



Swatara Exchange

Paxton Street at Interstate 83
Harrisburg, PA 17111



SJPI.COM | 410.788.0100



About Swatara Exchange

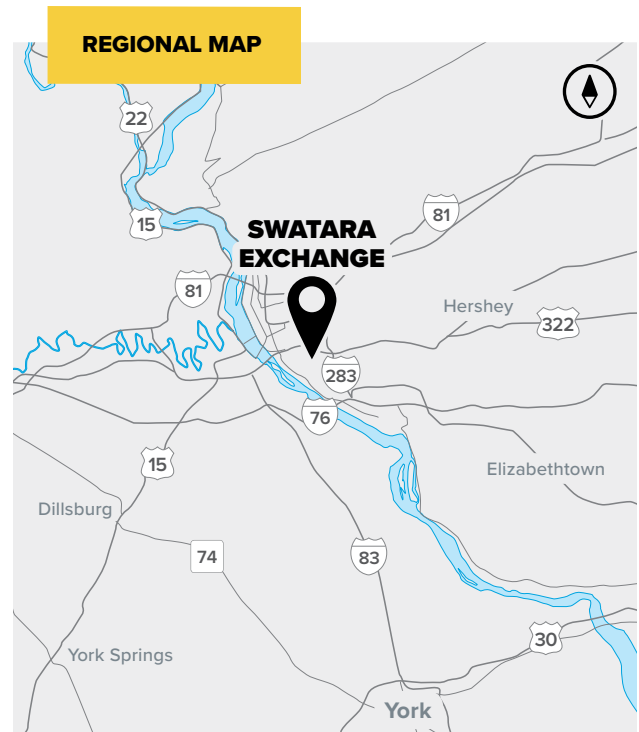
Swatara Exchange is a 60-acre mixed-use business community located at Paxton Street and I-83 in Daupin County, Pennsylvania.

Upon completion, Swatara Exchange will be comprised of fifteen buildings, totaling more than 549,710 square feet of office, multi-use/flex and retail space. Tenant sizes from 2,520 square feet to 56,349 square feet of space offer businesses straight-forward, economical and high-utility space.

The retail component of Swatara Exchange can support more than 340,510 square feet of space, including inline merchant areas and pad sites featuring frontage on Paxton Street.



Scan the QR code or visit sjpi.com/swataraexchange to learn more.





About the Company

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed and owns office, flex/research and development, warehouse, retail and residential space nationwide.

St. John Properties is a vertically-integrated real estate developer, and maintains an excellent credit history with no loan defaults. In 2018, the company was named The National Developer of the Year by NAIOP, the Commercial Real Estate Development Association.

Visit sjpi.com/about to learn more.

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
**NATIONAL
DEVELOPER
OF THE YEAR**
— 2018 —

24+ MILLION
Square Footage
Owned & Managed

\$5+ BILLION
Real Estate
Investment Value

100+
Green, LEED-Certified
Buildings

2,600+
Clients Across
the Country

250+
Employees
Across the Country

*“We don’t just believe in a **commitment to excellence**. We practice it every day.”*

Edward St. John, Founder & Chairman



Swatara Exchange SITE PLAN

Multi-Use/Flex Buildings

Building B	48,120 SF	FUTURE
Building C	44,160 SF	FUTURE
Building D	56,160 SF	FUTURE
Building E	47,160 SF	FUTURE

Multi-Use/Flex Specifications

LEED	Designed
Suite Sizes	2,520 up to 56,349 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Brick on block
Loading	Dock or drive-in
Zoning	ML

Single-Story Office Buildings

Building I	13,600 SF	FUTURE
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Single-Story Office Specifications

LEED	Designed
Suite Sizes	Up to 13,600 SF
Ceiling Height	10 ft. clear minimum
Parking	5 spaces per 1,000 SF
Construction	Brick on block

Retail Space

Inline Buildings

Retail A1	9,465 SF	FUTURE
Retail A2	9,465 SF	FUTURE
Retail F	10,765 SF	FUTURE
Retail G	10,765 SF	FUTURE
Retail H	8,165 SF	FUTURE

Pad Sites

3405 Paxton Street	56,349 SF	5.46 AC
Applebee's	7,026 SF	
BassPro Shops	219,269 SF	
Convenience Store	6,049 SF	2.03 AC
Restaurant	3,198 SF	1.27 AC

To learn more, visit: sjpi.com/swataraexchange



Multi-Use/Flex

Direct-Entry, Flexible Space

Swatara Exchange will include four multi-use/flex buildings, totaling 195,600 square feet of space. These buildings offer 30-foot-wide column spacing, 18-foot clear ceiling heights, and dock or drive-in loading for maximum flexibility.

