY SQUARE

LEASE SPACES

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bowman Tower - Second Floor	Available	12,500 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations. Restrooms within suite.
Bowman Tower - Suite 550	Available	2,462 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations.
Bowman Tower - Suite 600	Available	12,466 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations.
303 Walnut Street - Suite 201	Available	10,180 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations. Restrooms within suite.
303 Walnut Street - Suite 205	Available	5,700 SF	Gross + Janitorial	\$15.95 SF/yr	Tenant responsible for liability and personal property insurance and must name Landlord as additional insured. Three year leases for as-is suites; Five to seven years for suites with extensive improvements/alterations. Restrooms within suite.

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STRAWBERRY SQUARE

LEASE INFORMATION

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)

LEASE INFORMATION

Monthly Payments	Depends on suite leased
Annual Rent	Depends on suite leased
Real Estate Taxes	By Landlord
Finish Allowance	Negotiable
Lease Term	Negotiable
Options	Negotiable
Escalation	3% annually
Possession	Upon execution of lease contract or completion of work by Landlord
Building Hours	Unlimited
Security Deposit	Yes

LANDLORD/TENANT RESPONSIBILITIES

Heat	L	Taxes	L
Trash Removal	T	Electric	L
Insurance	L	Janitorial	T
Air Conditioning	L	Structure Repairs	L
HVAC Repairs	L	Parking Lot Maintenance	-
Interior Repairs	T	Light Bulbs	T
Water & Sewer	L	Plumbing Repairs	L
Supplies	T	Roof Repairs	L

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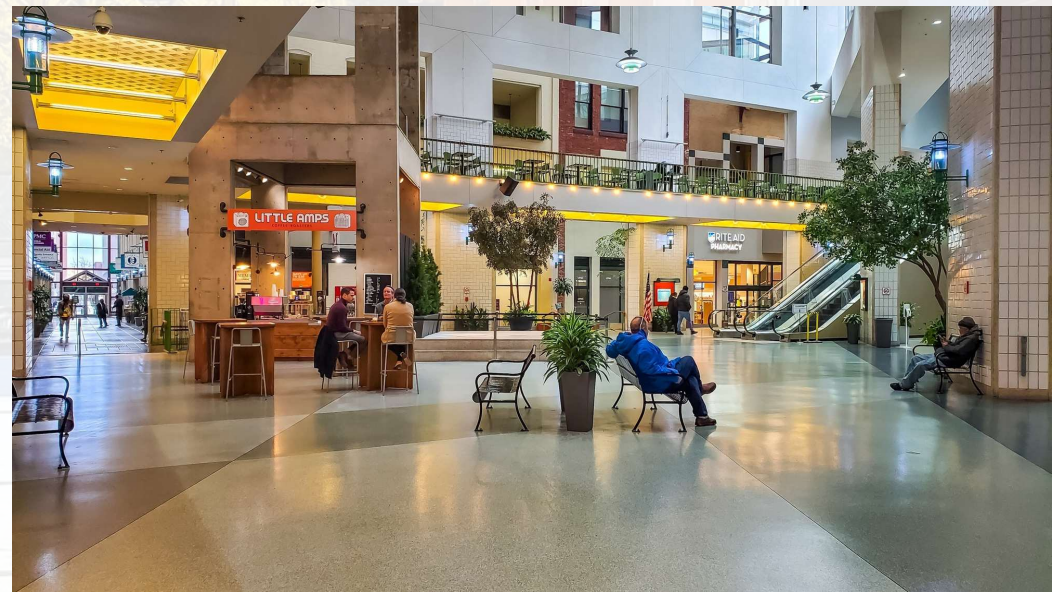
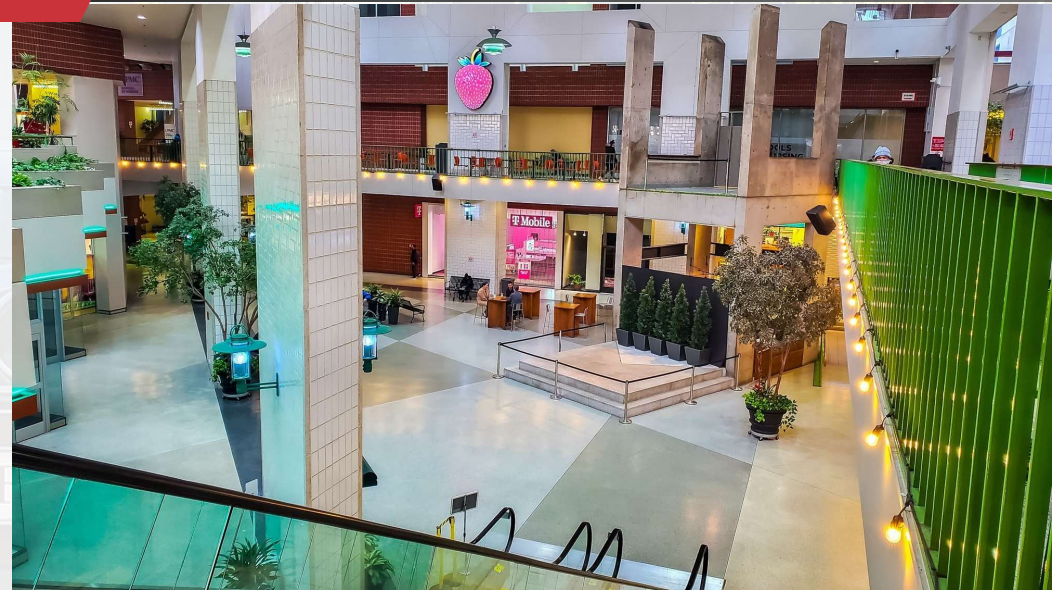
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STRAWBERRY SQUARE

