

# 2330 Vartan Way

Harrisburg, PA 17110



## ABSTRACT

Municipality	Susquehanna Township Dauphin County
Zoning	Business-Office-Residential
Building Area	68,831 square feet
Lot Area	3.16 acres
Year Built / Renov.	1981 / 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	252 spaces
Alternative Energy	270 kW rooftop solar array
Highlights	Columnless floor plans Signage opportunity

## PROPERTY OVERVIEW

### Office Suites For Lease

2330 Vartan Way is a classic brick, two-story office building in the Vartan Office Park located along Progress Ave. The property boasts a prime East Shore location with ease of access and the most competitive lease rates for businesses and professional organizations.

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

Daily onsite maintenance service is provided at the property.

Key property features include a covered loading dock with capability for two 53' tractor trailers, a fire detection system, energy-efficient HVAC equipment, and building access security.

The PA Department of Human Services is the building's marquee tenant.