



STRAWBERRY SQUARE

320 Market Street | Harrisburg, PA 17101

±540-13,500 SF For Lease

In the ♥ of Harrisburg's Central Business District



JOIN:

Strawberry Square is the heart of Pennsylvania's capital city, a superbly-located intercity development with a unique mix of award-winning contemporary design and authentic city block restorations and a blend of apartments, shops, eateries, offices, and more. Strawberry Square is centrally located in the heart of Harrisburg's Central Business District, only a block away from the Harrisburg Train Station and bus station, a short walk from the riverfront, and across the street from the State Capitol Building.



Blake Shaffer | Ashlee Lehman | Cale Bruso | Brad Rohrbaugh | Chad Stine
For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

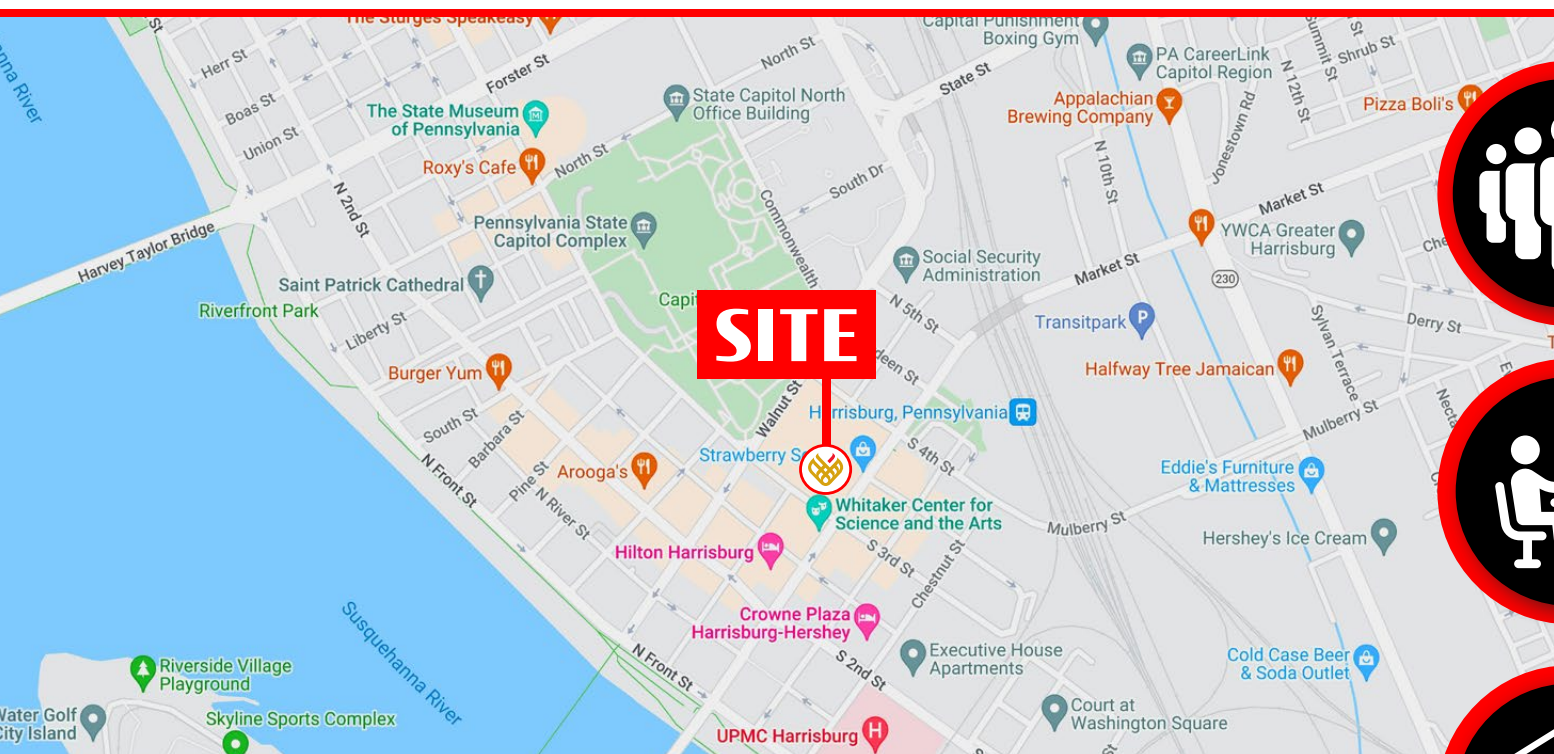


COMMERCIAL BROKERAGE. *Redefined.*



STRAWBERRY SQUARE

PROPERTY LOCATION OVERVIEW



POPULATION

3 MILE- 100,675
5 MILE- 191,730
7 MILE- 279,793



EMPLOYEES

3 MILE- 100,342
5 MILE- 161,026
7 MILE- 203,263



AVERAGE HHI

3 MILE- \$64,413
5 MILE- \$70,964
7 MILE- \$78,298



HOUSEHOLDS

3 MILE- 43,966
5 MILE- 83,698
7 MILE- 121,989



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STRAWBERRY SQUARE

DOWNTOWN MARKET OVERVIEW



Business / Attraction / Center	# of Employees
1. UPMC Harrisburg	4,000
2. Crowne Plaza Harrisburg-Hershey	99