ADDITIONAL PHOTOS

FOR LEASE
\$15.95 SF/YR (GROSS + JANITORIAL)



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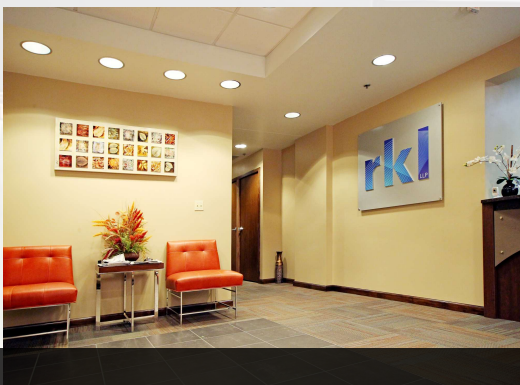
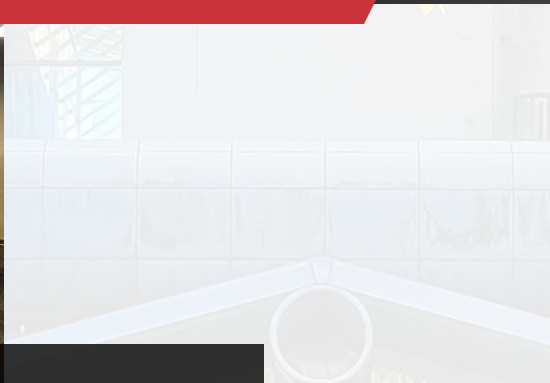
ADDITIONAL PHOTOS