Multi-Use/Flex Buildings

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Building C	44,160 SF	FUTURE
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Multi-Use/Flex Specifications

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Single-Story Office

Direct-Entry Office

Single-story office buildings offer direct-entry with 24/7 tenant access. Suites feature 10 ft. ceiling heights with free, on-site parking at a ratio of 5 spaces per 1,000 square feet.

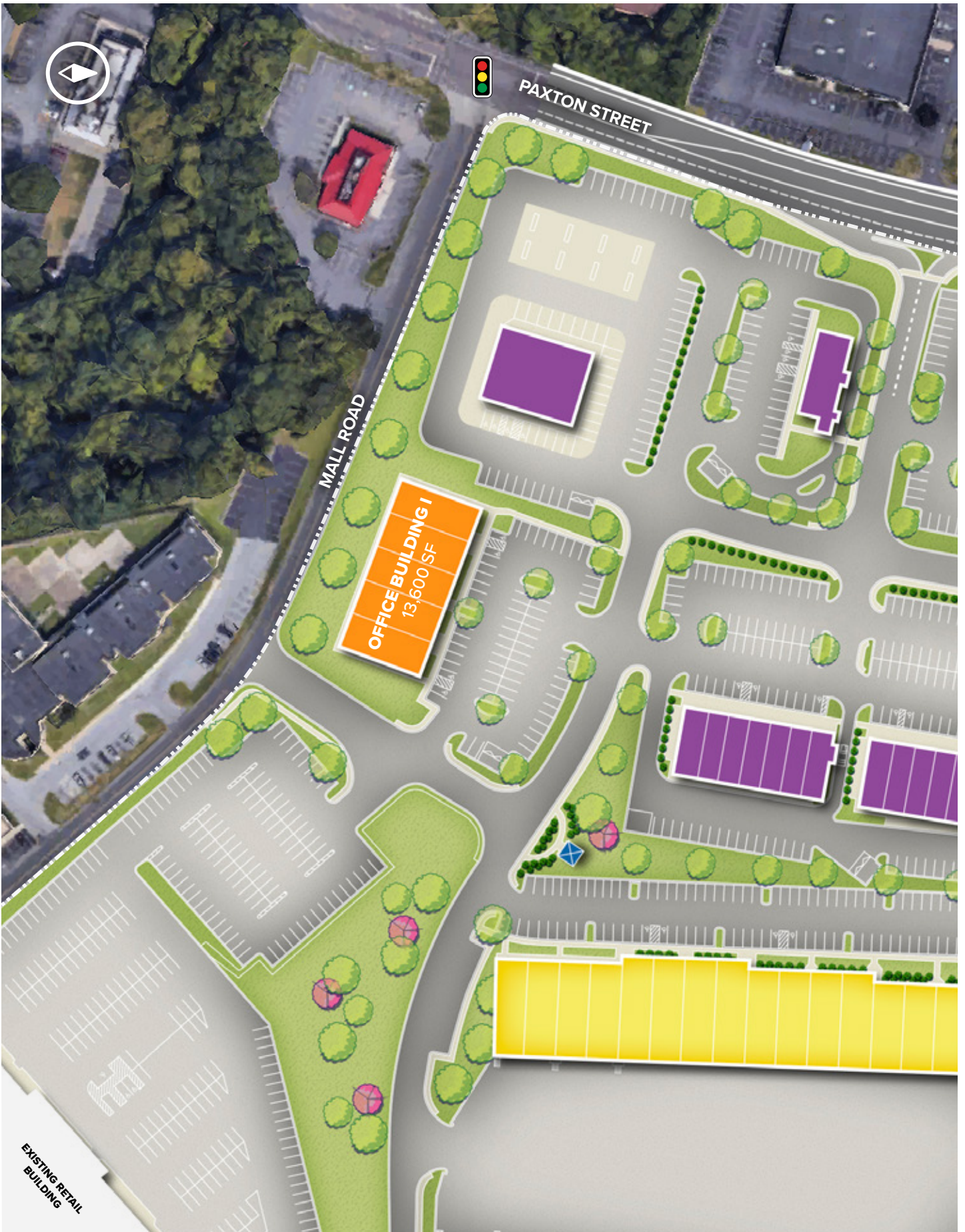
Single-Story Office Buildings

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Single-Story Office Specifications

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Suite Sizes	Up to 13,600 SF
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Retail & Pad Sites

High Visibility with Signage Opportunities

The retail component of Swatara Exchange can support more than 340,510 square feet of space, including inline merchant areas and pad sites featuring frontage on Paxton Street.

