

**NEWS INFORMATION FROM  
THE OFFICE OF MAYOR STEPHEN R. REED**  
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**FOR IMMEDIATE USE  
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## **CONSTRUCTION BEGINS ON MAJOR NEW MIDTOWN OFFICE & RETAIL CENTER**

Campus Square Building to House New Midtown Cinema

**Harrisburg, PA – Mayor Stephen R. Reed, Congressman Tim Holden, State Senator Jeff Piccola, State Representative Ron Buxton, and officials from Powers & Associates LLC today conducted groundbreaking ceremonies for the new Campus Square office and retail complex, located at N. 3<sup>rd</sup> and Reily Streets in the heart of Midtown.**

**Reed said the 73,000 sq. ft. Campus Square building is another major component of the 2006 Midtown Master Plan, created by the city, Powers & Associates and HACC, that is now underway. The \$14.2 million, 4-story structure, located at 1426 N. 3<sup>rd</sup> Street, offers nearly 55,000 sq. ft. of Class A office space, with first-floor retail space available.**

**The Campus Square Building is designed to incorporate the latest in sustainable technologies. These features include geothermal and photovoltaic systems. The building has been registered with the US Green Building Council, and has been designed to achieve LEED Silver status. The project incorporates a 50.5 Kilowatt solar power system that will serve as the primary source of electricity for all common area spaces, and as the back-up or emergency lighting power source.**

**The Mayor said that the Midtown Cinema, long a popular attraction for independent cinema fans in the area, will be moving to newly-constructed theater space in the first floor of Campus Square when the complex is completed. The new Midtown Cinema space will offer three theaters with new seating, an expanded snack bar and lounge area, and other amenities. The existing Midtown Cinema building at 258 Reily Street will be demolished and the land cleared for temporary use as surface parking for tenants and visitors to the Campus Square and the HACC Midtown Center buildings.**

**Reed said the historically-styled structure has been designed to reflect the appearance of structures that were formerly located at the site, before they were demolished for a gasoline station and auto garage that had occupied the site since the 1970's. The new Campus Square is directly across Reily Street from the newly-restored HACC Midtown Center, which offers 130,000 sq. ft. of college instructional space for HACC, Central Pennsylvania's Community College.**

**The Mayor said the city is "pleased to welcome the new addition to Midtown, which is poised for significant growth and renewal in the months to come. The Midtown is quickly becoming a real hotspot for retail, commercial and residential development."**

**Reed noted that in addition to the Midtown Center and the now-started Campus Square building, several major residential and commercial construction projects are also underway, including the Capitol Heights, Marketplace, Olde Uptown and Governors Square developments, which combined realize nearly 1,000 new housing units in the city. Just south of the Campus Square building, work is also now underway on the new Midtown Arts and Fitness Center, located in the former PAL Building.**

**Powers & Associates CEO Doug Neidich said Campus Square is attracting four and six-year colleges and universities eager to partner with HACC, Central Pennsylvania's Community College, to provide Bachelors and Masters Degree opportunities. The building is also attracting professional service firms, technology-based companies, and other private firms as tenants that will benefit from the building's close proximity to the HACC Midtown Center.**

**Nearby the Campus Square site, work is nearly completed on the newly-created Urban Meadows greenspace, which connects the new HACC Midtown Center with their Community Center for Technology and the Arts, now referred to as Midtown I, where a multi-million dollar restoration is also underway. HACC, Central Pennsylvania's Community College, also operates the newly-restored Midtown Center building. Work on the block-long former alleyway, being conducted by Rogele Inc., includes extensive landscaping, benches, lighting and signage.**

**Excavation work has already begun at the Campus Square site and the building is expected to be completed by mid-2009. Wohlsen Construction is general contractor, with building designs provided by Ganflec Architects and Maule Associates. Space remains available for leasing in the new building.**

**For leasing and other information, please contact Powers & Associates at (717) 238.2646, or visit their website at [www.powers-associates.com](http://www.powers-associates.com).**

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