FOR LEASE

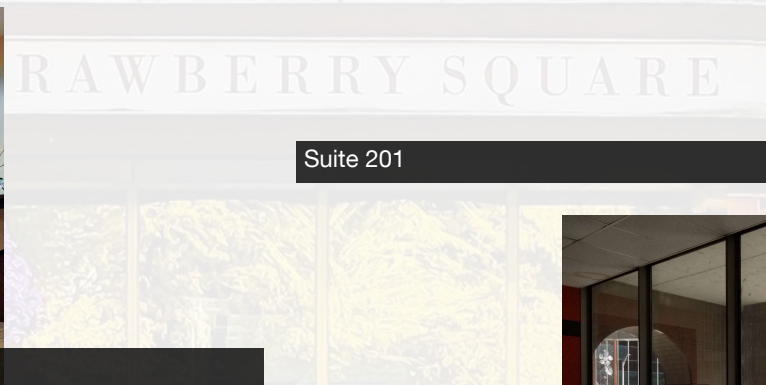
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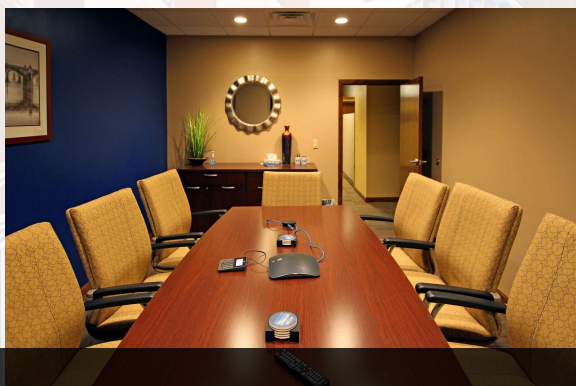
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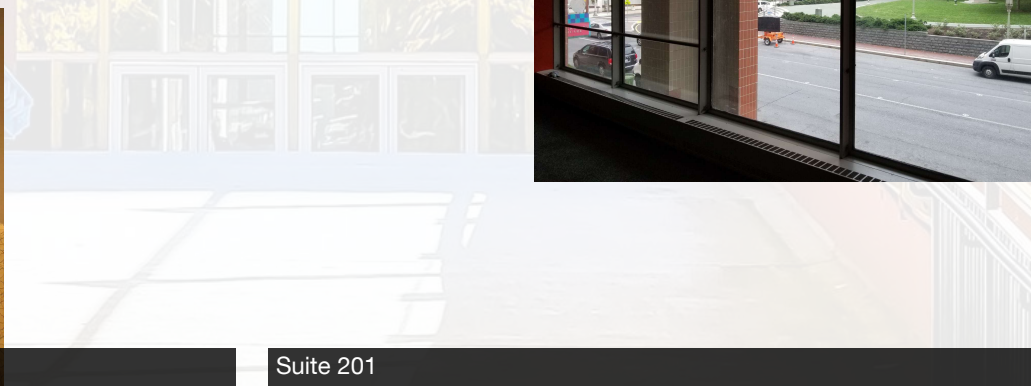
Suite 373



Suite 201



Suite 373



Suite 201



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ADDITIONAL PHOTOS

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)



Suite 550



Suite 550

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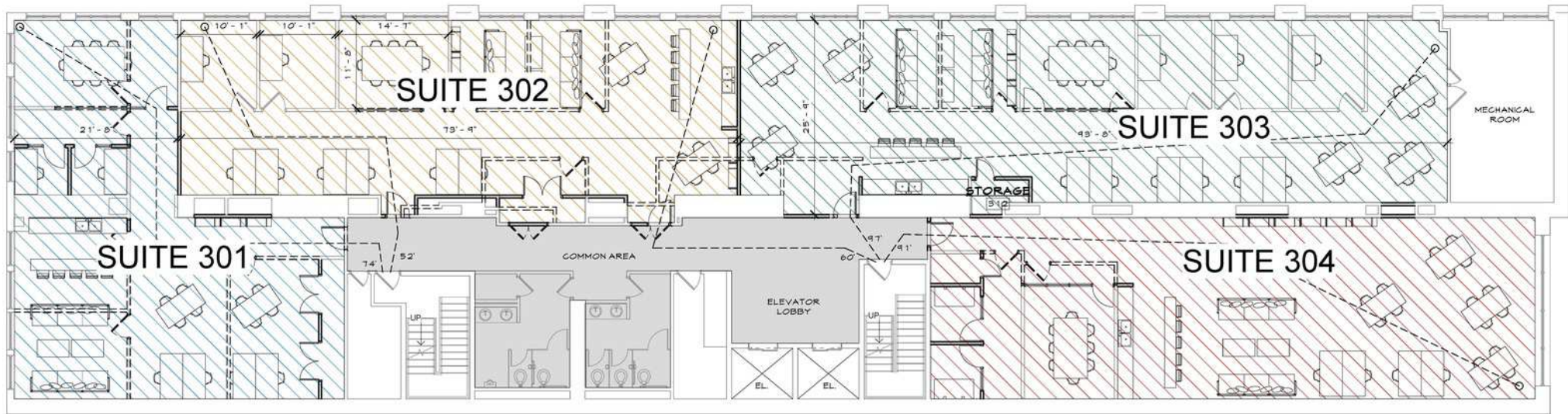
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STRAWBERRY SQUARE