- ▶ Direct visibility and access off Paxton Street, with traffic lights and new turn lanes
- ▶ Direct access from future I-83 interchange at Paxton Street
- ▶ Attractive main street style retail design

Traffic Counts (MDOT)

Paxton Street at Mall Road: 18,463 vehicles/day

Interstate 83 at Paxton Street: 103,317 vehicles/day

Demographics

	1 Mile	3 Miles	5 Miles
Population	9,733	88,023	187,820
Avg. Household Income	\$83,492	\$72,325	\$84,971

Retail Space

Inline Buildings

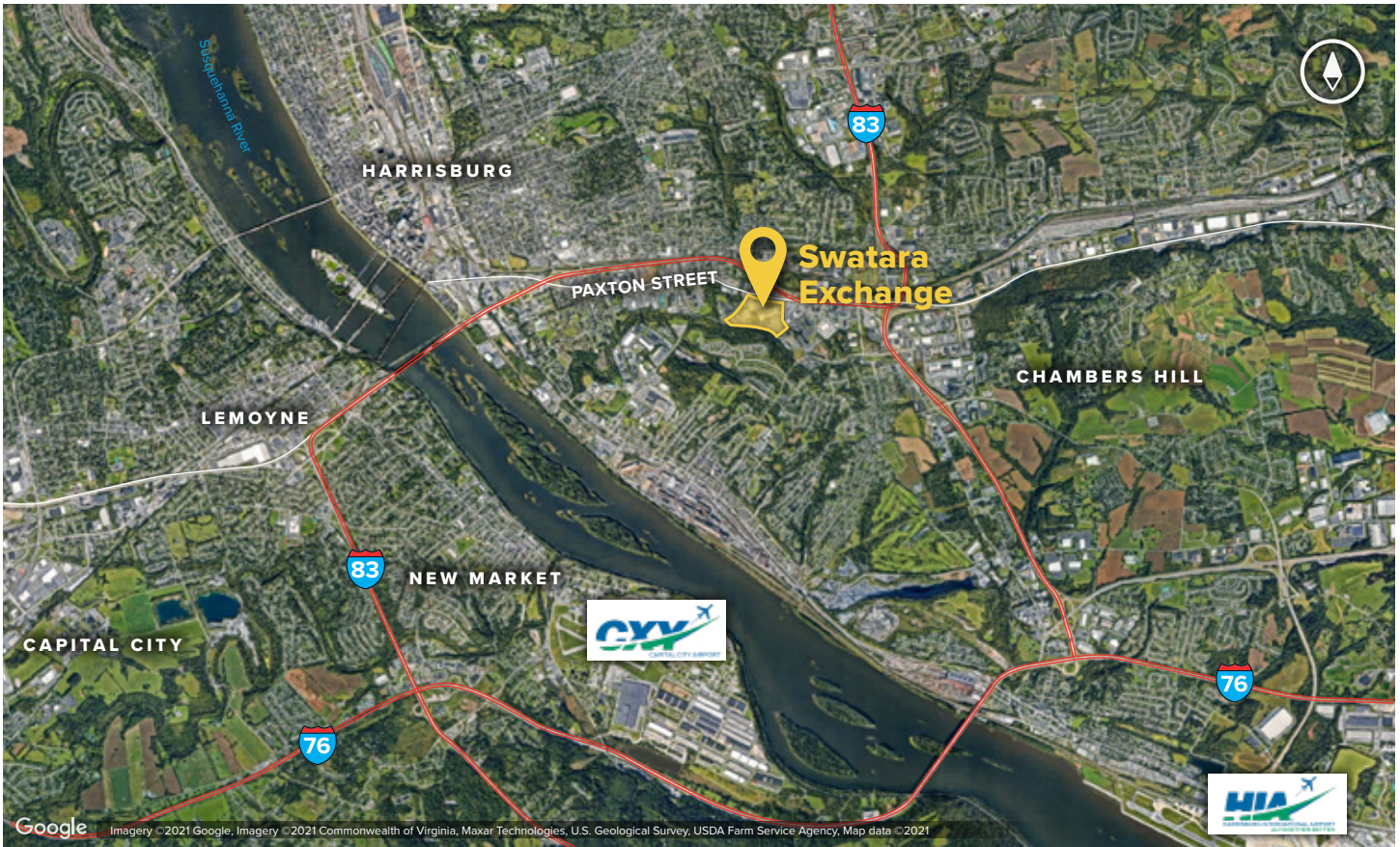
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Contact Us

For additional information or to schedule a tour, contact:

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410.788.0100 | SJPI.COM

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. The company owns, manages, and has developed office, flex/research and development, warehouse, retail, and residential space nationwide.

Connect with us @stjohnprop



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