



*Class A Office Space for Lease*

**777 EAST PARK DRIVE, HARRISBURG, PA**

**HARRISBURG'S PREMIER CORPORATE DESTINATION**



# HARRISBUR'S PREMIER CORPORATE DESTINATION CLASS-A OFFICE SUITES FOR LEASE

777 EAST PARK DRIVE  
HARRISBURG, PA 17111

## OFFERING SUMMARY

Available for Lease	1,540 - 39,761 SF
Lease Rate	\$19.95 PSF/yr (+ Elec & Jan)
Total Building Size	125,000 SF
Lot Size	11.99 AC
1 <sup>st</sup> Floor	1,540 SF - 4,200 SF
2 <sup>nd</sup> Floor	3,200 - 11,799 SF
3 <sup>rd</sup> Floor (Full Floor)	5,000 - 24,762 SF
4 <sup>th</sup> Floor	3,303 SF
Zoning	Busines Campus
Municipality	Lower Paxton Township
County	Dauphin County



## PROPERTY OVERVIEW

777 East Park Drive is a distinguished Class A office building designed to meet the highest standards of modern business environments. The building spans 125,000 square feet across five stories and is situated on a 12-acre site. Its design emphasizes both functionality and aesthetics, featuring modern elevators and a new roofing system. The common areas have been fully renovated with advanced technology, improved lighting, and stylish interior finishes, creating a contemporary and inviting atmosphere.

The building also includes a raised floor system, which enhances flexibility for various office configurations. Tenants can choose from a variety of suite sizes, ranging from smaller offices to larger, customizable spaces, allowing businesses to tailor their work environment to their specific needs. The exterior is complemented by manicured landscaping and an expanded parking lot, providing ample surface parking for tenants and visitors.

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
CAMP HILL, PA 17011  
P : 717.731.1990

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## TENANT AMENITIES



The Canteen Avenue C Micro Market at 777 East Park Drive offers tenants a convenient and modern self-checkout marketplace. This on-site amenity provides a wide variety of healthy snacks, beverages, and fresh food options, available 24/7. With its contactless technology and customizable design, Avenue C enhances the tenant experience by ensuring quick and easy access to quality refreshments without the need to leave the building.

**avenue C**



The high-end fitness facility is equipped with a variety of modern exercise equipment, catering to a wide range of fitness needs. Tenants can enjoy cardio machines, strength training equipment, and free weights, providing ample options for a comprehensive workout. The fitness center is designed to promote a healthy and active lifestyle, making it convenient for tenants to incorporate exercise into their daily routines without leaving the building.

In addition to these amenities, 777 East Park Drive features an outdoor garden area, providing a serene space for relaxation and informal meetings. The building also offers ample surface parking, ensuring convenient access for tenants and visitors.



## JOIN:

**Aerotek**

**Actalent**



**Millers Mutual**

**DASHER**

Moving Information Forward

**WINDWARD**

**Acentra**  
HEALTH

**DHS**  
DYNAMIC HUMAN SERVICES

**ASTON CARTER**

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## PROPERTY DETAILS

Number of Buildings	1
Building Size	125,000 SF
Lot Size	11.99 AC
Building Class	A
Tenancy	Multi
Number of Floors	5
Elevators	4
Parking	Ample
Year Built   Renovated	1989/2023

## BUILDING SPECIFICATIONS

Construction	Masonry & Glass
Roof Type	Flat (replaced 2005)
Lighting	LED Flat Panels
HVAC	Horizontal Ceiling Water Source Heat Pump
Sprinklers	Fire suppression system: Heat detectors, pull stations, alarm strobes, monitored by local company
Signage	Directory & On-Unit Door

## MARKET DETAILS

Cross Streets	E Park Drive and Penn Grant Road
Traffic Count on I-83	± 60,000 ADT
Municipality	Lower Paxton Township
County	Dauphin County
Zoning	Business Campus