SUITES 301, 302, 303, AND 304 FLOOR PLAN

FOR LEASE
\$15.95 SF/YR (GROSS + JANITORIAL)



1 THIRD FLOOR OFFICES CONCEPT
1/8" = 1'-0"

SIZE & OCCUPANCY PER SUITE UNIT:

SUITE 301: 1,836 SQ. FT. / MAX. OCCUPANCY: 10

SUITE 302: 2,027 SF / MAX. OCCUPANCY: 11

SUITE 303: 2,571 SF / MAX. OCCUPANCY: 15

SUITE 304: 2,185 SF / MAX. OCCUPANCY: 12

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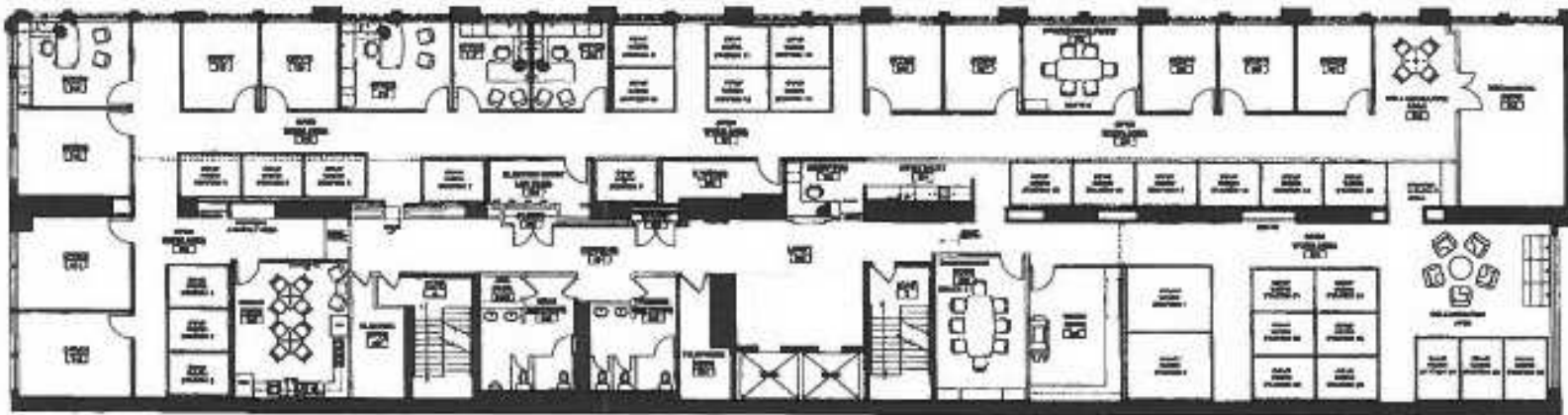


STRAWBERRY SQUARE

SUITE 373 FLOOR PLAN

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)



