

338 West College Ave

STATE COLLEGE, PA 16801



NEARBY RETAILERS



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±1,250–10,250 SF

OFFICE SPACE FOR LEASE



KANDY WEADER | DERICK EVANS | KLAIR FAUSNAUGHT

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



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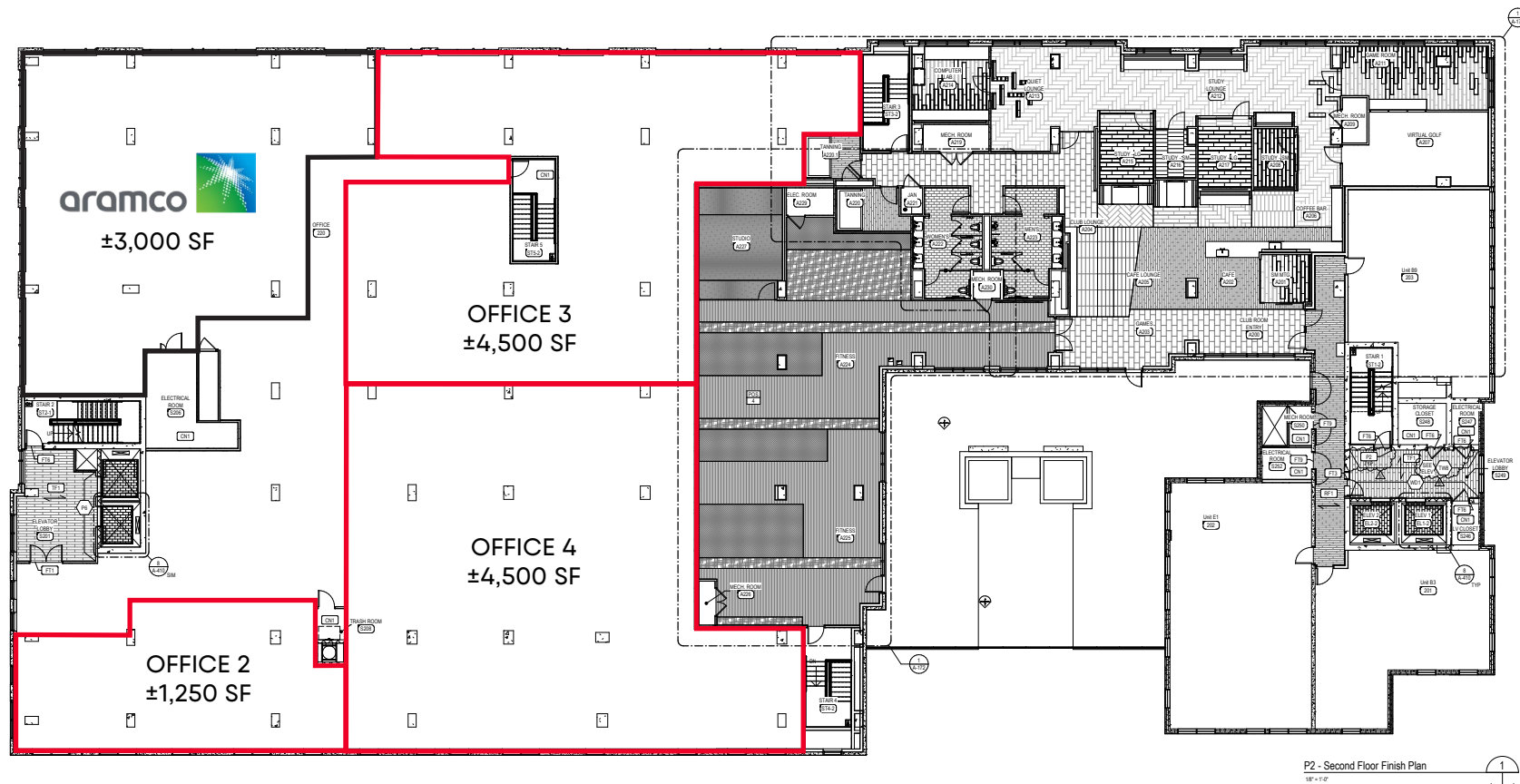
COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Class A second-floor office space located within Echelon, a premier mixed-use student housing development featuring retail, office, and 10 floors of residential space. Ideally positioned at the prominent corner of S. Atherton Street and W. College Avenue, the property offers excellent visibility and convenient access to Penn State University. The location is within walking distance of campus and surrounded by a vibrant mix of students, residents, businesses, and amenities.

