

3605 Vartan Way Harrisburg, PA



Property Profile

Municipality: Susquehanna Township (Dauphin County, PA)
Zoning: BOR – Business-Office-Residential
Lot Size: 3.47 acres
Gross Building Area: 57,456 square feet
Dimensions: 150' × 126' three-story building
Year of Construction: 1988

Major Building Components

Roofing: Elastomeric rubber membrane (2012)
Structural Frame: Steel columns and beams
Floors: 1st floor slab-on-grade;
 2nd & 3rd floor open-web bar joists with poured-in-place topping
Exterior Wall: Glass curtain wall
Elevator: (1) 2500-lb passenger/freight elevator
Electrical Service: 3000 AMP; 120/208 volts; 3 phase 4 wire
HVAC: Air-to-air heat pumps with independent tenant controls (2011)
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 (2012)
Parking Lot: 364 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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