**Strawberry Square
Harrisburg, PA
Suite 373
Approx. 10,602 RSF**

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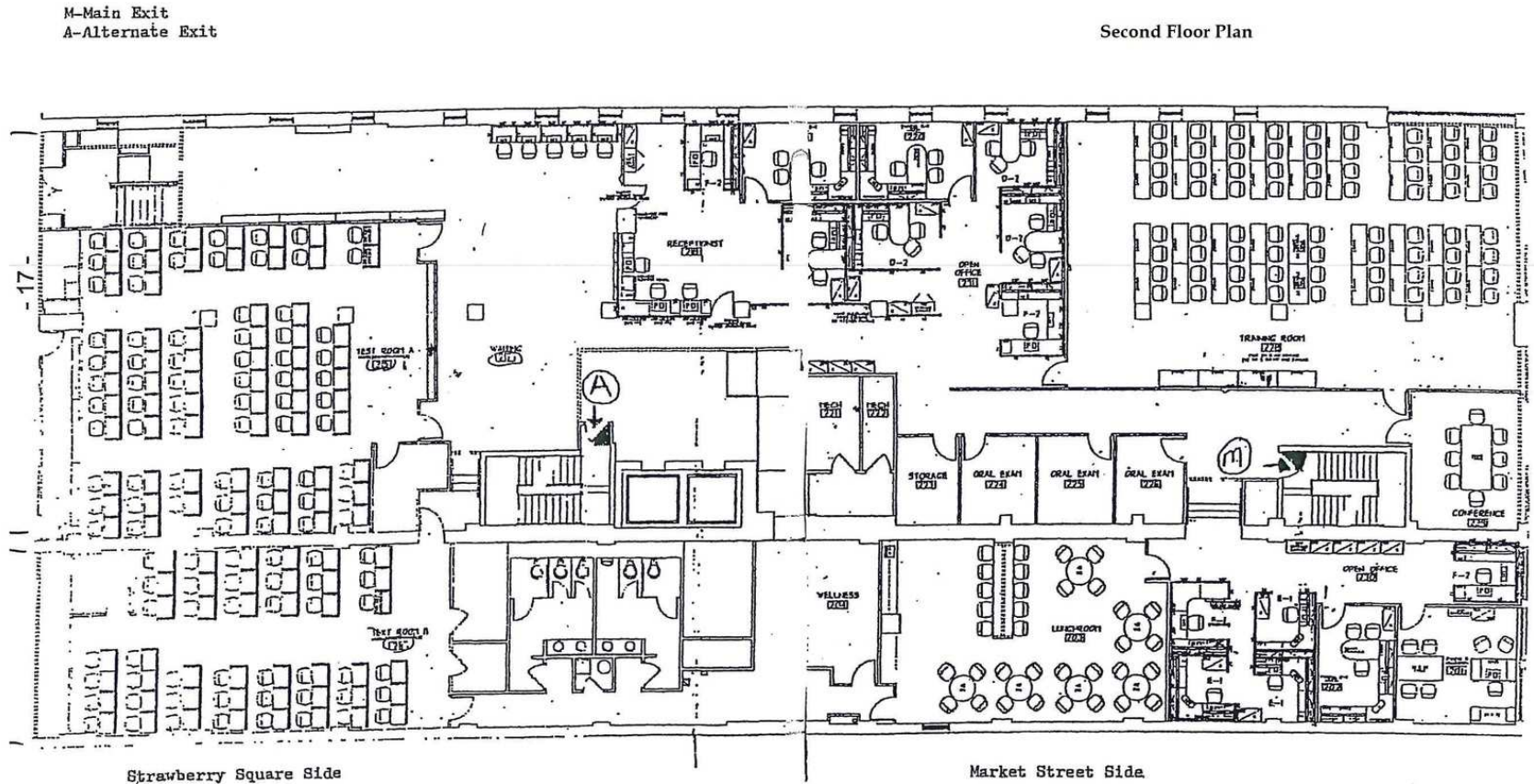
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STRAWBERRY SQUARE

SECOND FLOOR PLAN

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)



