

# 2300 Vartan Way Harrisburg, PA



### Property Profile

**Municipality:** Susquehanna Township (Dauphin County, PA)  
**Zoning:** BOR – Business-Office-Residential  
**Lot Size:** 3.40 acres  
**Gross Building Area:** 66,930 square feet  
**Dimensions:** 90' × 370' two-story building  
**Year of Construction:** 1980

### Major Building Components

**Roofing:** Elastomeric rubber membrane (2014)  
**Structural Frame:** Steel columns and beams  
**Floors:** 1st floor slab-on-grade;  
 2nd floor open-web bar joists with poured-in-place topping  
**Exterior Wall:** Masonry with EIFS accents  
**Elevator:** (1) 2000-lb passenger/freight elevator  
**Electrical Service:** 2000 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 and lighting (2013)  
**Fire Suppression:** Unsprinklered  
**Electronic Safety & Security:** Fire alarm system with 24/7 monitoring;  
 Key fob access control system (2013)  
**Parking Lot:** 231 spaces  
**Public Transportation:** CAT Route 39

### Utility Service

**Electric:** PPL Electric Utilities  
**Sewer:** Susquehanna Township Authority  
**Water:** United Water PA  
**Voice/Data:** Fiber Optics Lines and T1 Lines

**VARTAN  
PROPERTY  
MANAGEMENT**

**717.657.0100  
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