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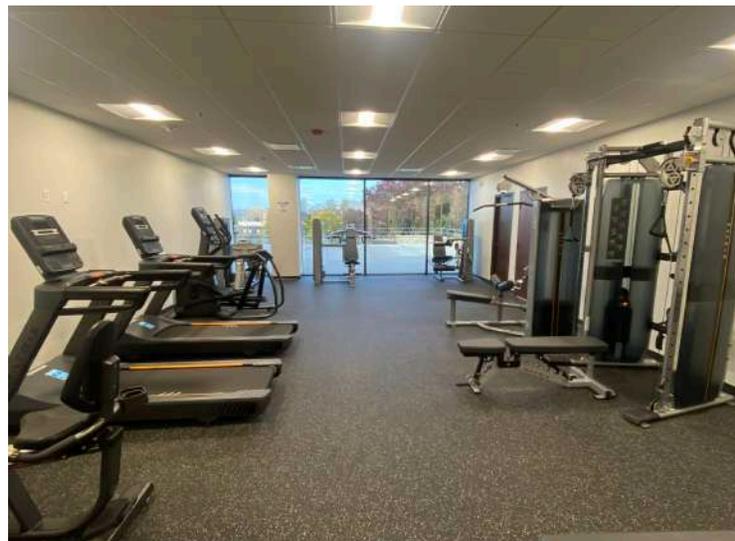




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ADDITIONAL PHOTOS



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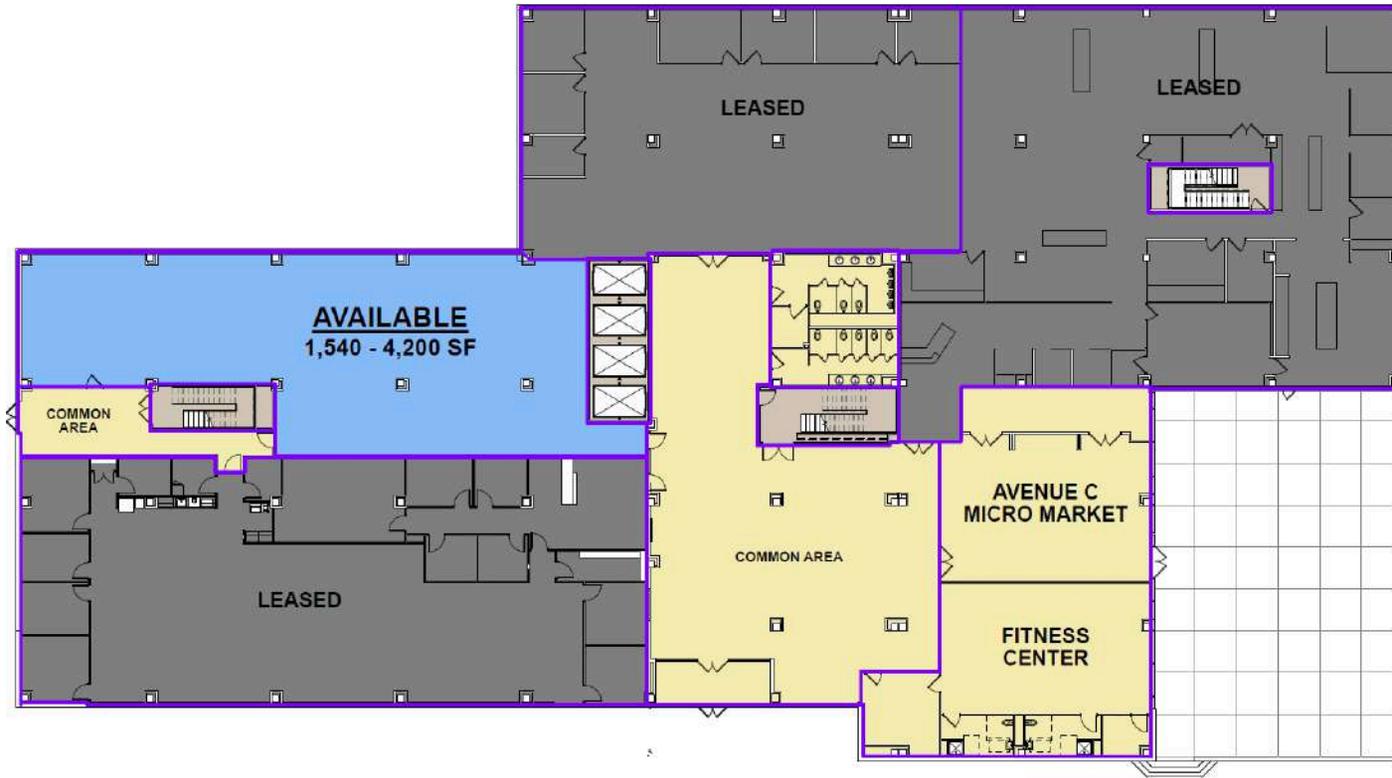
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# HARRISBUR'S PREMIER CORPORATE DESTINATION CLASS-A OFFICE SUITES FOR LEASE