3. Strawberry Square	3,300
4. Hilton Harrisburg	300
5. Harrisburg Univ. of Science & Technology	84
6. Whitaker Center	25
7. Pennsylvania State Capitol Complex	5,400
8. Pennsylvania Judicial Center	325
9. The State Museum of Pennsylvania	244
10. Broad Street Market (40+ Vendors)	<25
11. Susquehanna Art Museum	32
12. FNB Field - Harrisburg Senators	100
13. City Island	-



City Island is a tourist destination which is home to numerous businesses, including the Harrisburg Senators Baseball Stadium, the Penn Football Club (previously the City Islanders), the Pride of the Susquehanna Riverboat, Cafe Huey, South Mountain Carriage Company, Water Golf miniature golf, City Island Railroad, and many free parks, playgrounds, and fields.



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STRAWBERRY SQUARE

SITE PLAN: 1ST FLOOR - AVAILABLE SPACE

RETAIL SPACES AVAILABLE FOR LEASE

SUITE 117: 1,341 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

SUITE 119: 1,442 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

SUITE 121: 3,573 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

SUITE 171: 2,150 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

SUITE 173: 1,460 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

SUITE 178: 669 SF AVAILABLE

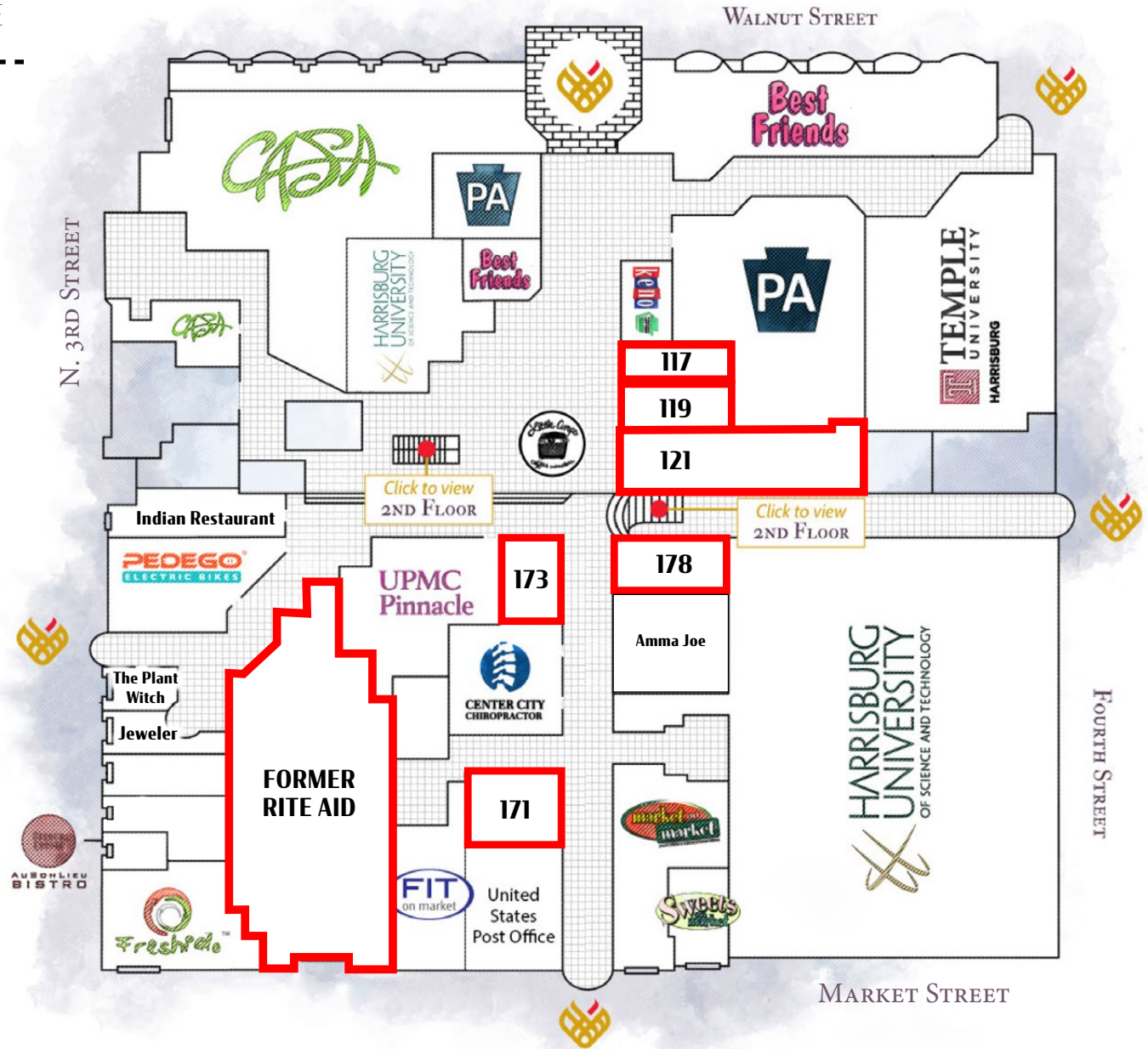
312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space

