

338 West College Ave

STATE COLLEGE, PA 16801



NEARBY RETAILERS



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HYATT
PLACE

±1,250–10,250 SF

FOR LEASE



KANDY WEADER | LUKE HIGGINS

FOR LEASE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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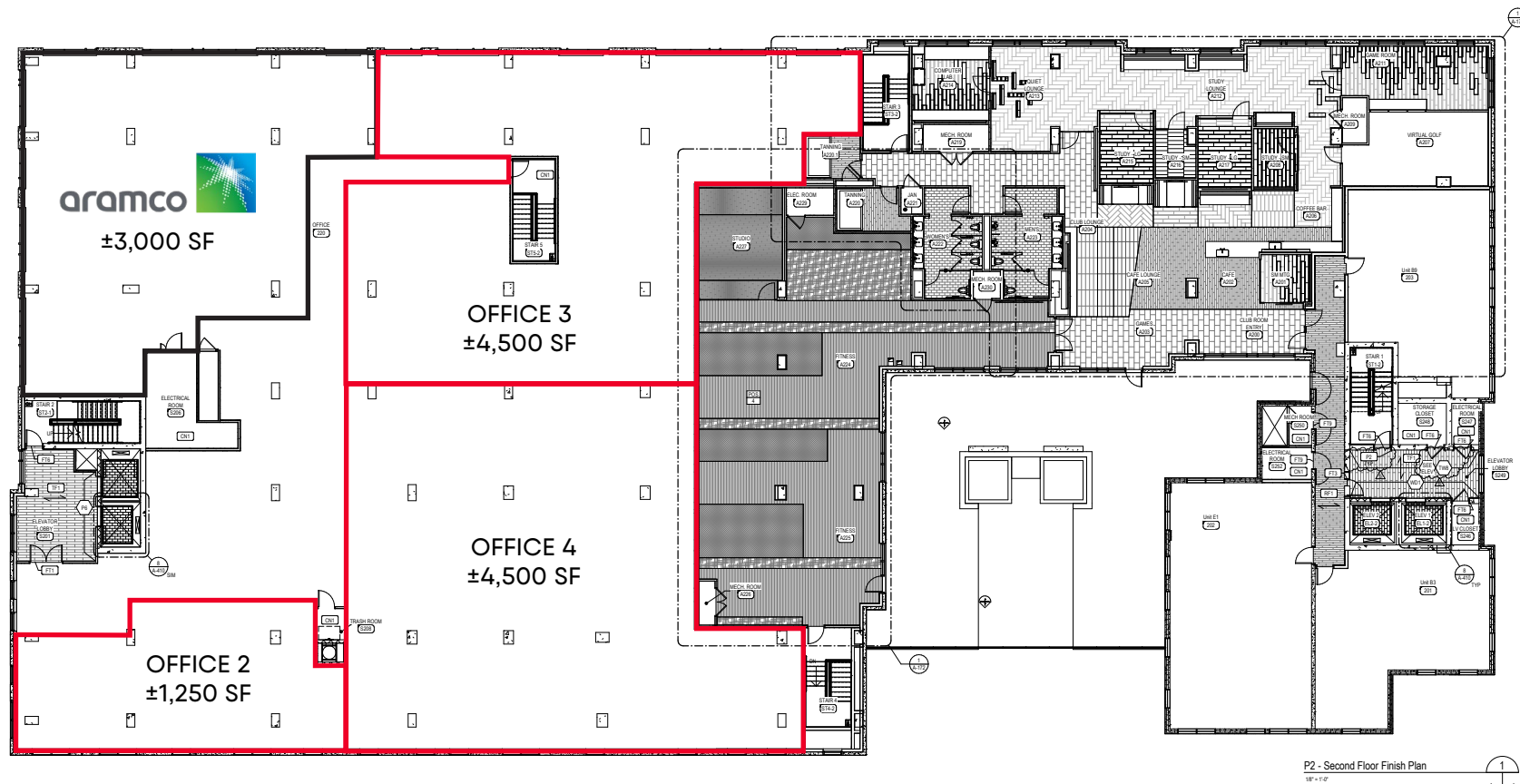
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

338 West College Avenue is a Class A office space on the 2nd floor of a mixed-use, student housing complex featuring 46,869 SF of office and retail with 3 floors of a covered parking garage. Fantastic visibility at the highest vehicular intersection in downtown State College. Walking distance to Penn State's main campus, best in class retail tenants, and other off-campus student housing.

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Office 2	AVAILABLE	1,250 – 10,250	NNN	Negotiable
Office 3	AVAILABLE	4,500 – 10,250	NNN	Negotiable
Office 4	AVAILABLE	4,500 – 10,250	NNN	Negotiable



LOCATION OVERVIEW

Prime office space in a mixed-use, luxury, apartment building at the doorstep of Penn State University, the largest employer in the area with over 40,000 employees and 45,000 students, who combined account for over \$900M in annual spending. State College attracts over 1.5M visitors a year that generate more than \$1 billion for the state economy. Population of 246,619 with a HH income of \$50,038 in 45-minute drive time.

POPULATION

5 MILE- 87,750
7 MILE- 98,683
10 MILE- 119,317

EMPLOYEES

5 MILE- 34,014
7 MILE- 34,695
10 MILE- 42,359

AVERAGE HHI

5 MILE- \$106,129
7 MILE- \$111,121
10 MILE- \$109,614

HOUSEHOLDS

5 MILE- 33,560
7 MILE- 36,291
10 MILE- 45,510



OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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CONTACT US

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

