

For **Lease**

1257 East College Avenue

± **2,000 SF**

State College, PA 16801



Property Overview

Just move in and bring your laptop! Ideal office located at **1257 East College Avenue** for start up's, IT companies, engineers, architects, insurance agents, or other small office users. Lease the entire building at 2,000 SF for \$2,000/month. Tenant pays for electric, gas, and trash.

This affordable office has 3 large offices with a built-in, wrap-around desks, 2 large offices with 2 built-in desks, 1 small office with a built-in desk, 2 restrooms, a kitchenette or conference room, and 5+ parking spaces.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,593	94,213	125,967
TOTAL EMPLOYEES	1,945	38,953	48,041
AVERAGE HHI	\$79,833	\$63,898	\$67,833
TOTAL HOUSEHOLDS	1,456	33,121	46,428

Kandy Weader

Office: 717.843.5555 | Cell: 814-574-5570 | kweader@bennettwilliams.com

Retail Brokerage. **Redefined.**

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Market Overview



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

INVESTMENT ADVISOR

KANDY WEADER

814.574.5570

kweader@bennettwilliams.com

OUR LOCATIONS

YORK OFFICE

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE

2173 Embassy Dr., Suite 201
Lancaster, PA 17601

EXTON OFFICE

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

NEW JERSEY OFFICE

309 Fellowship Rd, Suite 200
Mt. Laurel, NJ 08054

CONTACT US

717.843.5555

bennettwilliams.com

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.