FORMER RITE AID: 13,500 SF AVAILABLE

312 Market St, Harrisburg, PA 17101

- 1st Floor Interior Office/Retail Space



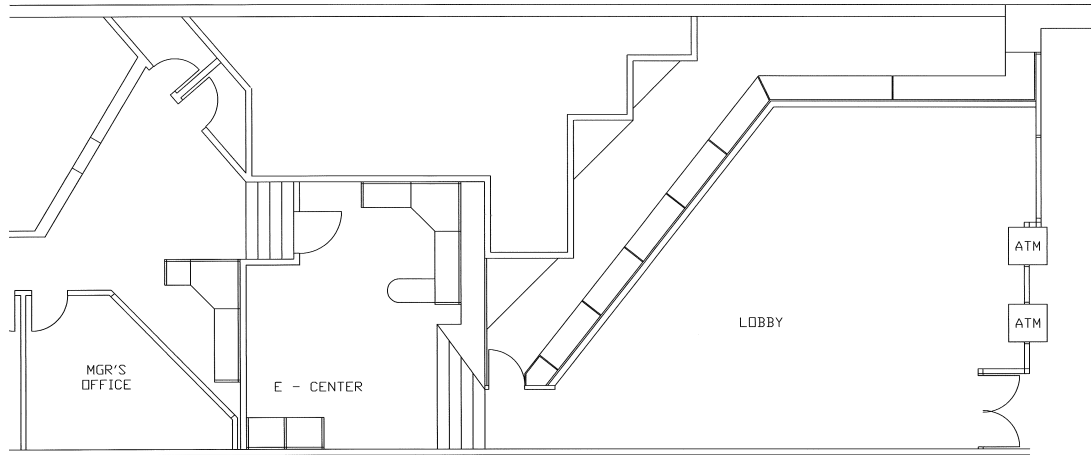
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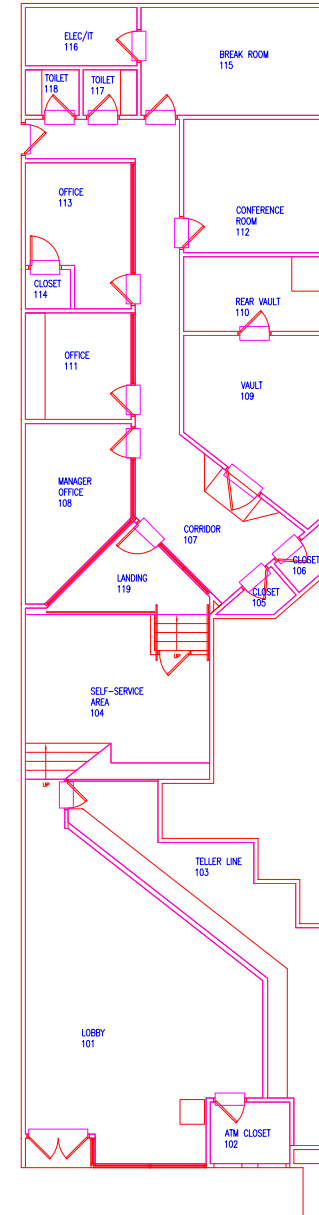
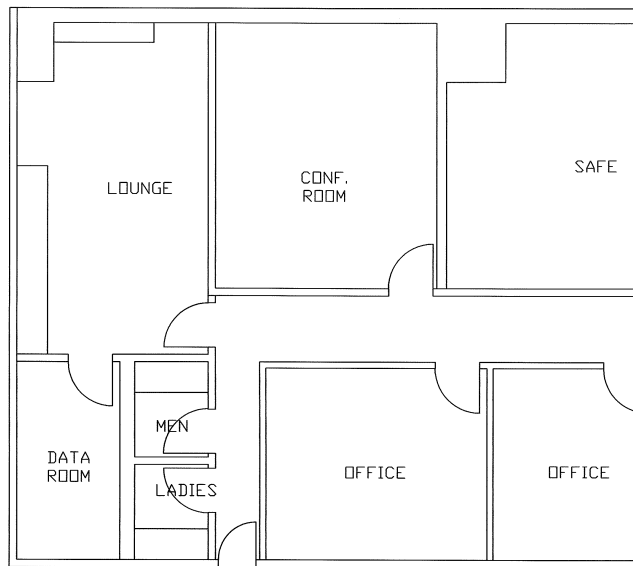
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FRONT LOBBY:



BACK OFFICES:



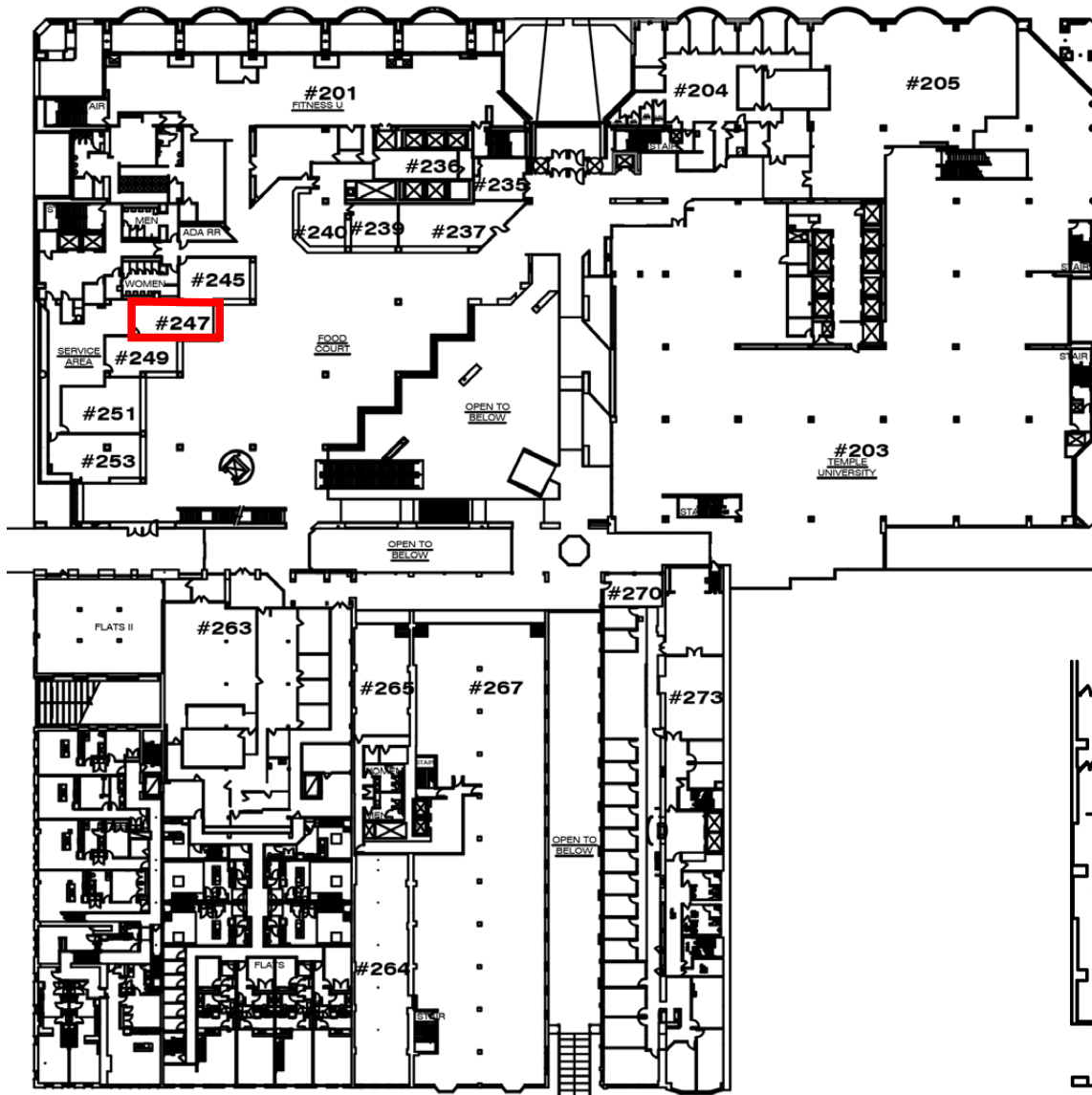


STRAWBERRY SQUARE

SITE PLAN: 2ND & 3RD FLOOR - AVAILABLE SPACE

2ND FLOOR

WALNUT STREET



SPACES AVAILABLE FOR LEASE

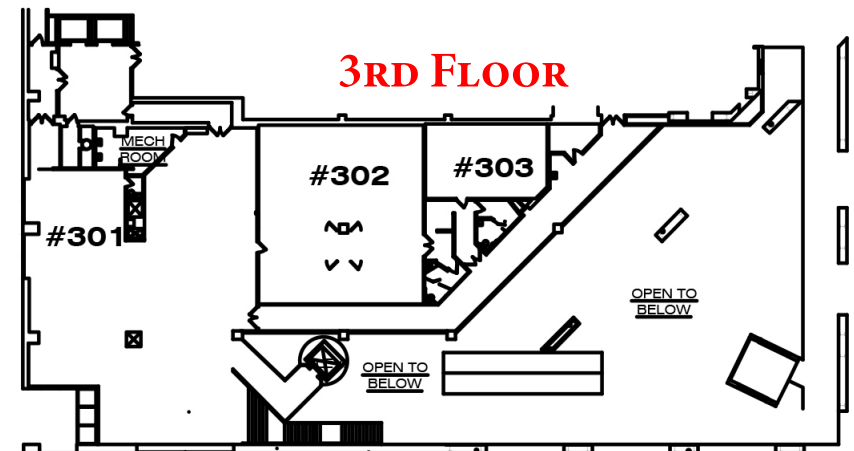
SUITE 247: 540 SF AVAILABLE

3 North 3rd Street, Harrisburg, PA 17101

- 2nd Floor Interior Food Court Space



3RD FLOOR



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LEASE INFORMATION

Lease Type:	Gross + Janitorial	Lease Term:	Negotiable
Total Space:	120 - 12,500 SF	Lease Rate:	\$15.95 Sf/yr

AVAILABLE SPACES

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.
Bowman Tower - Third Floor	Available	9,591 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 - Fifth Floor	Available	120-2,462 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.
303 Walnut St - 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.
303 Walnut St - Suite 204	Available	4,778 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 St - 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.





