

# 2300 Vartan Way

Harrisburg, PA 17110



## ABSTRACT

Municipality	Susquehanna Township Dauphin County
Zoning	Business-Office-Residential
Building Area	66,930 square feet
Lot Area	3.40 acres
Year Built / Renov.	1980 / 2020
Utility Service	All public utilities
Structural Frame	Steel frame
Exterior Wall	Masonry with EIFS accents
Roofing	EPDM flat roof
Elevator	(1) 2000-lb passenger/freight
Electrical Service	2000 amp; 208/120V; 3 phase
Fire Suppression	Unsprinklered
HVAC	Air-to-air heat pump (2023)
Parking	231 spaces
Alternative Energy	236 kW rooftop solar array
Highlights	Columnless floor plans Signage opportunity

## PROPERTY OVERVIEW

### Office Suites For Lease

2300 Vartan Way is a classic brick office building with a highly visible location along Progress Avenue (SR-3015). The property boasts a prime East Shore location with great visibility and ease of access for businesses and professional organizations.

In 2020 the common areas were completely renovated to feature outstanding finishes including beautiful woodwork, Italian ceramic tile, and architectural lighting.

A rooftop photovoltaic system, installed in 2022, generates up to 40% of the building's electrical usage. The building has also earned the prestigious Energy Star® label.

Daily onsite maintenance service is provided at the property.

Key building technologies include a fire safety monitoring system, energy-efficient HVAC equipment, and building access security.

The building's marquee tenant is Cumulus Media, a leading owner and operator of FM and AM radio stations throughout the United States.