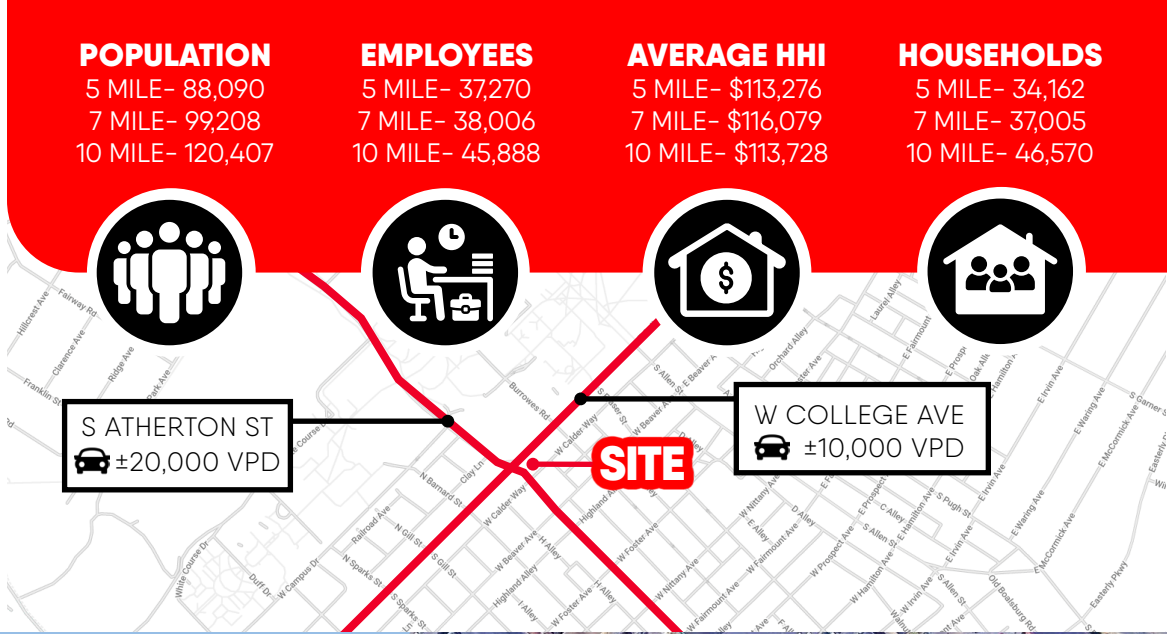
AVAILABLE SPACES

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

Located at the prominent intersection of S. Atherton Street and W. College Avenue, Echelon offers a highly desirable location in the heart of State College. The property is within walking distance of Penn State University, providing convenient access to campus, downtown State College, and the surrounding retail and business community. S. Atherton Street serves as a major north-south corridor through the area, with convenient connectivity to U.S. Route 322 and I-99, providing access throughout the Centre Region and beyond.



PROPERTY HIGHLIGHTS

- Class A second-floor office space
- Located within the Echelon mixed-use development
- Mixed-use complex featuring retail, office, and 10 floors of residential
- Prime corner location at S. Atherton Street and W. College Avenue
- Walking distance to Penn State University
- Excellent visibility and accessibility
- Surrounded by a strong mix of students, residents, retail, restaurants, and businesses
- Convenient access to downtown State College, U.S. Route 322, and I-99
- Ideal setting for professional office, medical, financial, or service-oriented users



Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

NEW JERSEY OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

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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.