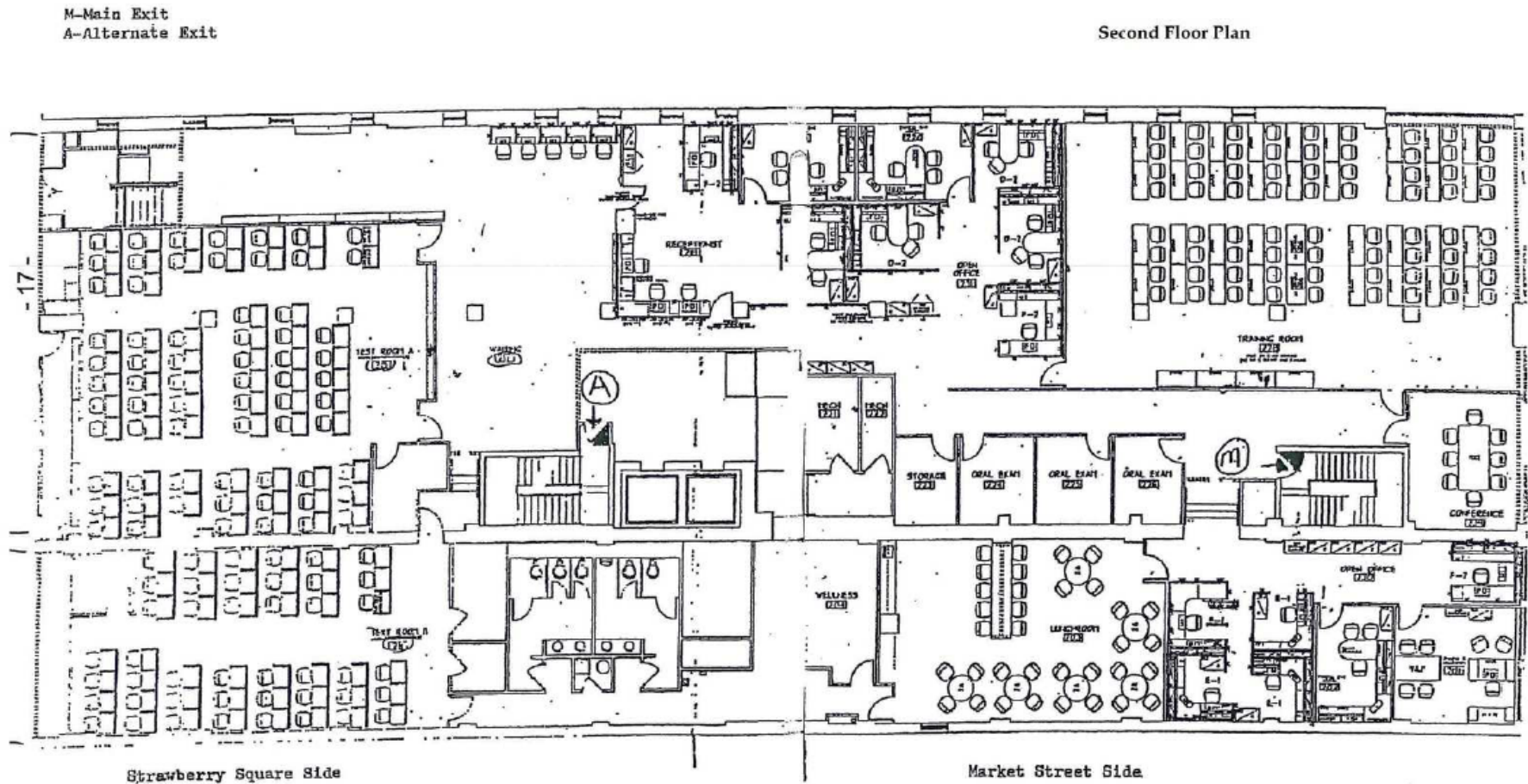
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SITE PLAN: AVAILABLE OFFICE SPACES

