

3605 Vartan Way

Harrisburg, PA 17110



ABSTRACT

Municipality	Susquehanna Township Dauphin County
Zoning	Business-Office-Residential
Building Area	57,456 square feet
Lot Area	3.47 acres
Year Built / Renov.	1988 / 2014
Utility Service	All public utilities
Structural Frame	Steel frame
Exterior Wall	Glass curtain wall
Roofing	EPDM flat roof
Elevator	(1) 2500-lb passenger/freight
Electrical Service	3000 amp; 208/120V; 3 phase
Fire Suppression	Unsprinklered
HVAC	Air-to-air heat pump
Parking	364 spaces
Highlights	Flexible floor plans Panoramic views

PROPERTY OVERVIEW

Office Suites For Lease

3605 Vartan Way is a three-story office building with upscale finishes. At the highest elevation of the Vartan Office Park, it provides panoramic views. Natural light floods the interiors through the glass curtain wall.

Daily onsite maintenance service is provided at the property.

It has earned the EPA's Energy Star® label, a prestigious award given to the nation's most energy-efficient buildings.

The building has all modern technologies, including fire detection and life safety systems, building access security, and energy-efficient HVAC equipment with integrated automation.

The parking ratio is impressive at 6.6 per thousand square feet.