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## FIRST FLOOR LEASE AVAILABILITY



SUITE	MIN SIZE	MAX SIZE	LEASE TYPE	LEASE RATE
104	1,540 SF	4,200 SF	Gross (+ Elec & Jan)	\$19.95 per SF/yr

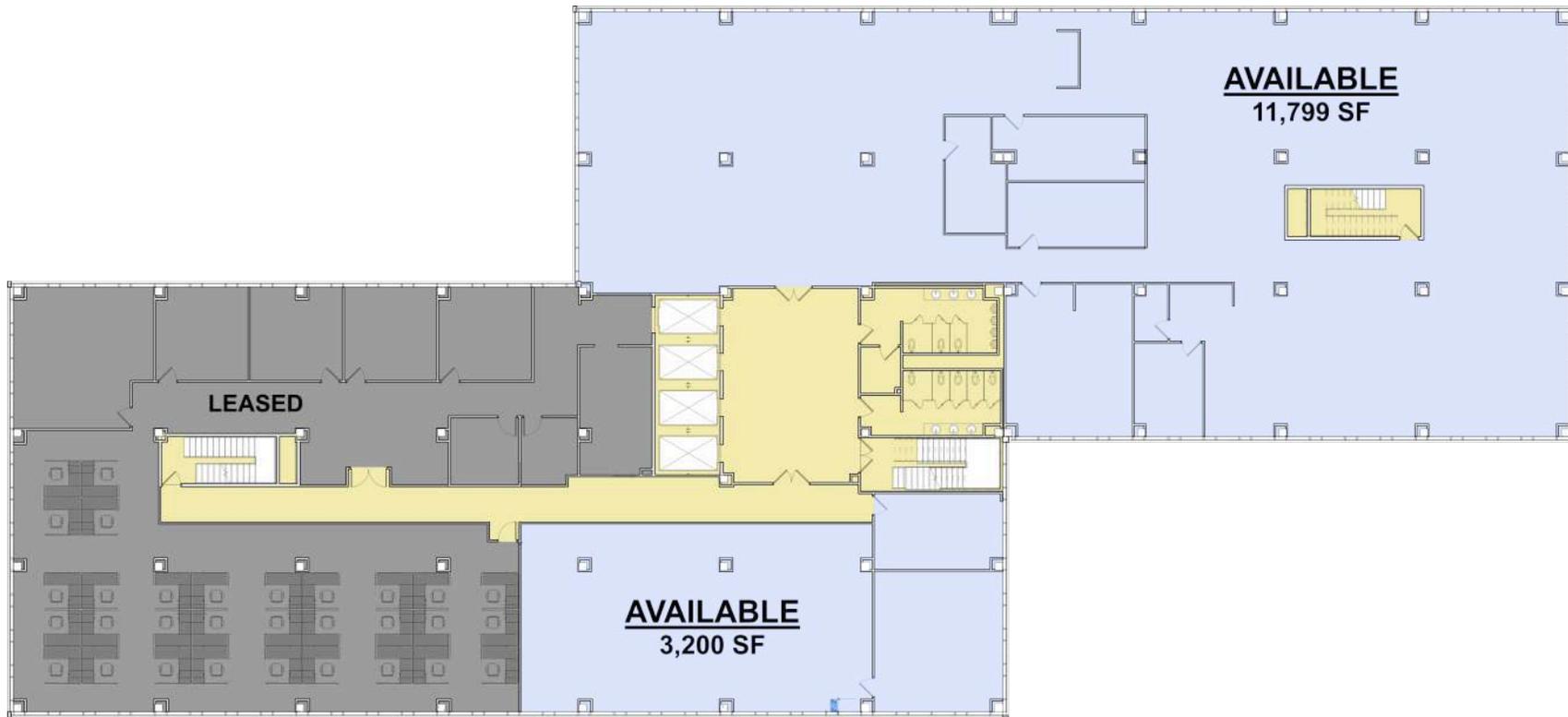




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## SECOND FLOOR LEASE AVAILABILITY