SPACES AVAILABLE FOR LEASE

2ND FLOOR: 12,500 SF AVAILABLE

Bowman Tower



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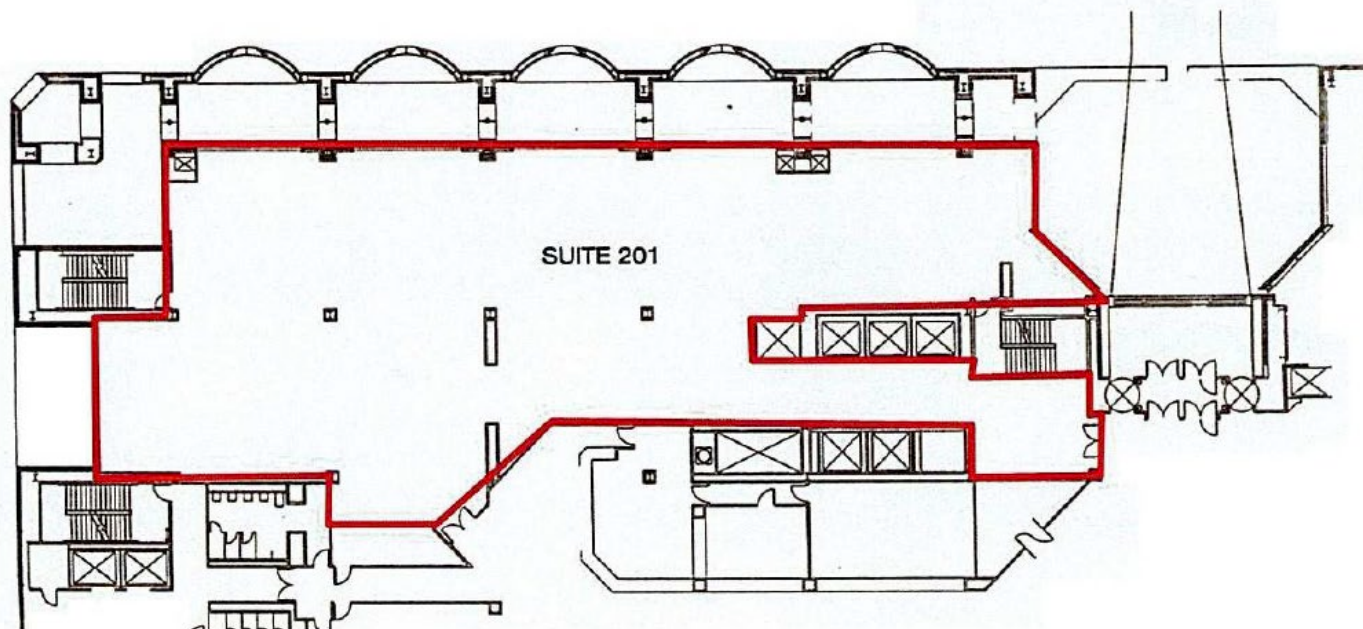
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SPACES AVAILABLE FOR LEASE

