

3705 Elmwood Drive

Harrisburg, PA 17110



ABSTRACT

Municipality	Susquehanna Township Dauphin County
Zoning	Business-Office-Residential
Building Area	16,360 square feet
Lot Area	1.77 acres
Year Built / Renov.	1993 / 2015
Utility Service	All public utilities
Structural Frame	Steel frame
Exterior Wall	Masonry
Roofing	Standing seam metal; Elastomeric rubber membrane
Electrical Service	1000 & 1600 amp; 208/120V; 3 phase
Fire Suppression	Unsprinklered
HVAC	Air-to-air heat pump
Parking	71 spaces
Highlights	Flexible floor plans Panoramic views

PROPERTY OVERVIEW

Office Suites For Lease

3705 Elmwood Drive is a commercial office building located in the Vartan Office Park. Its columnless floor plan, ample parking, and professional property management make it ideal for corporate and institutional users.

With a continuous line of windows around the facade, the building provides exceptional natural light.

Daily onsite maintenance service is provided at the property.

The building's marquee tenant is Keystone Service Systems, Inc.

Easily accessible from the Linglestown Road or Progress Avenue corridors, this property is 1.5 miles from I-81, and 2.9 miles from US-322. Public transportation is provided via CAT Route 39 service.