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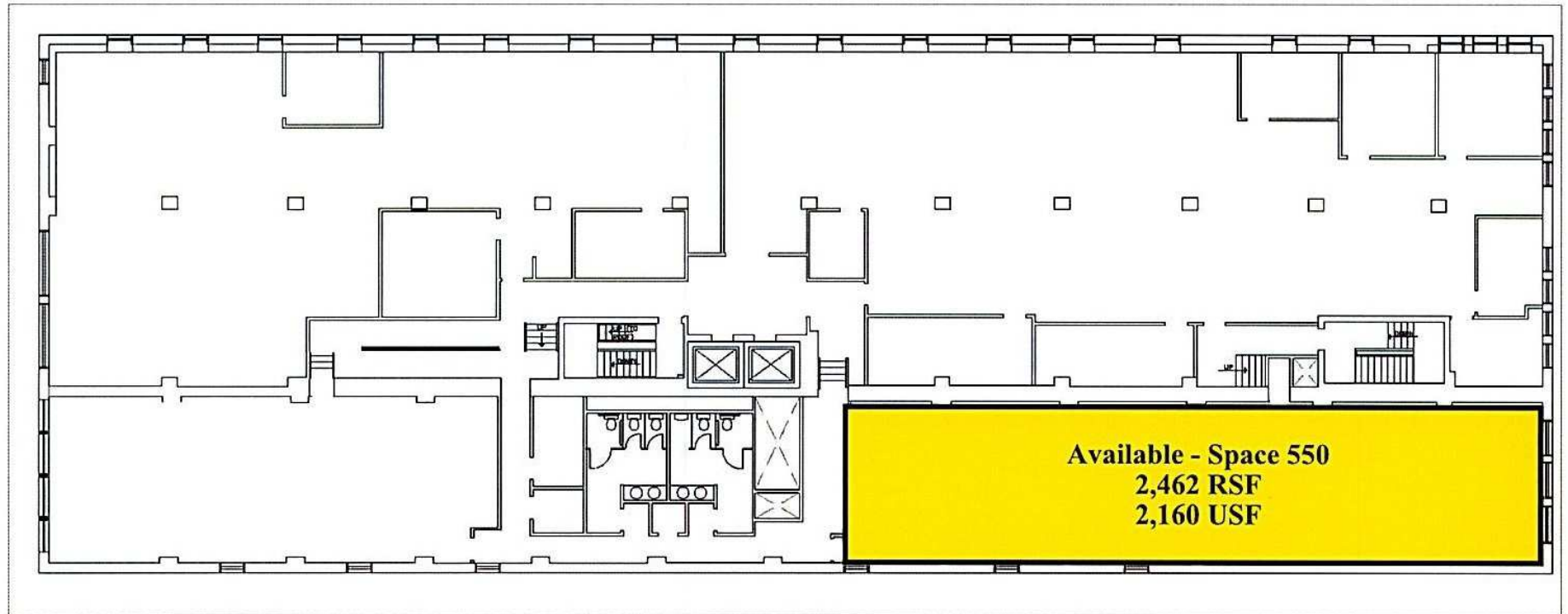
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STRAWBERRY SQUARE

SUITE 550 FLOOR PLAN

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)



**5TH FLOOR
BOWMAN TOWER
STRAWBERRY SQUARE**

HARRISBURG, PA

Daniel J. Alderman

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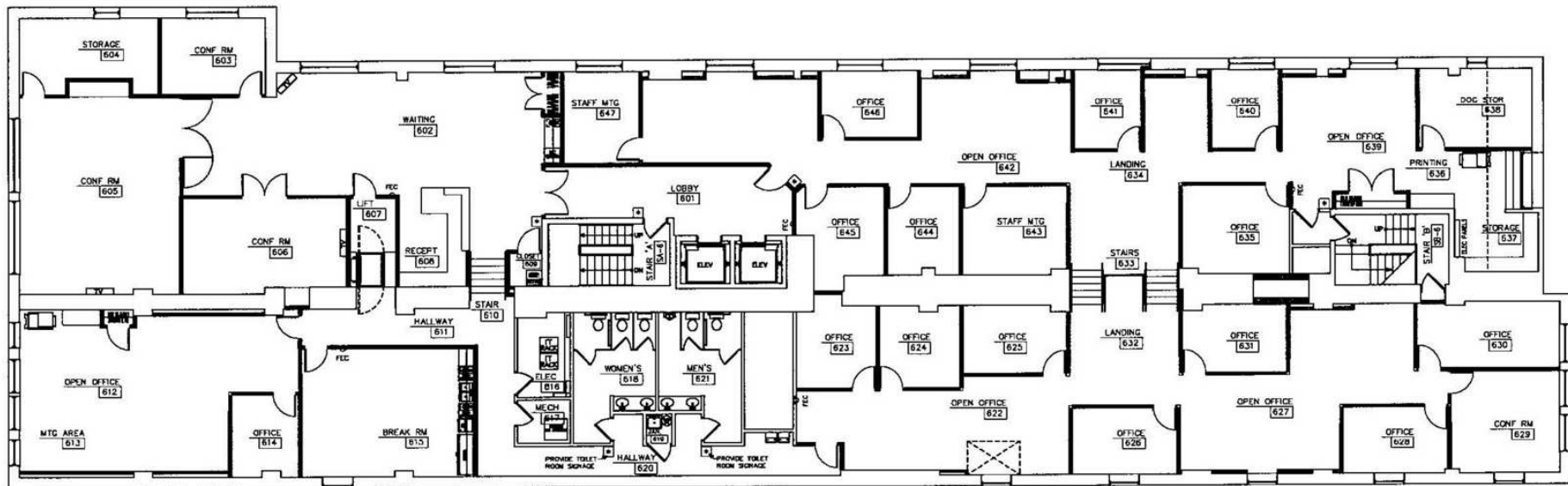
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320 MARKET STREET