SUITE 201: 10,180 SF AVAILABLE

303 Walnut Street



2nd Floor
Strawberry Square
Harrisburg, PA

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



STRAWBERRY SQUARE

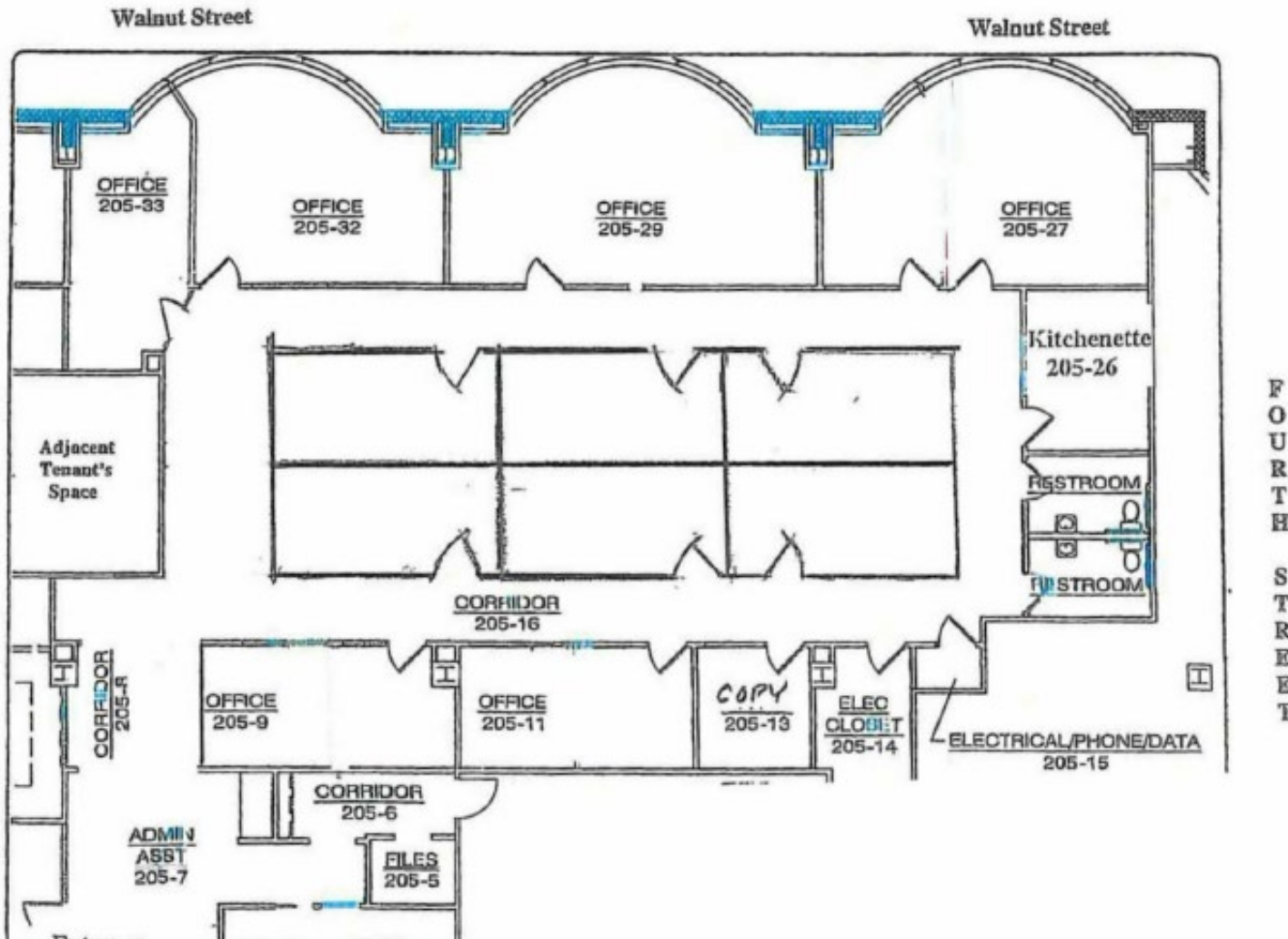
SITE PLAN: AVAILABLE OFFICE SPACES

SPACES AVAILABLE FOR LEASE

2ND FLOOR—5,700 RENTABLE SQUARE FEET

SUITE 205: **5,700 SF AVAILABLE**

303 Walnut Street



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STRAWBERRY SQUARE

REGIONAL RETAIL MARKET AERIAL



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MARKET OVERVIEW: DAUPHIN COUNTY

Dauphin County Overview

Dauphin County's strategic location has been important throughout its rich history. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Harrisburg, the Capital City, is the urban nucleus of Dauphin County. It is the region's cultural, business and government center. The city has been the county seat since 1785 and Pennsylvania's capital since 1812.



POPULATION
278,299



MEDIAN HH INCOME
\$60,733



OF EMPLOYEES
141,549



MEDIAN AGE
39.6

Top Employers In Dauphin County



1. State Government
2. Milton S Hershey Medical Center
3. The Hershey Company
4. Hershey Entertainment & Resorts Co
5. UPMC Pinnacle Hospitals
6. Federal Government
7. Pennsylvania State University
8. PHEAA
9. United Parcel Service Inc
10. TE Connectivity Corporation



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Cumberland County Overview

