



## HELSEL, INCORPORATED, REALTORS®

3438 Trindle Road, Suite 200

Camp Hill, PA 17011

717-778-4700

Industrial / Commercial Real Estate and Appraisals Since 1929

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**OFFICE SPACE FOR LEASE**  
**“THE PAYNE SHOEMAKER BUILDING”**  
**240 North Third Street (Third & Pine Streets)**  
**Harrisburg, Dauphin County, Pennsylvania 17101**

**PROPERTY DESCRIPTION:**

**Total SF Available:** (4,200+/- Square Foot / Floor)  
13<sup>th</sup> Floor – Vacant - Dividable  
3<sup>rd</sup> Floor - Dividable

**Available:** Immediate  
**Total No of Floors:** 13  
**Restrooms:** 2 (One Each on the Floor)  
**HVAC:** 4/Floor – Water Based Heat Pumps  
**Roof:** Flat / Rubber  
**Floor Type:** Carpet over Concrete  
**Lighting:** Recessed Fluorescent  
**Signage:** Lobby Directory and on Suite Doors  
**Zoning:** Commercial

**Rent includes:**

Door Man  
Nightly Office Cleaning  
Access 24/7 via Card Key  
Two (2) Elevators (new mechanicals)  
Expansion Space Potential  
Capital Complex Across Third Street

**PRICING INFORMATION:**

**Rental Rate:** \$14.50/Square Foot - Tenant Pays Electric  
(Heat, A/C & Lights) and Janitor

Tenant Improvements – Negotiable

**FOR ADDITIONAL INFORMATION:**

Contact: **James L. Helsel, Jr. CCIM, CRE, SIOR, CPM, FRICS**

**717-778-4700**

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