SUITE	MIN SIZE	MAX SIZE	LEASE TYPE	LEASE RATE
202	3,200 SF	3,200 SF	Gross (+ Elec & Jan)	\$19.95 per SF/yr
203	5,000 SF	11,799 SF	Gross (+ Elec & Jan)	\$19.95 per SF/yr

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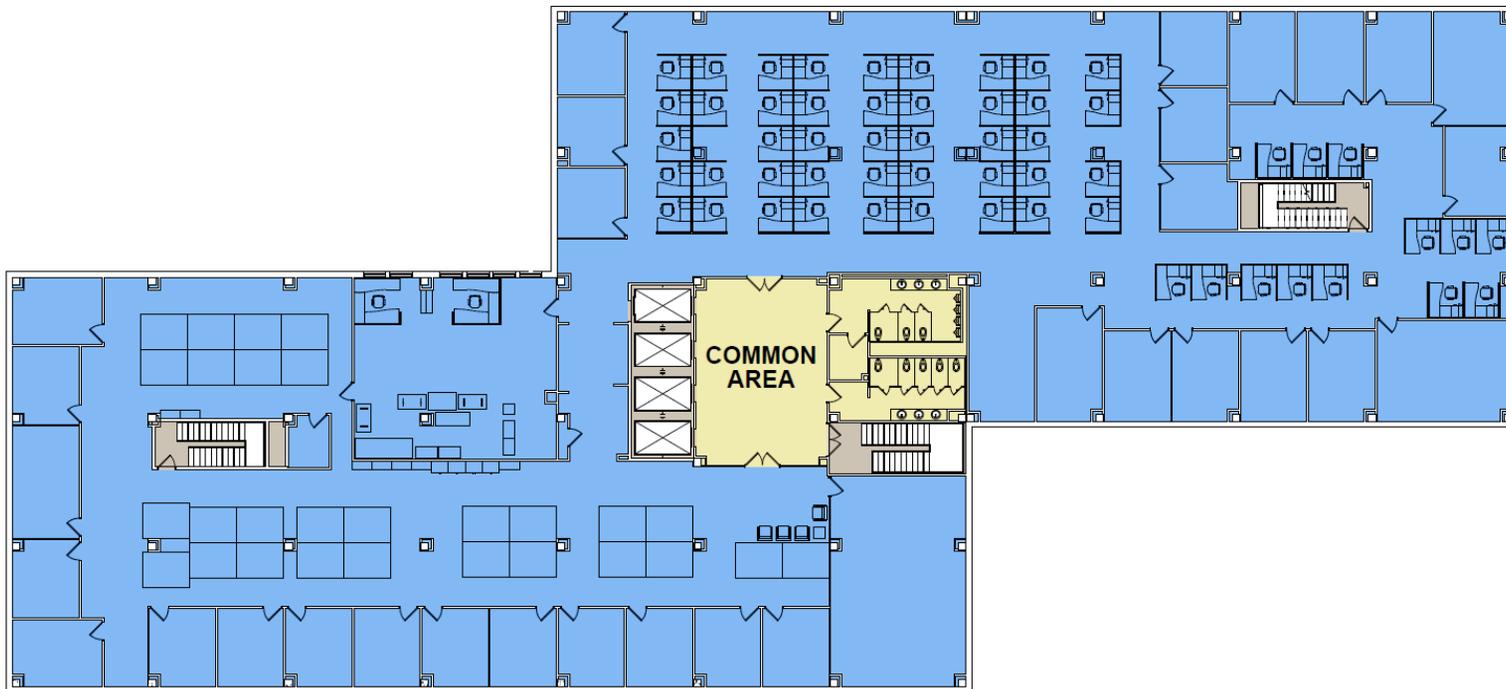
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## THIRD FLOOR LEASE AVAILABILITY



SUITE	MIN SIZE	MAX SIZE	LEASE TYPE	LEASE RATE
300	5,000 SF	24,762 SF	Gross (+ Elec & Jan)	\$19.95 per SF/yr