Cumberland Valley's proximity to major east coast markets and regional seaports, and access to multiple air, rail and highway systems accelerates connections between businesses, suppliers and customers. The County, located within the Cumberland Valley region of South Central Pennsylvania, has connections via Interstate 81, I-83, I-76 and US 11/15. Cumberland Valley is also within a two-to-three hour drive of every major city on the Northeast Corridor. The close proximity to the state capital of Harrisburg offers many nearby amenities including the transportation hubs of the Harrisburg International Airport and Amtrak.

Top Employers In Cumberland County



1. Federal Government
2. Giant Food Stores LLC
3. State Government
4. Amazon.com Services Inc
5. Chewy Inc
6. Penn State Health Holy Spirit Medical Center
7. Select Employment Services Inc
8. Cumberland Valley School District
9. Highmark Inc
10. Wal-Mart Associates Inc



POPULATION
249,328



MEDIAN HH INCOME
\$71,269



OF EMPLOYEES
127,941



MEDIAN AGE
40.6



Accolades & County Awards

- ➔ Harrisburg-Carlisle area ranked top 10 Best Places for Millennial Homebuyers. (July 2019)
- ➔ Cumberland County ranked 4th most prosperous county in PA. (March 2019)
- ➔ Mechanicsburg ranks #4 in the state for Best Places to Retire. (October 2019)
- ➔ Cumberland Among Top Counties in Pennsylvania for Mortgage Approval. (Sept 2015)

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Ashlee Lehman

ALehman@bennettwilliams.com



Cale Bruso

CBruso@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