SUITE 600 FLOOR PLAN

FOR LEASE

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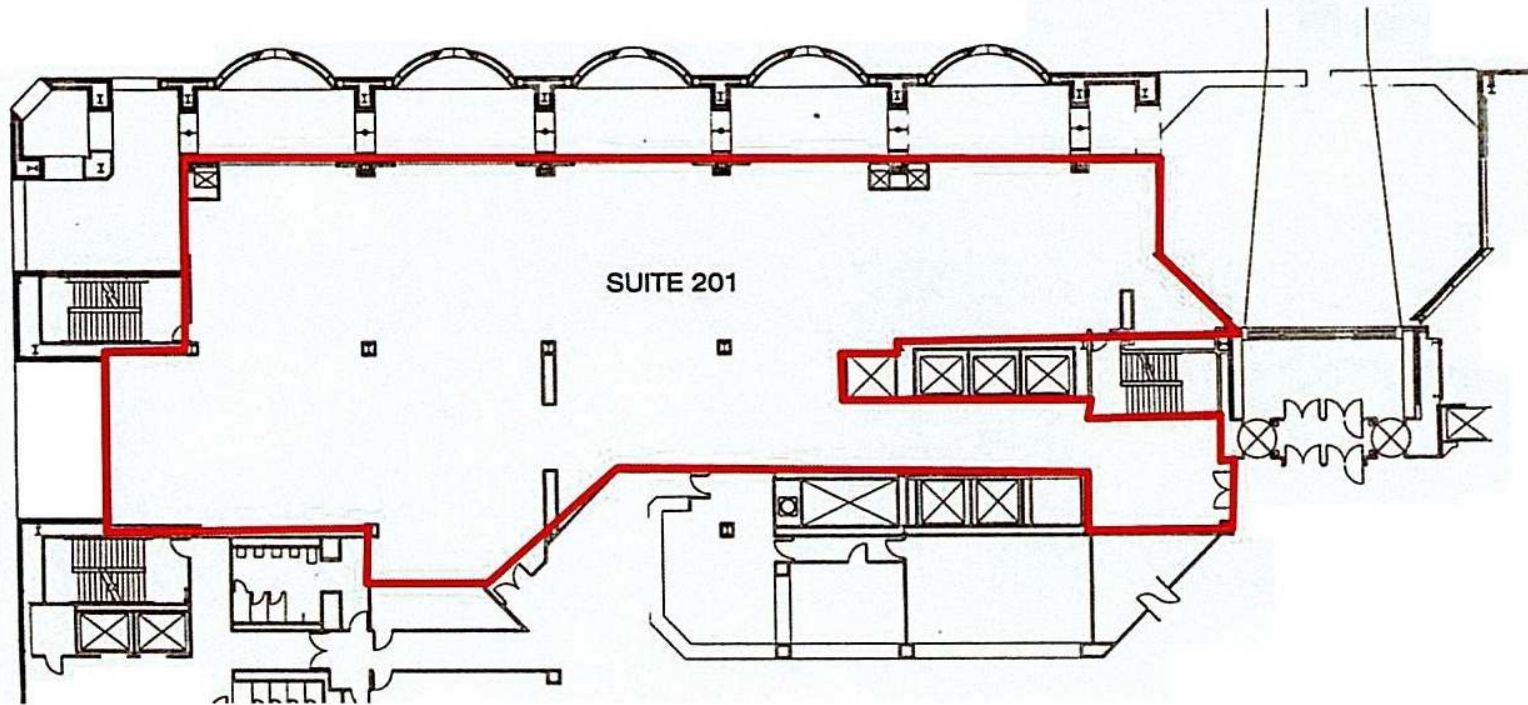


