

# 215 Pine Street Harrisburg, PA



### Property Profile

**Municipality:** City of Harrisburg (Dauphin County, PA)  
**Zoning:** CN – Commercial Neighborhood  
**Gross Building Area:** 12,224 square feet  
**Year of Construction:** 2001

### Major Building Components

**Roofing:** Elastomeric rubber membrane  
**Structural Frame & Floors:** Precast concrete  
**Exterior Wall:** Masonry  
**Elevator:** 1 passenger & 1 freight  
**Electrical Service:** 600 AMP; 120/208 volts; 3 phase 4 wire  
**HVAC:** Air-to-air heat pumps with independent tenant controls  
**Integrated Automation:** Web-enabled BMS controls HVAC  
**Fire Suppression:** Sprinklered  
**Electronic Safety & Security:** Fire alarm system with 24/7 monitoring;  
 Key fob access control system  
**Parking Lot:** 99 valet spaces

### Utility Service

**Electric:** PPL Electric Utilities  
**Sewer & Water:** Capital Region Water  
**Voice/Data:** Fiber Optics Lines and T1 Lines

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