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## FOURTH FLOOR LEASE AVAILABILITY



SUITE	MIN SIZE	MAX SIZE	LEASE TYPE	LEASE RATE
402	3,303 SF	3,303 SF	Gross (+ Elec & Jan)	\$19.95 per SF/yr



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LOCATION



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AREA



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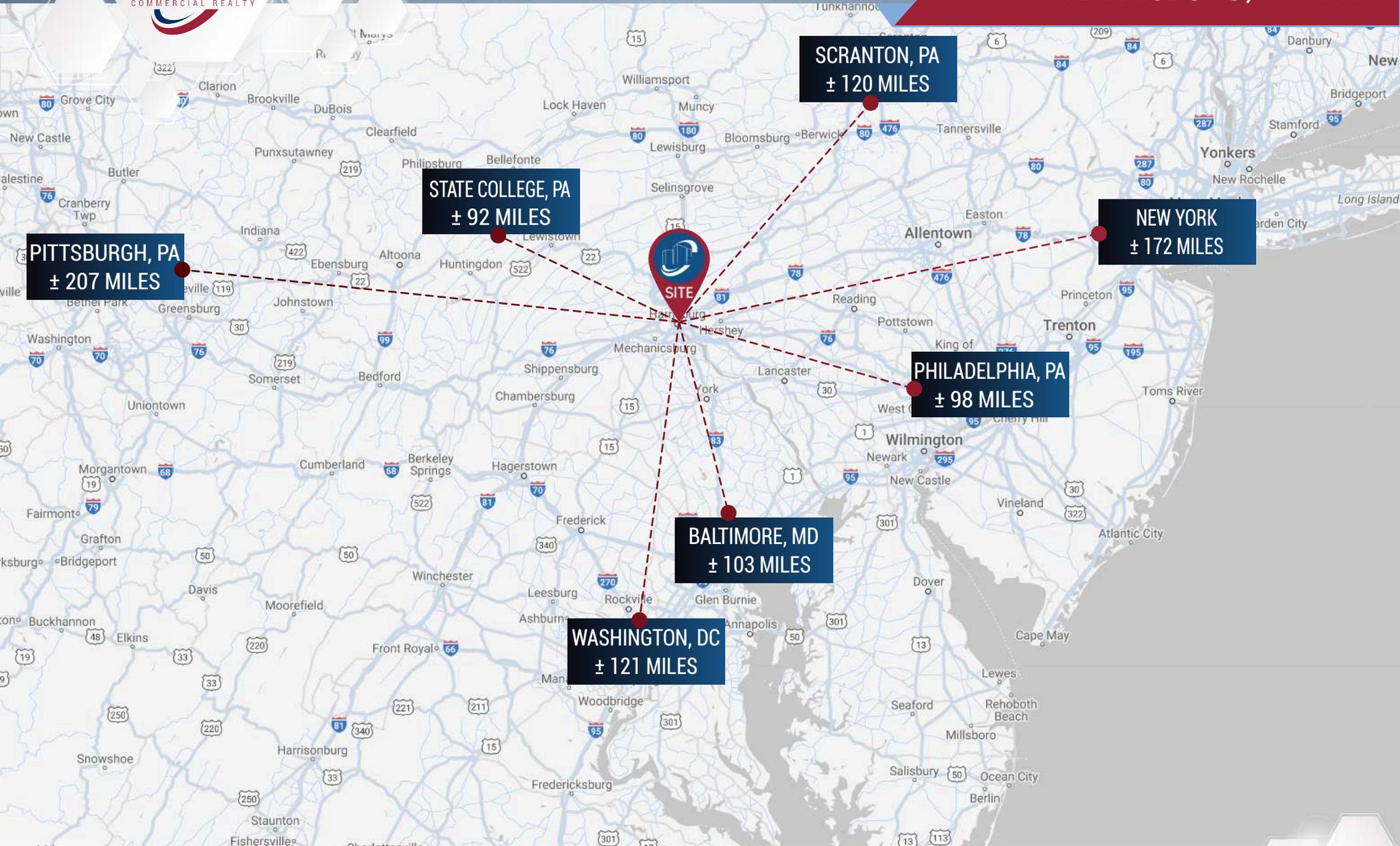
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