STRAWBERRY SQUARE

SUITE 201 FLOOR PLAN

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)



2nd Floor
Strawberry Square
Harrisburg, PA

Approx. 8,930 USF
Approx. 10,180 RSF

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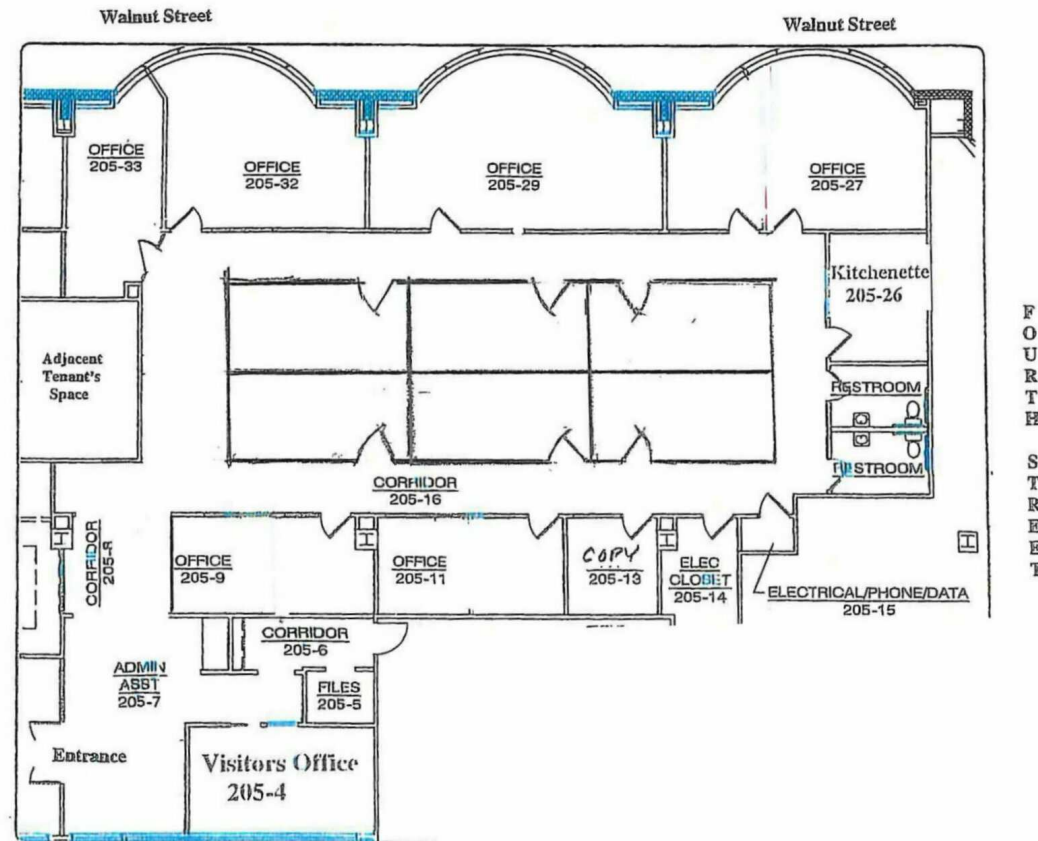
SUITE 205 FLOOR PLAN

FOR LEASE

\$15.95 SF/YR (GROSS + JANITORIAL)

STRAWBERRY SQUARE DOWNTOWN HARRISBURG, PENNSYLVANIA

2ND FLOOR—5,700 RENTABLE SQUARE FEET



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